

Town of Chatham  
Meeting Minutes March 10, 2020

Planning Board  
Final Copy

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Members Present:

Public Present:

Gabriella Sperry – Chairperson  
Evan Young  
Frank Haimbach  
John Catlett  
Cindy Meyers  
David Everett  
Angus Eaton  
Tal Rapplayea – Town Attorney

A. Yaghoubi, Mitchell Khosrova  
Kent Pratt, Richard Saldo

The March 10, 2020 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 February 11, 2020 meeting, motion to approve the minutes as amended was made by Mr. Eaton, seconded by Mr. Haimbach, all in favor, motion carried.

**Communications:**

none

**New Business:**

**Jeanette Neef**

**Minor Subdivision**

**30 Cotter Rd.**

Richard Sardo, the Land Surveyor representing the property owner states the maps are just a sketch plan and he is here to find out if the subdivision is even possible. Mr. Sardo explains the entire parcel and the 8 acres was a separate parcel originally that was merged and the 11 acre parcel would only have 25ft of road frontage on Decker Street. Mr. Everett asks what the plans are for the lots, Mr. Sardo states they have done perc tests so most likely build but he wanted to come here before he did the full survey and he presents the Board with the old deeds as separate parcels. Mr. Everett states a variance would most likely be needed for the 25ft of road frontage. Mr. Haimbach asks the Attorney for the interpretation, Mr. Rapplayea states once the lots have been merged you lose the grandfather clause and a variance would be needed.

**Old Business:**

**Abbas Yaghoubi**

**Site Plan Review**

**383 Pitts Rd.**

Mr. Khosrova explains an email that gave clarification of the use of the building and the septic is 1,000 gallons and is sufficient for 75 people, they won't be doing any rentals only wine tasting

with the possibility of business' coming in groups but will only charge for the sale of the wine. Mr. Khosrova adds the parking area is 50'x20' gravel with room for 25 spots, the property is in the Ag. 10 District and the building meets the building code requirements. Chairperson Sperry states the Board can do a Modified Site Plan Review because it is agricultural. Mr. Everett asks what the square footage of the building is, Mr. Yaghoubi states it is 30'x60'. Mr. Eaton presents a large map of the property that is not to scale. Mr. Khosrova states there is no flow from the wine production into the septic. Code Enforcement Officer Pratt states there was a repair done to the septic system and that he feels a survey of the system is necessary, Mr. Khosrova states he doesn't feel it is necessary for the amount of people, Mr. Pratt adds it may not be until it fails. Mr. Everett suggests getting a letter from the Department of Health and it would not be too costly. Mr. Eaton states he spoke with Ag. and Markets and has the SLA License from the Winery. Mr. Everett suggests adjusting the hours in-case of an event, Mr. Eaton suggests noon till Dusk. Chairperson Sperry states they would need the additional information by April 4<sup>th</sup> to have the Public Hearing the 14<sup>th</sup>.

Motion to determine the Application as complete and schedule the Public Hearing for April 14<sup>th</sup>, contingent on the Septic approval received by April 4<sup>th</sup> was made by Mr. Eaton, seconded by Mr. Young, all in favor, motion carried.

**Other Business:**

Lot Line Adjustment:

Chairperson Sperry requests the Lot Line Adjustment draft be emailed to all the Board members as well as the attorney. Mr. Everett adds that they would be a Type II Action and some municipalities allow the Building Department to approve them if they are minor.

Education:

Chairperson Sperry reminds the Board to stay on top of their education, Mr. Rappleyea states the Town Board has the authority to approve education credits.

Meeting Adjourned at 8:10PM

Respectfully submitted,

Erin Reis, clerk