

**VILLAGE OF CHATHAM  
PLANNING BOARD MEETING  
MAY 18, 2020  
7:30 P.M.  
MINUTES**

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

**Present:** Chairman D. Herrick; Members L. Ponter, L. Korda, F. Iaconetti; Village Attorney Ken Dow; Building Inspector E. Reis; Village Deputy Clerk P. DeLong; Timothy and Michelle Carr, Railyards, LLC representative K. Kneller, NiMax LLC representative Rob Lagonia and Bill Wallace of Wallace Architecture.

- 1) Application # 2020-018: 5-9 Main Street, Chatham, NY; AG Carpentry Inc, Applicant; Application/Historic Review - *Tabled to next meeting on June 22, 2020 due to applicant not in attendance.***
- 2) Application # 2020-027: 90 Hudson Ave, Chatham, NY; Railyards LLC, Applicant; Application/Minor Site Plan/Commercial Review - *Tabled to next meeting on June 22, 2020 for remaining items.***
- 3) Application # 2020-037: 11 Coleman Street, Chatham, NY; Timothy Carr, Applicant; Application/Suburban Residential/Special Use Permit - *Tabled to next meeting on June 22, 2020 for Public Hearing.***
- 4) Application # 2020-038: 15-19 Hudson Ave, Chatham, NY; NiMax LLC, Applicant; Application/Site Plan for Restaurant - *Tabled to next meeting on June 22, 2020 for Public Hearing.***
- 5) Approve Minutes from February 24, 2020 Meeting – *Approved.***

**Other Business:**

**1. None**

**1)** The representative for 5-9 Main Street is not on the conference call. D. Herrick notes there are no paint samples. F. Iaconetti states he needs the address of the property owner along with other information on the application that needs to be filled in; ie: wetland, what does “self” mean, paint façade application refers to repainting windows /woodwork. E. Reis observes that A. Gaylord is not in attendance to discuss and explain. F. Iaconetti asks a question on the paint

color and requests that the applicant send in 2 sets of paint color samples. One for the applicant and one for the Planning Board. He also asks that the applicant provide the paint color and the manufacturer of the paint. He asks that additional information about what exactly is being painted on the building.

*Motion made by L. Ponter to table to the next meeting for explanations from the contractor; paint chips and where the colors will be, seconded by L. Korda.*

*L. Korda-yes, L. Ponter-yes, F. Iaconetti-yes, D. Herrick-yes: Approved by all*

2) K. Kneller starts by explaining that the Blue Seal Plant has old loading docks and a concrete pad. He states that he would like to expand the building and add storage space with a 100 by 43' long building for additional bakery space and storage for flour and things of that nature. Same colors and architectural likeness, flat roof, minimal windows, like what is currently there. L. Korda asks if it is a flat roof or gable roof. K. Kneller verifies it is a slight pitch. It will be the same as the main building. L. Ponter asks if the new building will go right on the concrete slab. K. Kneller explains it will go over about 40', 70% on the existing concrete slab. He explains the use of the original concrete slab. He adds that some floor will have to be poured. D. Herrick inquires, the partial slab that does not cover the entire footprint and asks if they will be pouring more, what is not now will become concrete. K. Kneller affirms that it will be the same level as the existing concrete. F. Iaconetti asks the proposed use related to the bakery itself. He observes the architects drawing and asks if there are any changes to the building. K. Kneller states no, there no pre-existing. F. Iaconetti asks for the square footage totals. K. Kneller observes the bulk is there, he will get complete square footage. D. Herrick confirms they do not have the dimensions of the longest side. F. Iaconetti asks if there is a survey. K. Kneller states it is on file. F. Iaconetti adds that the aerial photo has drawn, what he is assuming is the proposed addition, the architects drawing does not have the correct angles and does not match the proposed addition. It is not drawn correctly to scale. F. Iaconetti explains further and states they would need a survey with the addition drawn to scale, being the size as proposed. F. Iaconetti asks if there will be other uses for the property K. Kneller states same uses. F. Iaconetti continues he drove by the property and one has a contractor's name on it. K. Kneller confirms that is A. Gaylord. F. Iaconetti asks if it is part of the Blue Seal property and if it was previously approved by the Planning Board. E. Reis confirms it was approved a long time ago. F. Iaconetti asks about parking and states that there are vehicles all over the place, asking if there will be more employees and will need more parking. He also observes the solid row of trucks long the fence and other vehicles that may be on the property. K. Kneller states there is additional space toward the entrance. F. Iaconetti affirms that parking will need to be shown on the survey. L. Korda reiterates the aerial photo and that the angles are in the wrong place on the drawing. K. Kneller states this will be correct on the survey. L. Korda asks if tractor trailers will be making deliveries and how many deliveries can be expected. K. Kneller answers most deliveries are in vans and happen about every two days. D. Herrick asks for a time. K. Kneller replies they will be in the early morning and explains why. F. Iaconetti asks about lights on the outside of the building. K. Kneller mentions that these will only be small lights above the doors. F. Iaconetti confirms basically only the lights required by state law. K. Kneller states that is correct. K. Dow and the Board discuss the check list for site plan approval. Board reads and

reviews the list with K. Kneller. They state they will need the following from the applicant from the list:

