

TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE
MINUTES OF THE FEBRUARY 4, 2015

The meeting was called to order at 6:35pm. Those present were Aven Kerr, Jeff Lick, Donna Staron, Don Hegeman, Robert Walker, Jean Rhode, and Tal Rappleyea.

The minutes for the January 21, 2015 were approved on a motion by Donna Staron and seconded by Aven Kerr.

The committee resumed its review of the zoning maps focusing on the difference in conceptual version 2 maps from the comprehensive plan and the current zoning, beginning with the hamlet of Malden Bridge. Following an in depth discussion regarding the suitability and feasibility of the neighborhood to support the change/increase of the proposed hamlet, the committee agreed that the boundaries of the Malden Bridge Hamlets 1 and Hamlet 2 zones could be adopted as suggested in the conceptual version two of the comprehensive plan.

The committee next examined new proposed hamlets of Riders Mills. It was determined that the conceptual version 2 proposal could result in a loss of agricultural lands and expansion and could and would necessarily use up open fields in an RL district and lead to development. Additionally the intersection of Route 66 and Riders Mills Road and Bachus Road is currently configured such that additional traffic in the area could create an increase in the potential dangers at that location. Therefore the committee agreed that the area of Riders Mills would remain as is depicted in the current zoning map.

The committee then reviewed the following proposed hamlet areas and following the same analysis for the two above proposed areas agreed that each should be adopted pursuant to the conceptual version 2; Rayville, Old Chatham, East Chatham, New Concord, Indian Brook, and Village North.

The committee agreed to continue further discussion re: Village West and Kinderhook Lake and the RL districts for the next meeting in order to obtain further information from Jean Rhode and her notes with the comprehensive plan committee. The committee will also review industrial and business districts as depicted on the conceptual version 2 map including the change of the industrial zone on Route 203 to a business zone.

Jeff Lick commented that he wished to reexamine the planned business development use found in the zoning use tables as it relates to each of the individual zones and the committee agreed that it would do so at the next meeting or an insuring meeting thereafter.

The committee then requested that Tal Rappleyea contact the town mapping consultant Don Meltz to inform him of the first proposed accepted changes and to begin work in doing so in order to be prepared for the next meeting and the committee's analysis of the impacts of the changes in relation to the RL districts.

The next meeting is scheduled for February 18, 2015 at the Chatham Town Hall and the “Marathon Meeting” is scheduled for Saturday February 28, 2015 at noon at the Chatham Town Hall.

On a motion by Donna Staron and seconded by Jean Rhode the meeting was adjourned at 8:35pm.