

TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE
MINUTES OF THE NOVEMBER 5, 2014 MEETING

The meeting was called to order at 6:30pm. Present were: Dave Everett, Aven Kerr, Jean Rhode, Don Hegeman, Robert Walker. The Committee appointed Jean Rhode as the ad hoc chairman.

The minutes for the October 1st meeting were approved on a motion by Jean Rhode and seconded by Jeff Lick and carried unanimously.

The committee then reviewed the final ridgelines that it had determined required additional review after last meeting

Ridgeline #46 off Lewis Road: This ridgeline is visible from several locations including the Taconic State Parkway and Bushnell Road and thus the committee chose to keep Ridgeline #46 in the overlay zone.

Ridgeline #47 Clark Road: is very visible and shall remain in the overlay zone.

Ridgeline #25 Cotter Road and Haddock Hill Road is very visible from both roads and Hadley's crossings and therefore it shall remain in the overlay district.

The committee requested that Tal Rappleyea provide the above information to Don Meltz who could then finalize the map for the overlay zone.

The committee then moved forward with its continued review of the working document and section 180-33 offensive uses in particular. Tal Rappleyea advised the committee that the code enforcement officer had previously commented that the current language was acceptable to him since it provides him the flexibility to bring enforcement proceedings if same became necessary.

Dave Everett asked if additional offensive uses should be included in the list such as discharge of water, liquid waste, heat, radiation, electromagnetic interference etc. After an in-depth discussion the committee agreed to include in the list the following events or uses which could lead to a violation associated with offensive uses: 1. Discharge of Water 2. Electromagnetic interference 3. Heat 4. Fire and Explosions 5. Traffic 6. Parking

The noise law was next discussed. In 2003 the Town of Chatham town board performed a review and wrote an extensive noise law but chose to table the enactment of that law until the completion of the comprehensive plan and the within zoning review. The committee carefully reviewed the entire proposed 2003 local law which is a hybrid of the reasonable person's standard as well as specific decibel levels which would be considered illegal. The committee unanimously approved the implementation of the noise law in the zoning law and also requested that specific exceptions be included from the list of exceptions set forth in the town of Jewett noise law. A copy of that law with the notes associated with those uses or events which are exceptions are attached to the minutes and made a part hereof. Also paragraph 7e from the Jewett law would be amended to include just trains. Paragraph 7f would be hunting only. As well as the barking of dogs associated with hunt club activities. Additionally the committee agreed to delete the entire last page of the Chatham law.

In a motion by Jeff Lick seconded by Don Hegemon the meeting was adjourned at 8:25pm. The next meeting is scheduled for November 19th at 6:30pm.