

**VILLAGE OF CHATHAM
PLANNING BOARD MEETING
September 19, 2011
*Draft*Approved**

Board Present:

Aaron Gaylord
Dan Herrick
Stephen Piazza
Cheryl Roberts, Esq.

Public Present:

Doug Clark, Clark Engineering
Bill Better, Esq.
Paul Calgano

Call to order: The Village of Chatham Planning Board Meeting of October 17, 2011 was called to order at 7:30 PM by Chairman Dan Herrick in the Tracy Memorial Village Hall.

Dan Herrick submitted a certificate of attendance for the 2011 NY Planning Federation Conference.

The Board moved to accept the minutes of the August 15 and the September 19 minutes. Motion by Piazza, 2nd by Gaylord, Herrick, Piazza & Gaylord in favor, no objections, no discussion. Motion passed.

Hampshire LLC Site Plan Application to Expand Chatham Plaza:

A **workshop session** began with presentation by Doug Clark of Clark Engineering of the current site plan application by Hampshire LLC to expand the Chatham Plaza. Mr. Clark submitted a corrected cover letter and 7 copies of the current set of site plan maps. The updated plan set, including additional field surveys, represents zoning lines w/in 200 ft. and addresses reconfigured utilities. The LP tanks & tenant locations and possible drive-thru pharmacy still must be finalized. More information will be forthcoming regarding exterior lighting, signage, - bulk requirements. Atty. Roberts reminded the Board that two months ago Pat Prendergast had been expecting a final set of plans from Clark to review and report to the Board. The Board asked about traffic impact if two grocery stores are present. Clark referenced a lengthy cumulative traffic report and summarized that 'no change' from previous reports had been reflected. Concern about visible rooftop mechanicals will be resolved in Hampshire's forthcoming set of plans, including a revised parking analysis. The session ended with a discussion of timeline; Atty. Roberts recommended that once Prendergast reviews revised plans, the Board can proceed with decisions about this application at a public meeting, which could then be followed by a public hearing the following month.

At 8:34 PM on a motion by Chairman Herrick, seconded by Steve Piazza, the Planning Commission went into an **Executive Session** to discuss pending litigation against the Town of Ghent related to the proposed new Price Chopper site application in the Town of Ghent and Village of Chatham.

On a motion by Chairman Herrick, the Planning Commission came out of Executive Session at 9:00 PM. No further action was taken as a result of the Executive Session.

Continuation of regular meeting:

- 1) Application #05-052 Trevellyan was reviewed; had not been advertised due to time constraints.

2) Ongoing application # 10-033 was tabled.

Motion to adjourn: The Planning Board Meeting of Monday September 19, 2011 was adjourned at 9:10 PM

Respectfully submitted,
Carol A. Hargis, Secretary