

**VILLAGE OF CHATHAM
PLANNING BOARD MEETING
SEPTEMBER 23, 2019
7:30 P.M.
MINUTES**

Call to Order at 7:31 p.m.

Present: Chairman D. Herrick; Members L. Ponter, L. Korda and R. O'Mara-Garcia; Village Deputy Clerk P. DeLong; Village Attorney Ken Dow; Depot Square LLC Representative A. Gaylord; Resident E. Teasdale

1) Application # 2019-060: 4 Depot Square, Chatham, NY; Depot Square LLC, Applicant; Application/Site Plan/Historic District/Commercial - *Approved by all.*

1) A. Gaylord sits with the board. They review the SEQR Long Form due to the proximity of the Historic Train Station. It is noted that the project does involve construction, but not more than a year and the physical construction is routine. They review impact on geological features, wet lands, ground water, flooding, air quality, loss of flora or fauna, and agricultural. They discuss and there is no impact. They go on to review impact on the aesthetics, historic, or archeological resources as substantially contiguous. D. Herrick states the potential impacts are small to none. A. Gaylord observes that the Train Station now functions as a commercial building. L. Korda notes that the theater would not be attached to the train station in any way. L. Ponter asks to clarify their definition of continuous. K. Dow explains if it is in plain sight. R. O'Mara-Garcia observes that Herrington's, The Frame Shop, and The Morris may not all be within the same context as the Train Station and that the movie theater is far enough away that it would not infringe on the Train Station. K. Dow notes again the use of the Train Station is now a bank. L. Korda asks about the material of the front of the building. A. Gaylord explains it will be slate and its visual impact will be less than that of the surrounding buildings. R. O'Mara-Garcia asks if the roof is flat. A. Gaylord confirms it is pitched back and you will not see it from the street. L. Korda asks about the tank in the back. A. Gaylord explains there will be a sprinkler system in the building. That the tank is just an emergency tank. R. O'Mara-Garcia asks if they have a hydrant nearby. A. Gaylord explains the work that is being done with the pipes in the area and there will be an isolated system for the sprinklers. D. Herrick asks if these lines are something they are giving to the Village. A. Gaylord confirms this to be correct with no costs to the Village. K. Dow continues to review the form. The board discusses that there is no impact on open spaces or transportation systems. K. Dow states if there will be an impact on noise, odor, or light. The board reviews and it is noted that the impact will not be above or lasting and the light is minimal. K. Dow observes the LED lights. A. Gaylord explains it will be no more than the street light out in the front. L. Korda asks about the lighting in the posters. A. Gaylord explains the lights and how the panel is backlit. The board discusses this is a small impact. K. Dow continues to review the form. The Board discusses there is no impact on Human Health and no contaminates. K. Dow reviews if it is consistent with the adopted land use. The board discusses it is inconsistent with the community plans but is consistent with the community character.

K. Dow observes the historic building concern.

Motion made by L. Ponter that the determination is no significant impact, seconded by L. Korda. Approved by all.

Motion made by L. Ponter to approve the form as submitted, seconded by L. Korda. Approved by all.

D. Herrick opens the meeting to the public. A question is raised about the marquee and the empty lot. A. Gaylord explains it is not like the Crandell; it's just an overhang.

Motion made by L. Korda to close the public hearing, seconded by R. O'Mara-Garcia. Approved by all.

R. O'Mara-Garcia asks about the parking and if the board will need to waive the condition as part of the approval.

Motion made by L. Ponter to waive, seconded by L. Korda. Approved by all.

Motion made by R. O'Mara-Garcia to approve the application as presented, seconded by L. Korda. Approved by all.

2) K. Dow notes that the Columbia County Planning Board has responded with their review of the Shaker Museum. The board discusses.

Motion made by L. Ponter to approve the application as it was approved before, seconded by L. Korda. Approved by all.

3) K. Dow reviews the Zoning revisions with the board. He states it is required to go to the Planning board for their determination.

Motion made by D. Herrick that they reviewed with the committee the proposed changes and the board has no further recommendation, seconded by L. Ponter. It is also acknowledged that one member of the board sat on the committee. Approved by all

ADJOURNMENT: So moved by Chairman D. Herrick at 8:09 p.m.

Respectfully submitted,

Patricia DeLong