

**VILLAGE OF CHATHAM
PLANNING BOARD MEETING
SEPTEMBER 16, 2019
7:30 P.M.
MINUTES**

Call to Order at 7:32 p.m.

Present: Chairman D. Herrick; Members L. Korda, and L. Ponter; Village Deputy Clerk P. DeLong; Building Inspector E. Reis; Village Attorney Ken Dow; HLF GDP Chatham NY LLC Representative Adrian Goddard with his attorney Charles Gottlieb of Whiteman Osterman & Hanna and Andrew Fetherston of Maser; Depot Square LLC Representative A. Gaylord; Shaker Museum and Library Representatives Paul Cassidy and Lacy Schutz with their Attorney Paul Freeman of Freeman Howard, P.C. and Andrew Didio of Taconic Engineering; Multiple Residents

- 1) Application # 2019-060: 4 Depot Square, Chatham, NY; Depot Square LLC, Applicant; Application/Site Plan/Historic District/Commercial - *Tabled to a special meeting on September 23, 2019. Approved by all.***
- 2) Application # 2019-092: 5 Austerlitz Street, Chatham, NY; Shaker Museum and Library, Applicant; Application/Major Site Plan/ Historic District – *Site Plan approved as presented with condition to return with aesthetic plan. Approved by all.***
- 3) Application # 2019-115: 136 Hudson Avenue, Chatham, NY; Daniel P. Doyle and Rebecca H. Doyle, Applicant; Application/Special Use Permit/ Residential - *Tabled to next meeting on October 21, 2019, pending CCPB review. Approved by all.***
- 4) Application # 2018-103: 15 Dardess Drive, Chatham, NY; HLF GDP Chatham NY LLC., Applicant; Special Use Permit for Auto Repair Shop - *Tabled to next meeting on October 21, 2019. Approved by all.***

Other Business:

1. Chatham Zoning Code 110-77

1) A. Gaylord approaches the board. D. Herrick clarifies this will be a second building which will keep the Crandell as a “jewel” of the community. He refers to the letter given by A. Gaylord. A. Gaylord states he spoke to the Columbia County Planning Board and they kept to the long form for review with no further action to be taken. K. Dow acknowledges that the Columbia County Planning Board meets the day after the Village of Chatham meets. L. Korda asks about the LED lights. E. Reis clarifies that the posters are not considered signage, that they are interior and do not have a business name on it. D. Herrick refers to the drawings. A. Gaylord points out that the buildings share a common wall. L. Korda confirms that the building is ADA compliant. A concern is voiced by the public that LED lights have no place in a Historic District. K. Dow states that we

will need a copy of the SEQR long form. A. Gaylord states that he gave the original to the County. D. Herrick suggests special meeting for next week. Application is tabled to a special meeting next week.

2) Shaker Museum representatives and their attorney sit with the board. P. Cassidy addresses the room, presenting the history and the application for site plan approval. He notes they are in contract to purchase the building. L. Schutz states this plan was proposed a year and a half ago to find a year-round home for a museum to show their collection. It is noted that exploration of the building, structural review, and economic impact studies have been completed. P. Freeman states that this Public Hearing is on the site plan to repurpose a civic building which is an approved use and they are seeking planning Board approval for the changes in the use. He references the survey of the property including parking, proposed lighting and landscaping plan, keeping the green space upfront with parking in the back. Planned parking spaces include 15 on site, 9 spaces on Austerlitz Street, plus the proposed use of the Metzwood parking lot on off hours and weekends. He points out the ADA access to the building and states they have different architects working on different designs. D. Herrick clarifies this is an approval for the site plan. L. Korda asks how the parking will affect the sidewalk, if space will be lost on Austerlitz Street. A. Didio explains how the green space was narrowed and they will establish a new curb all the way up. L. Korda asks about plans for buses. L. Schutz compares this site to similar sites that have 30,000 people per year. A. Didio references the map and points out temporary spots for buses. L. Korda confirms if the L-shape is another entrance. P. Cassidy references the drawings and explains the stairs. K. Dow explains parameters for an unclassified action.

Motion made by D. Herrick for approval of an unlisted action, seconded by L. Ponter.

Approved by all.

K. Dow reviews the SEQR regarding no impact or small impact. He states the question is if the application will create a conflict with the zoned land use and if the change is small. D. Herrick states it is positive impact. K. Dow confirms if the application does not result in an adverse effect and will not impair the community. D. Herrick states no. K. Dow continues to review the SEQR. A. Didio points out that the site meets energy codes. L. Korda asks how many people are anticipated per day. A. Didio confirms this would be low compared to a restaurant which would have a higher occupancy. He projects 5-10 gallons per day per visitor, no significant impact. K. Dow continues to review the SEQR explaining that the changed use of intensity being none too small with one exception being moderate to large, overall a beneficial change.

Motion made by L. Ponter to determine that the site plan will not result in any adverse effect, seconded by L. Korda. Approved by all.

Meeting is opened to the public.

