

Comprehensive Plan Implementation Group Meeting #2, September 14, 2016 Minutes

September 14, 2016 Attendance

Present – Randi Walker, Don Hegeman, Van Calhoun, Karen Murphy, Bob Balcom, Nan Stolzenburg (consultant)

Call to order

The meeting was called to order at 6:05 p.m. by Bob Balcom.

Approval of Minutes

The minutes from June 20, 2016 were previously distributed. One correction regarding one of the attendees whose name should appear as Dottie Cummings was made. The minutes were approved, as modified, by unanimous consent.

Consent Agenda

Councilman Balcom presented a meeting agenda which included an overview of the work completed by Nan Stolzenburg.

Bob Balcom

Bob apologized for the miscommunication regarding the posting of the meeting times. He also remarked about the difficulty of finding information on the town website and that other means may be necessary to get the information produced by this committee to the public. Nan suggested that she could provide a hyperlink to her website to a page dedicated to Chatham. All documents could be posted there and a simple link placed on the town website to eliminate the problem of posting to the town website.

Nan Stolzenburg

Nan began her discussion as an overview “101” of the work she did. No motions were made during this discussion but following were the salient points.

- Nan provided a “clean” copy version of the draft code to all members. This copy shows no changes.
- She provided an edited version showing every change including punctuation and formatting. This was very messy but is good for reference purposes.
- Nan also provided the checklist that she proposed to the town board.
- She remarked that the document provided to her from the ZIC recommendations had lost formatting and she spent a lot of time correcting.

- She hyperlinked the Table of Contents to make it much easier to find information and moved around some of the items into a more logical order.
- She insured that the purpose statement “fit like a glove” to the comprehensive plan.
- Much time was spent on the definitions especially those involving agriculture so that they met the comprehensive plan, NYS Ag & Markets as well as contemporary uses. The definitions fill 35 pages but clearly delineate information the boards can depend upon.
- Special use was moved to the Planning Board. The ZBA purpose strictly follows NYS law.
- She put back in purpose statements for each zoning district.
- All “uses” are in a clean, easy to edit, table and reflect what was in the comprehensive plan.
- Overlays present big challenges:
 - The comprehensive plan did not envision the overlays to the extent produced by the ZIC. The entire town was in the steep slope overlay!
 - Steep slopes were identified in the plan.
 - NYS Storm water rules are state of the art and not needed in the code.
 - She added in strong, reasonable standards for steep slopes
 - Ridgeline/scenic view protection overlay can be controversial as they are for the public, not the individual.
 - This overlay allows more leeway as it is harder to define.
 - It’s all a balance between what the community wants and the individual rights of the property owner.
 - The group will need to pay careful attention to both overlays.
- Density bonus needs to add affordable housing.
- Robust site plan review that captures all the requirements the comprehensive plan calls for. Pretty much the entire language was replaced.
- Special use permits, although they may not be allowed, may allow for a desirable use that benefits the community. They should be done at the same time as site plan review.
- Use tables need to be examined and evaluated
- The comprehensive plan put a lot of emphasis on reviewing the use of special uses.

Next Meeting

September 28, 6:00 pm, location to be determined but will plan on the town hall.

Adjournment – the committee adjourned at 7:50 pm.

Submitted by Bob Balcom