

**VILLAGE OF CHATHAM  
PLANNING BOARD MEETING  
FEBRUARY 3, 2020  
7:30 P.M.  
MINUTES**

**Call to Order at 7:32 p.m.**

**Present:** Chairman D. Herrick; Members L. Ponter, L. Korda, and R. O'Mara-Garcia; Village Attorney Ken Dow; Village Deputy Clerk P. DeLong; Louis F. Payn Foundation Representative Steven Legere; Phillips on Main LLC Representative Sharon Frering, Daniel and Rebecca Doyle, Milap Seema Realty Corporation Representatives Bavesh Patel and Milap Patel; Multiple Residents of the Village.

- 1) **Application # 2019-173: 12 Coleman Street, Chatham, NY; Louis F. Payn Foundation, Applicant; Application/Site Plan for Sign – *Approved.***
- 2) **Application # 2020-007: 10 Main Street, Chatham, NY; Phillips on Main Street, LLC, Applicant; Application/Site Plan for Sign and Awning – *Approved.***
- 3) **Application # 2020-005: 136 Hudson Ave., Chatham, NY; Daniel Doyle, Applicant; Application/Site Plan for Accessory Building - *Tabled to next meeting on February 24, 2020 for Public Hearing.***
- 4) **Application # 2019-152: 2 Church Street, Chatham, NY; Milap Seema Realty Corporation, Applicant; Application/Site Plan for Fence - *Approved.***
- 5) **Application # 2019-170: 2 Church Street, Chatham, NY; Milap Seema Realty Corporation, Applicant; Application/Site Plan for Fence - *Tabled to next meeting on February 24, 2020 pending CCPB review.***
- 6) **Application # 2019-171: 2 Church Street, Chatham, NY; Milap Seema Realty Corporation, Applicant; Amendment to Conditions - *Tabled to next meeting on February 24, 2020 pending CCPB review.***

**Other Business:**

1. **Review submitted Planning Board Applications**

**1)** S. Legere sits with the Board. They discuss the size of the proposed sign. L. Korda confirms the sign is within the allowed dimensions. D. Herrick opens the meeting to the public. No comment from the public.

*Motion made by R. O'Mara-Garcia to close the Public Hearing, seconded by L. Ponter.*

*Motion made by R. O'Mara-Garcia to approve the sign as is, seconded by L. Korda.*

*D. Herrick-yes, L. Ponter-yes, L. Korda-yes, R. O'Mara-Garcia-yes: Approved by all.*

**2)** S. Frering sits with the Board. L. Iasilli presents their sign. S. Frering describes the theme of the restaurant. She asks the Board about putting a framed menu up on the side of the door. Not to be displayed in the window. D. Herrick asks if the restaurant is already open and confirms this is same use. S. Frering confirms they had 3 soft openings. L. Korda asks about the awning. S. Frering acknowledges that she would have come to the Board first but, the company put it up being it had it in storage for 3 years. D. Herrick asks how the sign will hang, if it will be attached to the building, and recommends a number be put on the building. S. Frering asks if the Board prefers the sign hanging or fixed to the building. She also asks if they can put a menu up on the other side of the door being there is no proper window to put it in. L. Korda asks if they will post the hours. L. Iasilli states the hours are in the main window.

*Motion made by L. Ponter to open the meeting to the public, seconded by L. Korda.*

F. Iaconetti asks how the sign will hang. D. Herrick affirms it is up to the property owner and suggests that they fix it to the wall.

