

VILLAGE OF CHATHAM  
**PLANNING BOARD MEETING**  
**And PUBLIC HEARING**

Tracy Memorial Hall  
77 Main Street, Chatham, NY 12037  
**Monday, September 26, 2022; 7:00pm**

**MINUTES**

**Present:** *Members D. Herrick, F. Iaconetti, J. Sesma; Village Attorney K. Dow; Village Clerk D. Kelleher; Village Deputy Clerk S. Davis; Board of Trustee Liaison K. Schassler; Mayor J. Howe; 15 Dardess Drive Property Manager M. Colvin.*

*Motion to elect D. Herrick temporary Chair in place of absent Planning Board Chairperson B. Gaylord made by F. Iaconetti, seconded by J. Sesma. Approved by all.*

**Call To Order Regular Meeting, and Open Public Hearing (Corey Bacon Pizzeria):** 7:01 pm by D. Herrick.

**Close Public Hearing (Corey Bacon Pizzeria):** *Noting no attendance by the public, motion to close the hearing made by F. Iaconetti. Motion seconded by J. Sesma. Approved by all at 7:04pm.*

Old Business:

**1. Application #2022-165; Tax Map #66.17-1-2.111 and 66.17-1-2.112, 15 Dardess Drive, Chatham, NY 12037; (Section 110, Attachment 1, Table of Use, Special Use Permit required for restaurant (pizzeria). Corey Bacon's Pizza.** *Motion made by F. Iaconetti to **APPROVE** Special Use permit for a pizza restaurant and the installation of an exterior attached sign. This approval is based on the application for building/use permit dated 7.24.22, the Short environmental assessment form dated 7.24.22, the building/use permit for the installation of an attached internally illuminated channel letter sign, the response from the Columbia County Planning Board dated September 20, 2022 (read aloud by D. Herrick), and based on the Planning Board consideration of the existence of the nearby agricultural district #10, and that the application shall have no impact. Motion seconded by J. Sesma. **APPROVED by all.***

New Business:

**2. Application #2022-187; Tax Map #66.17-1-2.111 and 66.17-1-2.112, 15 Dardess Drive, Chatham, NY 12037; (Table of Use Section 110-1) Special Use Permit required for service business (cleaners); Greenz Cleaners.** *Location of business is between martial Arts and pizzeria. Building permit application needs to indicate Business/Industrial, and "sign" should also be selected as some sign information was included. The sign information needs to include the size (square footage), date, colors, material of sign, and if it will be illuminated. Special Use Permit application needs to be signed by applicant pg.2. Short Environmental Assessment Form description of project should be revised to indicate exterior also as a sign is exterior. PB member F. Iaconetti asks about interior, Property Manager M. Colvin indicates there will be washer/dryer at the front but it is not designed yet. Attorney K. Dow reminds the Board that the interior stuff is for the building department unless it has exterior impact. D. Herrick read aloud the response from the Chatham Fire Department and specifically notes the venting of the dryer and is important to the CFD due to high percentage of fires in laundromats connected to venting. M. Colvin is aware that proper venting is necessary and has licensed engineer designing the venting. There will not be dry cleaning done on site, no dry cleaning chemicals. Patrons can pick up their clothing from this site. Mayor J. Howe adds that he is also with the fire department and he reads every one of the responses, and the CFD always defers to the Building inspector as long as it meets the NYS*

*Fire and Building code. Attorney K. Dow does agree that since the approval would be based in part on what is written there should be the applicant should submit in writing that there will be no dry cleaning chemicals on premises. Motion by F. Iaconetti to classify as Type 2 action under SEQR, as it is a re-use of residential or commercial structure. Type 2, therefore no further action needed. Motion seconded by J. Sesma. Classification approved by all.*

*M. Colvin will speak with business owner and have him come in and complete the application detail, including the sign. In the meantime the design of the space will be completed and all of the specs will be provided as well.*

*Application tabled (no motion needed), Public hearing to be set for next month, application sent to County planning Board, and notification sent to agricultural property owner.*

#### Other Business/Recommendations for ZBA:

**3. Application #2022-111; Tax Map #66.17-1-2.111 and 66.17-1-2.112, 15 Dardess Drive, Chatham, NY 12037; (Section 110, Attachment 1, Table of Use, Special Use Permit required for club, health, fitness) Martial Arts business – special use and changing entrance.** *Noted for the file/record, the receipt of CCPB response and recommendation letter. Motion made by F. Iaconetti, that based on letter from CCPB dated 9/20/2022, and with consideration of the existence of the nearby Agricultural District #10, the Village of Chatham APPROVE application #2022-111, 15 Dardess Drive, Chatham, NY 12037. Motion seconded by J. Sesma. APPROVED by all.*

**4. Submitted for recommendation by the Planning Board to the Zoning Board: Application #2022-139: Tax Map #66.5-1-24; 48 Center Street, Chatham, NY. (Section 110-26, Variance required for 8ft fence); 8' high privacy and deer exclusion fencing.** *The Village of Chatham Planning Board has reviewed the application 2022-139 which was forwarded by the ZBA. The planning Board has noted there are no details for any of the various fencing combinations being proposed. This is particularly concerning with the cedar fence as it is closest to the street and for a substantial portion of it is located in the front yard which is supposed to be 4-feet in height with at least 35% of the surface open and, as with all fencing, the most pleasant/decorative side facing the adjacent property. We recommend you approve of the wire deer fence portions of the fencing as indicated on the drawing. In all the other locations that are indicating a 7-foot or 8-foot height cedar fencing, we recommend that the ZBA grant only the variances needed for a 6-foot height fence, with the best side facing Center Street. If the applicant wishes additional privacy there are adequate locations for deer resistant trees and shrubs.*

**5. Annual training requirement:** 4-hours of training and submission of certificates – Reminder to complete the required training and to file the certificate of completion with the Village Clerk. *Members of the Board inquired about training available through Columbia County that might qualify as required training. Land Conservancy used to offer some. Clerk will investigate.*

**Other Public Comments:** *F. Iaconetti remarks about a few projects/applications including Crandell Theatre lumens report, 1 Railroad Ave painting being done now, the old Village Restaurant trim being painted, Morris Memorial change in use and sign, and the expiration of temporary fence allowed at Depot Square 1-year ago.*

**Approve Minutes:** August 22, 2022. *So moved by J. Sesma, seconded by F. Iaconetti, and approved by all.*

**Adjournment:** *Meeting adjourned at 8:19pm by D. Herrick.*

**Next Planning Board meeting:** October 24, 2022; 7:00pm

Respectfully submitted,  
Desiree Kelleher  
Village Clerk