

**VILLAGE OF CHATHAM
PLANNING BOARD MEETING
OCTOBER 26, 2020
7:30 P.M.
MINUTES**

Call to Order at 7:31 p.m.

Present: Chairman D. Herrick; Members L. Korda, B. Gaylord, F. Iaconetti; Building Inspector E. Reis; Village Deputy Clerk P. DeLong; Christopher Knable, Peter Wallin, Ed Goehler, Amber McPhail and Thomas Crowell for Chat Brew, LLC.

- 1) Application # 2020-081: 15 Dardess Drive, Chatham, NY; Christopher Knable, Applicant; Application/Special Permit/Change of Use - *Approved***
- 2) Application # 2020-172: 59 Church Street, Chatham, NY; Peter Wallin, Applicant; Application/Site Plan for Two-Family Dwelling - *Approved*.**
- 3) Application: 2 Line Street, Chatham, NY; Amber McPhail, Applicant; Application/Lot Line Adjustment - *Tabled to next meeting on November 23, 2020 for Public Hearing*.**
- 4) Application # 2020-163: 59 Main Street, Chatham, NY; Chat Brew, LLC, Applicant; Application/Commercial/Historic Over zone. - *Approved*.**
- 5) Approve Minutes from September 28, 2020 Meeting - *Approved*.**

Other Business:

1. None

1) C. Knable sits with the Board. D. Herrick verifies the application with the applicant. C. Knable explains that it is a limited use bakery with a display counter, use will mainly be baking with wholesale for the customers. D. Herrick reads the letter from CCPB stating that there is no significant county-wide impact. L. Korda asks that the trash and the deliveries in the back be added to the motion. D. Herrick explains the process of getting the application approved to C. Knable.

Motion made by F. Iaconetti to open the meeting to Public Comment, seconded by L. Korda.

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

No comments are made.

Motion made by F. Iaconetti to close the Public Comment, seconded by B. Gaylord.

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

Motion made by F. Iaconetti that the Planning Board approve application 2020-081 Special Use Permit/Change of Use of an existing commercial space for the development of a commercial

bakery and retail sale at 15 Dardess Drive which includes the installation of an illuminated sign that shall be 30 square feet or less in size, seconded by B. Gaylord.

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

2) E. Goehler and Pete Wallin sit with the board. D. Herrick asks if there are any questions from the Board. F. Iaconetti asks if the drawings they are looking at are related to the previous application and not relevant to the current application. E. Goehler states that they are similar but not much different. E. Goehler, F. Iaconetti, and D. Herrick discuss that dates on the drawings. F. Iaconetti makes an observation that they will open walls up and make it to code, but the building is not different in shape and a difference in the parking. He also suggests that when the Planning Board approves that they have clear documents showing the overlap from the previous plans since they are slightly different. D. Herrick references the site plan noting the layout of the ground floor. F. Iaconetti observes that the drawings do not match, and the drawings provided for the reapplication are not dated. He adds that the plans need to be clarified and looked at in terms of the new code, electrical and the layout of toilets may not be much of an issue, need to be clear about the parking and the landscape buffer. E. Goehler confirms the set back of 10' for the parking spaces. D. Herrick observes that the plans do not show the overall of the property, where the building is located on and connected to the property with the garage and asks about the parking for the garage. E. Goehler explains that the garage is 80 to 90' from the building with the whole right side of the lot being for parking. D. Herrick asks about the overlap. E. Goehler explains he does not have the 2012 plans to look at adding that he had dedicated as much parking as he could for both in the space, about 120 feet. D. Herrick notes the building is in the back corner. E. Goehler confirms it is in the back-right corner almost to the line. L. Korda observes that the drawings do not show where the building is on the property. F. Iaconetti notes the existing building, changing it into dwelling units, clear parking on the lot line on the side, and reads the letter from the CCPB noting there is no significant county wide impact, adding that the CPPB felt that a site plan showing the entire parcel with all the existing structures, access, parking, and legible notes for the Village. His feeling is the approve being converted into dwelling units with 4 parking spaces and not ignore what County suggested for the application so the applicant can start renovation but with no C of O issued until the site plan is provided. D. Herrick notes the spaces reserved for parking on the site plan. E. Goehler confirms there will be spaces for commercial and residential. F. Iaconetti adds the applicant will need to identify the parking associated with the dwelling units. P. Wallin confirms there is a map of the property, he may have a change the buffer but will show the 4 parking spaces at the end. D. Herrick adds that they need to designate the parking reserved for the apartments, possibly with signs or marking on pavement. P. Wallin confirms they will do this.