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

*Motion made by R. O'Mara-Garcia to approve the sign and the awning, seconded by L. Korda.*

*D. Herrick-yes, L. Ponter-yes, L. Korda-yes, R. O'Mara-Garcia-yes: Approved by all.*

**3)** D. Doyle and R. Doyle sit with the Board. D. Herrick reads the application number and confirms this is to turn the garage into a residence. D. Doyle confirms they would like to have a living space and bedroom on the 2<sup>nd</sup> floor of the pool house. D. Herrick notes this will be the 5<sup>th</sup> unit on the property. R. O'Mara-Garcia notes there is no change to the footprint. D. Doyle explains square footage, securing the foundation, updates to the electrical, and water/sewer. K. Dow asks about the work on the main house. D. Doyle explains the process of updating the main house to code. R. O'Mara-Garcia notes need for parking for 5 units. R. Doyle explains how they will be living in that space and the intent to park behind the barn with a separate entrance for them. D. Doyle references an existing survey, size of the lot, and looking into an easement that may have existed for a proposed Moore Ave Ext. D. Herrick confirms the property will then have 2 driveways, not connected, no thru traffic. L. Korda asks about the barn remains on the property. D. Doyle states there was only an easement in effect if that barn stood, now there is no barn currently standing. K. Dow asks if they are within their setbacks. D. Doyle affirms they did not adjust the footprint. K. Dow states there is no prohibition against it as long as the building is in the right envelope.

*D. Herrick tables the application to next meeting for Public Hearing*

**4/5/6)** B. Patel and M. Patel sit with the Board. D. Herrick reads all the application numbers in relation to 2 Church Street. D. Herrick explains why this was not yet reviewed by CCPB. L. Ponter asks for a visual image of the fence. M. Patel explains how they will stay with the chain

link fence, best option for high traffic area, gray will stand out. R. O'Mara-Garcia confirms it will be 4' all the way. K. Dow reviews the new codes and how they are applicable. D. Herrick, R. O'Mara-Garcia, and L. Korda discuss fence materials. L. Ponter observes there are no violations. D. Herrick observes that it does not block the walkway.

D. Herrick opens the meeting to the public. S. Kneller asks if all of the fence will be chain link and wants to know if they could do a different fence with different materials on the Insurance Agency side. K. Kneller mentions the standards of neighboring buildings. D. Herrick affirms the other side still needs to be reviewed by CCPB. K. Kneller reads his letter and from previous minutes. He submits these to the Board. S. Kneller asks about specifications and signage. B. Patel points out that there are signs up on the building. D. Herrick notes that some signs may be temporary if they have not been approved yet. F. Iaconetti mentions that the application is for the fence and signage would be handled by the Building Department. D. Herrick affirms the application the Board is discussing. K. Kneller voices concerns over drainage. D. Herrick notes this is regarding the fence. B. Patel voices how the fence will not affect traffic flow. K. Kneller comments on the proposed Rails to Trails and how it would include the traffic around the building. M. Patel, K. Kneller, S. Kneller and D. Herrick discuss traffic flow and the nature of people driving through the lots. M. Patel notes that people can see through a chain link fence. R. O'Mara-Garcia observes they need to make a traffic calming situation. F. Iaconetti suggests a fence on the Kneller property to stop people from cutting through. K. Kneller and F. Iaconetti discuss sight plans.

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

*D. Herrick-yes, L. Ponter-yes, L. Korda-yes, R. O'Mara-Garcia-yes: Approved by all.*

*Motion made by R. O'Mara-Garcia approve the 4-foot-high, galvanized chain link fence as per the site plan application, seconded by L. Ponter.*

*D. Herrick-yes, L. Ponter-yes, L. Korda-yes, R. O'Mara-Garcia-yes: Approved by all.*

**7) Board conducts informal interviews.**

*Motion made by D. Herrick to move to Executive Session.*

Board goes into Executive Session.

*Motion made by L. Korda to recommend the application of Francis Iaconetti to the Village Board to consider being accepted as a member of the Planning Board, seconded by R. O'Mara-Garcia.*

*D. Herrick-yes, L. Ponter-yes, L. Korda-yes, R. O'Mara-Garcia-yes: Approved by all.*

D. Herrick directs that letters be sent to the applicants.

He notes the other application be left open and/or he may consider a position on the Zoning Board.

**ADJOURNMENT: 9:29 p.m.**

Respectfully submitted,

Patricia DeLong