D. Cozzolino voices concerns over the demolition of the garage, losing 10 feet from his driveway and contaminates. P. Cassidy explains they have done an extensive environmental review which did show asbestos that needed to be removed and gasoline tanks that were removed. P. Freeman confirms the minor clean up on the property, the review done with NYS and the provision for storm water run off as being already impervious. It is noted that A. Didio did speak with the DPW. L. Schutz states that the asbestos will be abated after the building is taken down. A resident voiced concern over visitors parking for the museum taking spaces from his business

located 14 River Street as that is his only means of parking. A. Didio confirms that the curb line is to remain the same on River Street with no work proposed there, only on site. P. Freeman also confirms the parking lot for museum use. A resident asks about the occupancy of the building in relation to parking. Another resident asks about a cooking plan or cafeteria/kitchen. L. Schutz states they are not that far along in the design yet. A neighbor asks about protection of her house during construction and parking blocking her driveway. D. Herrick points out that the cars are shown parallel and not perpendicular. A resident voiced a concern to stop other people from parking in the 9 spots on Austerlitz Street. A. Didio confirms it was their intent to establish more parking thus allowing the public to use the spots when there is an event and restrict when the museum has an event. L. Schutz follows up that they are working with a reputable construction company who will treat others as a good neighbor. A member of the public states that River Street comes to a dead end and asks where people will turn around if they get lost. L. Lael states that as much as the museum is exciting, driving in that area is confusing for people who live here. She goes on to say River Street is narrow and voices concerns over terrible confusion for visitors who are unfamiliar with the area. M. Wood confirms his family's intent to redevelop the building and its importance for it to have a good home. He goes on to say there have been a variety of thoughts and uses with this being a benefit to the Village. A resident voiced a concern over snow removal. J. Howe points out that the application was sent to all department heads and all had a chance to review. D. Herrick references the response from the Fire Department. P. Cassidy states that as soon as the plan for the curb is updated, they will send a new plan. L. Korda observes the parking. P. Freeman points out that this is a permitted use, notwithstanding the importance to attract and foster cultural use. He goes on to say how the building will only deteriorate over time. The museum will increase the economic vitality of the village. He observes that parking is an issue and that they will work hand and hand with the Village. He points out they did as much as they could without destroying the green space. L. Schutz stated they are committed to working with the Village to alleviate the parking concerns. A resident voiced a concern over a fire lane and hydrant. D. Herrick references the response from the Fire Department which states the water source is adequate. A resident suggests a parking garage, A. Didio states this is not feasible. P. Cassidy asks the current stance on parking in the Village. D. Herrick clarifies 2 parking lots. K. Dow points out this is a situation faced by every downtown area. A. Didio affirms that any use of this building would have some impact and they are trying to achieve the maximum amount of parking for the permitted use. A resident observes that she drives from East Chatham and used to work at a museum. She notes that a museum draws people in, but those people do not stay long; they are in and out.

Motion made by L. Ponter to close the Public Hearing, seconded by L. Korda. Approved by all.

Motion made by L. Ponter to approve the site plan as presented with the condition to return for final aesthetics, seconded by L. Korda. Approved by all.

3) Daniel and Rebecca Doyle approach the board. D. Herrick reviews the application and notes inside a 3rd floor apartment not previously approved for use, a 2nd floor apartment and an exterior entrance into all the apartments. L. Ponter asks for clarification on the stairs. D. Doyle explains. He goes on to say the interior is intact, the 3rd floor will be converted to electric heat, each apartment will have its own on demand hot water heater, and the change from single to

multi-use. L. Ponter asks about parking. R. Doyle states it is all off street. K. Dow explains the special use permit. L. Korda asks about trimming the trees. R. Doyle states eventually. K. Dow explains the code. D. Doyle agrees they want to make the apartments legal. L. Korda asks if there are currently tenants in the building. D. Doyle states no tenants and that the current owner is happy to hand the house over as she does not live there, and her kids are not close. *Application is tabled for Public Hearing at the next meeting.*

4) C. Gottlieb reviews the changes to the plans. A. Fetherston notes the grass area and the trees. D. Herrick asks for the type of tree. A. Fetherston notes a skyline honey locust, 8 trees total with a dumpster in the rear. He goes on to explain the site plan addressing the no parking areas, 33 parking spaces, maintains the lights and added an awning over the Auto parts store and the Mavis. L. Korda asks about the roofline. A. Fetherston points out the awning. C. Gottlieb confirms this is to keep the overhang consistent. He adds they are looking to beautify the area and use the vacant space. L. Korda observes it is still not consistent. C. Gottlieb notes that there is no article for work outside of the historic over zone. He feels this adds depth to the shopping center. K. Dow acknowledges the work done to the building previously. C. Gottlieb notes the pedestrian safety was mitigated. D. Herrick confirms 24 cars on a good day with deliveries in the back. A. Goddard confirms the effect is minimal, that deliveries in the back are not possible at this site, and the most effective way is from the front. D. Herrick asks about the doors being open. A. Goddard confirms there is no problem with closing the doors unless a car is going in or out. C. Gottlieb notes the Public Hearing is still open and he is asking for the plans to get sent to County.

Motion made by L. Ponter to send the plans to County, seconded by L. Korda. Approved by all

D. Herrick proposes to move the future Planning Board meeting to the first Monday of the month.

Other Business: K. Dow notes that the code changes had been derailed and the recommendations may have already happened. He will research further. Tabled to special meeting next week.

Motion made by L. Korda to approve the minutes August 19, 2019, seconded by D. Herrick. Approved by all.

ADJOURNMENT: So moved by Chairman D. Herrick and not seconded at 9:44 p.m.

Respectfully submitted,

Patricia DeLong