

Town of Chatham
Meeting Minutes April 10, 2018

Planning Board
Final Copy

Members Present:

Public Present:

Gabriella Sperry, Chairperson
Robert Walker
Angus Eaton
Sue Tanner
Frank Haimbach
Cindy Meyers
John Catlett – Absent

Dan Russell, Brittany Hughes
Thomas Richards, Steven Hughes
Martin Tomczyk, Vanessa Ah-Chuen

The April 10, 2018 Planning Board meeting was called to order at 7:00 PM by Chairperson Gabriella Sperry and the Pledge of Allegiance was recited. Chairperson Sperry began with the Approval of the minutes of the January 9, 2018 meeting motion to approve the minutes as amended made by Mr. Eaton, seconded by Ms. Meyers, all in favor, motion carried.

Steven & Teresa Hughes
Minor Subdivision
206 Pond Hill Rd.
Informational

Dan Russell, the Land Surveyor representing the property owner explains the maps to the Board and that currently the house takes up most of the parcel which is .32 acres and this will bring it up to 5 acres which also meets the zoning. Mr. Russell adds that the parcel will be separated by the driveway, but cannot then be sold as a separate parcel. Mr. Walker asks about the utility easement on the maps, Mr. Russell states the easement is included on the maps. Mr. Walker states the agreement should include right-of-way details as well as the 100 year flood plain on the maps and the covenants that are on the deed from 2/20/2016. Chairperson Sperry states to change the maps from a lot line adjustment to a minor subdivision. Chairperson Sperry states the Public Hearing can be set for May 8th, 2018, Mr. Russell states the maintenance agreement will complete the application, Ms. Hughes states she will have it complete this week. Chairperson Sperry states they will need to give another \$300.00 in escrow as well.

Martin Tomczyk & Vanessa Ah-Chuen
Minor Subdivision
Cotter Rd.
Informational

Chairperson Sperry asks if they are representing themselves, Ms. Ah-Chuen states at this time they are and are just trying to find out what they need to do. Ms. Ah-Chuen then explains the property to the Board and that it is cut through two zones and are looking to do a shared driveway with an easement. Mr. Walker states it doesn't meet the zoning

requirements, Chairperson Sperry adds that they will need to go to the ZBA for an area variance and the Planning Board will send their recommendation. Chairperson Sperry states the Application will have to be determined incomplete and will need to apply for a variance and if they are granted the variance then come back to the Planning Board. Mr. Eaton adds they will need two variances, one for road frontage and the other for the size of the lot. Chairperson Sperry states they will need representation due to slope issues and the shared driveway.

Mr. Walker states the shared driveway will need to be approved by the NYS Attorney General's Office, Chairperson Sperry adds approval will also be needed by the Dept of Health for the septic. Mr. Tomczyk asks about possible construction prior to the subdivision, Mr. Eaton states that could affect the approval of the subdivision. Chairperson Sperry states they will make their recommendation to the ZBA and they should come back if they are granted the variance and have a proper survey then.

Other Business:

Dan Russell discusses the issue of the bill for StonyKill, LLC with the Board and that he will let the client know.

Meeting Adjourned at 7:52PM

Respectfully submitted,

Erin Costa, clerk

Gabriella Sperry, Chairperson