

**VILLAGE OF CHATHAM
PLANNING BOARD MEETING
SEPTEMBER 28, 2020
7:30 P.M.
MINUTES**

Call to Order at 7:30 p.m.

Present: Chairman D. Herrick; Members L. Ponter, and L. Korda, B. Gaylord, F. Iaconetti; Village Attorney Ken Dow; Building Inspector E. Reis; Village Deputy Clerk P. DeLong; Ed Goehler, Christopher Knable, and Resident Catherine Barufaldi

- 1) Application # 2020-081: 15 Dardess Drive, Chatham, NY; Christopher Knable, Applicant; Application/Special Permit/Change of Use - *Tabled to next meeting on October 26, 2020 for CCPB approval and Public Hearing.***
- 2) Application # 2020-172: 59 Church Street, Chatham, NY; Peter Wallin, Applicant; Application/Site Plan for Two-Family Dwelling - *Tabled to next meeting on October 26, 2020 for CCPB approval and Public Hearing.***
- 3) Approve Minutes from August 24, 2020 Meeting - *Approved.***

Other Business:

1. None

1) D. Herrick observes that the applicant is not on the web meeting yet. L. Ponter starts a motion to table. F. Iaconetti states he finds the application to be relatively simple compared to others the Board has looked at. He states he knows the applicant is not there; if the Board members have questions, they need the applicant to reply. He adds in terms of his review he is satisfied with what he has seen to be able to make a decision. L. Ponter withdraws his motion as the applicant is now on the call. L. Korda asks if the deliveries are made in the rear of the building and what kind of trucks make deliveries. C. Knable confirms the deliveries, that the trucks are normally box truck size, sometimes Ginsberg's will send a semi, and he prefers deliveries in the back because all his storage is there. L. Korda asks about the dumpsters and garbage. C. Knable confirms this is in the back. F. Iaconetti confirms in addition to the bakery, there will be retail sales as well. C. Knable confirms there will be a retail counter. K. Dow reminds the Board that to have binding force, terms need to be put in writing on the site plan or map to be part of the approval; a formal and specific enumeration. F. Iaconetti clarifies if this is just a change in use. K. Dow adds that if it is discussed, it is only enforceable if it is part of the approval. D. Herrick asks if Chris will agree to have the deliveries in the rear added to his site plan. C. Knable agrees, adding his lease and the rules of the plaza require him to have the deliveries and garbage in the rear of the building. D. Herrick confirms he has added both to the map. F. Iaconetti makes a motion to approve the application. K. Dow interjects that the application still needs to go to CCPB and set for Public Hearing. C. Knable asks what the

timetable would be as his busiest time is around Thanksgiving. K. Dow explains the timing and review by CCPB. D. Herrick explains that the next Board meeting is October 26th, the application will be back from County and we can schedule for Public Hearing that night as well. He asks if it is possible to waive the Public Hearing if certain criteria within the code is met. K. Dow affirms that a Public Hearing is needed on a special use permit. F. Iaconetti addresses Dan stating it does not make any difference; at the next meeting in October we will have heard back from County and can make our decision. F. Iaconetti voices concerns about Catherine from the public being interested in the application and changes in terms of the timetable for Christopher. C. Knable asks what happens if the County raises issues. D. Herrick confirms that he would be notified, and it would be discussed at the next meeting where they can handle any concerns. K. Dow adds the site plan review is integrated into this application with sections 110-15D, special use shall also require site plan approval, all part of the same thing and all done simultaneously. F. Iaconetti inquires if the agenda should say Special Permit and Site Plan review. D. Herrick reads the new change of use code. K. Dow refers to section K and asks if it is General Retail. D. Herrick clarifies it used to be a hair salon and will now be a bakery and retail. K. Dow conveys that the terms of the original permit can carry over if the code enforcement officer deems they are in full compliance. E. Reis confirms there was no special use permit, the new code requires it to have a special use permit now. K. Dow notes the application is low impact, will need to go to County, will need a Public Hearing, and a site plan in connection with it. B. Gaylord confirms sending to County. K. Dow adds all special use permits within 500 feet of a State road are required to go to CCPB. He notes the EAF is completed, adding it is either unlisted or a type 2 action, minimal.

Motion made by L. Ponter to send the application to County for review, seconded by L. Korda. L. Ponter-aye, L. Korda-aye, F. Iaconetti-aye, B. Gaylord-aye, D. Herrick-aye: Approved by all

2) E. Goehler represents Pete Wallin. L. Korda asks the location of the building and if the work is being done to the beige building on the property. E. Reis confirms the building. F. Iaconetti inquires about the maps and the drawings, clarifying the drawings have been updated to show the layout of the rooms and the spaces, shows 4 parking spaces and some landscaping. The only thing he would mention that it did not indicate parking spaces at a minimum of 10' from the side lot line as zoning requires.

Motion made by F. Iaconetti to send the application to County for review, seconded by L. Ponter. L. Ponter-aye, L. Korda-aye, B. Gaylord-aye, D. Herrick-aye: Approved by all

Motion made by L. Ponter to approve the minutes, seconded by F. Iaconetti.

B. Gaylord-yes, F. Iaconetti-yes, L. Ponter-aye, L. Korda-aye D. Herrick-aye: Approved by all

ADJOURNMENT: 8:11 p.m.

Meetings are being held through Webex as per state government regulations due to the pandemic.

Respectfully submitted,
Patricia DeLong