

**Village of Chatham
2013 Comprehensive Plan**

NOTES

Meeting #2

June 12, 7:00 p.m. Tracy Memorial Hall

Attending: J.DelRossi, K.Ellis, A.Gaylord, K.Kaczmar, L.Locke, M.Sarris

Absent: J. Dixon, L. Ponter, M. Wollowitz

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- The Village's website is now under the control of the Village. It will take approximately two months until the new website design is complete. In the meantime, meeting notices, agendas and notes can be posted on the current site. All should be sent to Kathy Burke at clerk@villageofchatham.com.
 - Discussion of existing conditions in Village:
 - Status of CSX discussions: A new (one-year) agreement is signed between the Village and CSX for the parking area behind Main St. buildings (east side) that the gives the Village two years in which to 1) erect a fence along the tracks, and 2) make pavement improvements. We don't know how many trains per day pass through.
 - Flooding is a major issue at the south end of the Village, and notably on Payn Avenue. There is an inadequate culvert under Payn Avenue, which also helps flood Rte. 66. Some believe that Borden's Pond is responsible or contributory now that the dam has broken. Others believe that the current wetland there can only help contain/detain the flow of water. There is belief that the extensive development to the south of the Village adds to the problem.

There is also an aquifer beneath much of the Village, particularly at the south end, along with porous soils and an apparent high water table. These conditions make water quality an issue as much as flooding. An engineering study should be done to look at the causes and potential mitigation of these issues.

- Review of 1995 plan document:
 - A number of simple language/numerical updates are needed, on almost every page.
 - Demographics: We should capture information on the churches in the Village and their declining attendance. This was not covered in the 1995 plan but it a current issue. This could be inserted in the Population &

Services section (see page 15). We need to look at the demographics changes in general, and the impact on the schools.

- Subdivision regulations: We still have not implemented subdivision regulations. Lael recommends looking at the Village of Kinderhook's.
- Open space & Recreation: We need a conversation about open space in order to update that section. Ellen will have a large aerial map produced for the Village that can be used in comprehensive plan meeting discussions.

Some work has been done – e.g. the Village Green and gazebo. The Crellin Park section needs updating. Sidewalks to Crellin (called for in the '95 plan) have been installed. It's unclear what the plan is for new structures there (old ones recently torn down.)

We need to consider the open space value of the county fairgrounds because it offers public access as well. It is privately owned by the agricultural society. As in Rhinebeck, more year-round activities can help bring people into town to use other businesses, and this has happened to some extent (Bounty of the County and other events mentioned.)

There is also the future possibility of the "Rutland Line," a rails-to-trails project, coming into the Village. A group in New Lebanon and one in Rensselaer County are both starting to work on this corridor.

- Historic Structures: The railroad depot conversion is an accomplishment; that section needs updating. The plan (page 11) does not name all historic structures in the overlay zone, and should. The depot area, including parking, should still be looked at as it's a significant portion of the Village.
- Schools: The closing of the Middle School could be an opportunity. Zoning would need to be updated to enable a change of use. The playing fields and auditorium must remain open to the public. The property itself would remain within the school district.
- New Development: The development south of Route 203 is new since the '95 plan and should be included.
- Parking: The Park Row parking issue has been addressed, but parking still needs a new look, especially enforcement. There is still the perception of inadequate parking in the Village
- New Issues: Some issues that were not included in '95 and should be in an update are: issues of internet service; arts and culture; census data.

Senior housing and its implications is a significant issue now with the Payn Home, the housing on School Street and the Dardess Drive (behind Price

Chopper) housing.

There is some concern about non-retail use of ground floor Main Street buildings, but there is resistance on this issue.

- Assignments: committee members will begin to address these updates and collect new information needed. At this point, it's adequate to do this in bullet form, or whatever preferred form. It should be done over the summer. New sections/information should be sent to Ellen, who will compile them into one document. This information will assist the determination of preliminary goals that can be tested in a future public meeting and analyzed more closely by the committee.

Assignments were made by subject and by page in the "Background" sections of the 1995 plan document (pages 7 through 16, excluding p. 12, photo):

- Karen: parking in the village
- Kevin: census/demographics, pages 8 and 15/16
- Committee to do jointly: pages 9/10 on undeveloped lands and open space
- Lael: developed lands, page 11
- Aaron: the depot area and other commercial/residential, pages 13/14

[Members absent can assist these areas or suggest other topics not covered, and participate in the undeveloped lands/open space discussion.]

- The committee agrees that meeting more frequently at this early stage makes sense, in addition to which summer vacation time may interfere with the regular meeting schedule. The next two meetings are scheduled as follows: Wednesday, June 26th, and Wednesday, July 10th, both at 7:00 p.m. at Tracy Memorial. Every effort will be made to keep meetings to 1 ½ hours.
- Meeting adjourned 8:30 p.m.