Title of drawing, including name and address of applicant and person responsible for preparation of such drawing;

North arrow, graphic scale and date;

Boundaries of the property plotted to scale;

Location, design, type of construction, proposed use and exterior dimensions of all structure(s);

Location, design and type of construction of all parking and truck loading areas, showing access and egress;

Type and volume of traffic expected to be generated;

Location of waste collection containers/dumpsters and proposed screening;

Location of outdoor storage, if any;

Location, design and construction materials for all existing or proposed site improvements including drains, culverts, retaining walls and fences; and

An estimated project construction schedule.

Our office will send to County for review once changes are submitted.

*Motion made by F. Iaconetti to table to the next meeting based on the applicant providing the information requested, seconded by L. Korda.*

*L. Korda-yes, L. Ponter-yes, F. Iaconetti-yes, D. Herrick-yes: Approved by all*

3) Tim Carr and his wife Michelle speak with the board. He gives an overview and explains that they would like to raise chicken hens on the property with a coop and run by the house. L. Korda verifies the location of the house. T. Carr explains the location of the coop on the property, that the area is well screened making it not visible, the coop has a run built in as the picture provided, and there is no rooster. The Board discusses suburban residential area. F. Iaconetti asks if the fenced yard perimeter in the aerial photo is existing, where the feed and supplies will be stored, and how they will discard the chicken manure. T. Carr explains the fence is existing, the supplies will be kept in an attached cabinet, and the manure will be disbursed on the property or in their garden. F. Iaconetti observes that the neighbors are far away and since there is no rooster it is really no different than a dog. The Board reads and reviews the list for Special Use Permit with T. Carr. K. Dow and the Board discuss the sketch plan. After review, the Board perceives that all items have been provided or waived. Our office will send onto CCPB for review.

*Motion made by L. Ponter to table to the next meeting for Public Hearing, seconded by F. Iaconetti.*

*L. Korda-yes, L. Ponter-yes, F. Iaconetti-yes, D. Herrick-yes: Approved by all*

4) R. Lagonia and B. Wallace are present. Board reads and reviews the list for site plan approval with R. Lagonia. They state they will need the following from the applicant from the list:

Boundaries of the property plotted to scale preferably as a survey;

Location, design, type of construction, proposed use and exterior dimensions of all structure(s);

Location, design and type of construction of all parking and truck loading areas, showing access and egress;

Take out the word takeout from the application;

Provision for pedestrian access including handicap ramp;  
Location, design and construction materials for all existing or proposed site improvements including drains, culverts, retaining walls and fences; the materials of the fences on the drawings needs to be noted;  
Description of the method of sewage disposal and location, design and construction materials of such facilities; grease trap needs to be noted on the application;  
Location, size, design and type of construction of all proposed signs; It is noted that he can submit signage at a later Planning Board meeting. It is recommended that he look at the Village zoning code on signs;  
Location and design of outdoor lighting facilities and lights by the doors; R. Lagonia notes there are no neon lights;  
An estimated project construction schedule needs to be in the application;  
Our office will send to CCPB for review.  
F. Iaconetti observes during the reading of the list, the fact that the Site Plan submitted showed tables and chairs in front of the building. He expressed a concern as to if these tables and chairs are going to be on their property or in the public right of way. He requested that they produce a survey for this property that showed the property lines which would enable the Planning Board to make a determination that what they have shown on the Site Plan is accurate. In order to make a decision on their location the Applicant will need to provide at least one full sized copy of the property survey which can be left with the Planning Board as part of their application.

*Motion made by L. Korda to table to the next meeting with the requested information and for Public Hearing, seconded by L. Ponter.*

*L. Korda-yes, L. Ponter-yes, F. Iaconetti-yes, D. Herrick-yes: Approved by all*

*Motion made by L. Ponter to approve the minutes of February 24, 2020 as recorded, seconded by L. Korda. L. Korda-yes, L. Ponter-yes, F. Iaconetti-yes, D. Herrick-yes: Approved by all*

**ADJOURNMENT: 9:05 p.m.**

Respectfully submitted,  
Patricia DeLong