Motion made by F. Iaconetti to open the meeting to Public Comment, seconded by B. Gaylord

F. Iaconetti-aye, B. Gaylord-aye, L. Korda-aye, D. Herrick-aye

No comments are made.

Motion made L. Korda to close Public Comment, seconded by B. Gaylord

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

Motion made by F. Iaconetti that the Planning Board approve application 2020-172 Site Plan for the conversion of and existing structure at 59 Church Street into two dwelling units and a storage area. The approval being based on the recently submitted four drawings and not on the previously submitted drawings that had been approved on August 17, 2009. As for the CCPB comment, I recommend that the applicant provide a site plan drawn to scale with the detailed information suggested to the Planning Board prior to the Building Inspector issuing the C of O, seconded by B. Gaylord

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

3) A. McPhail sits with the Board. F. Iaconetti observes that there were two different surveys submitted, with the second survey not indicating any revisions. A. McPhail states that the map with the stamp is correct. F. Iaconetti identifies the parcels marked as parcel 1 and parcel 2. A. McPhail explains the survey identifying the square footage for the property, the existing house, the driveway and how the topography, a natural slope breaks up the property creating a boundary on all sides. D. Herrick refers to the map. A. McPhail explains that the property is still an L-shape, just smaller. L. Korda and D. Herrick observe the difference in the maps, a 2500 sq. foot difference. A. McPhail explains the size of the two parcels. F. Iaconetti explains the original lot size is 10,000 square feet, how the local law changed in 2019 reducing the size of a single-family dwelling lot to 7,500 square feet, adding the surveyor revised parcel 1 so it meets zoning requirements and parcel 2 is larger. L. Korda asks about setback on the lot with the house. F. Iaconetti explains there is no difference. He quotes article 3, noting that the existing lot is not diminished and not smaller than the required lot size. D. Herrick asks if there are any questions from the public.

F. Iaconetti states he would like it on the record that the Planning Board reviewed the parcel and it meets the requirements of article 3.

D. Herrick states he sees no errors to be approved. F. Iaconetti states that the job was done accurately within the Village Zoning and there is no subdivision law in the Village of Chatham, adding he can only assume the Planning Board will see more of this. F. Iaconetti states the map will need to go to County. E. Reis explains the submission process and NYS law as A. McPhail has several questions. F. Iaconetti suggests that the application noticee say subdivision and not lot line adjustment.

Motion made by F. Iaconetti to table the application for 30 days for Public Hearing, seconded by L. Korda.

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

4) T. Crowell sits with the board. He explains the area they will be extending. D. Herrick confirms that they are just making their outdoor area longer. L. Korda and D. Herrick discuss the drawing. T. Crowell explains that they are replacing the current temporary tent with a structure. F. Iaconetti states that there is no signature on the application, adding these are legal documents that need to be completed and it does not mention a site plan review. E. Reis explains this application only falls under Historic Over zone review. F. Iaconetti reiterates her statement. He references the short EAP application and reads number 3, asking about the full acreage of the property and the entire site, while the only part he sees filled in is for the disturbed area. He continues, back to the original site and question number 17 regarding storm

water. He voices concerns over the flow to adjacent properties as the current roof drains onto the adjacent Village property. T. Crowell explains that the building is 2400 square feet, less than 1/10th of an acre. L. Korda clarifies the area is where the outdoor tables are. F. Iaconetti asks if it will be appropriate during the winter months. T. Crowell states there will be a temporary panel inserted into the space. F. Iaconetti asks about previous years and voices concern over snow and ice falling onto cars in the parking lot. T. Crowell explains that in the past it has not been a problem as the snow falls between the building and the bollards and does not have a lot of velocity. F. Iaconetti states this is a potential liability for the Village and asks if he had it previously approved for his drip edge to be on Village property. T. Crowell adds that the snow is normally plowed toward the building, so there are snowbanks. B. Gaylord asks if they are adding to the roof. T. Crowell replies that they are just extending the overhang by the door. L. Korda clarifies this is the spot where the 2 tables are currently. F. Iaconetti states that the drawing indicates this is a new addition. T. Crowell refers to the drawing and the new area. B. Gaylord voices concern that this extension may create a boundary that pushes traffic out into the parking lot. T. Crowell confirms that they shovel two to three foot paths through the snow banks. D. Herrick and F. Iaconetti discuss the current tent and how the extension will match what is currently there. T. Crowell confirms they are correct.

Motion made by F. Iaconetti to approve the extension of the existing structure along the east side of the building as shown on the drawing, seconded by B. Gaylord.

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

Motion made by F. Iaconetti to approve the minutes from September 28, 2020, seconded by B. Gaylord.

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

ADJOURNMENT: 8:39 p.m.

Respectfully submitted,
Patricia DeLong