

VILLAGE OF CHATHAM
PLANNING BOARD MEETING

Tracy Memorial Hall
77 Main Street, Chatham, NY 12037
Monday, January 23, 2023; 7:00pm

MINUTES

Call To Order Regular Meeting: 7:00 pm by B. Gaylord

Present: Chairman B. Gaylord; Members D. Herrick, J. Sesma; Village Clerk D. Kelleher; Deputy Clerk S. Davis; Attorney K. Dow; Applicants R. Robertson (Greenz Cleaners), A. Didio (Taconic Engineering/Shaker Museum), Pat Boni (Saxton Signs/Community Bank). **Not present:** Members L. Korda and F. Iaconetti; Morris Memorial applicant.

Old Business:

1. 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**. B. Gaylord read aloud the letter of recommendation supplied by the Columbia County Planning Board. The Board noted that the proof of Agricultural notification had been supplied by the Applicant. *Motion made by D. Herrick to approve the application and to limit the hours of operation to 5:00 am to 12:00 am. Seconded by J. Sesma and approved by all.*

2. Application #2022-171; Tax Map #66.10-1-2, 21 Park Row, Chatham, NY 12037; (Section 110-49) Historic Review for Sign and 110 Table 1 Site Plan required for Nursery School; **Chatham Preschool**. (Public Hearing was waived. Application was submitted to and on CCPB agenda for Tuesday, January 17, 2023). Applicant not present. *Motion to Table application by D. Herrick, seconded by J. Sesma. Approved by all. Application Tabled.*

New Business:

3. Application #2022-203; Tax Map #66.9-2-10.112; 5 Depot Square, Chatham, NY 12037; (Section 110-50) Historic Review for replacement of signs; **Community Bank**. *Applicant is replacing in kind, the 3 existing signs. No change in size, location, or configuration. Changing only color. Existing signs were made to look like wood carved signs which simulated the old railroad station signs. The existing variance for 3 signs instead of 2 signs carries forward with the building. Historic over zone criteria would have previously been reviewed and approved for the existing 3 signs. Attorney K. Dow read the review standards for historic over zone and the Board agreed that the criteria is met. Applications for signs do not need to go to CCPB.*

Motion made by J. Sesma to approve the application #2022-203, based on the application documents submitted, with a change to the sign facing the RR tracks which includes removal of the white lower portion of the sign including the listing of hours, leaving the entirely orange background and the "Community Bank" logo located in the center. Revisions were indicated on the original colored rendering of the RR track facing sign, dated 1/23/23, and initialed by applicant. Applicant will follow with a revised rendering to be included with the application. Motion seconded by D. Herrick. Approved by all.

4. Application # 2019-092A; Tax Map 66.6-1-29 and 66.6-1-30: 5 Austerlitz Street, Chatham, NY; **Shaker Museum;** (Table 110-1 Civic Building Site Plan required, and Section 110-49 Historic Review). (Original application 2019-092 was approved by the Planning Board on February 22, 2021, and a 1-year approval extension was granted on January 31, 2022).

K. Dow: There is a general rule about following administrative decisions by an executive board. The determination of an administrative agency which neither adheres to its own prior precedent nor indicates its reason for reaching a different result on essentially the same facts is arbitrary and capricious.

A. Didio gave a brief overview of the project. D. Herrick asked if anything on the plan has changed since it was approved. A. Didio replied that nothing on the plan has changed. D. Herrick asked why the project is taking longer than originally planned, and A. Didio indicated that increased project cost and fund raising was largely the cause of delay.

Public hearing is not required for a site plan review. Motion by D. Herrick to follow protocol and forward the application to CCPB for review because it is near a County/State road. Motion seconded by J. Sesma. Approved by all to send to CCPB.

Other Business/Recommendations for ZBA:

Referral letter from PB to ZBA for:

Application #2022-200: Tax Map #66.6-2-10; 3 Prospect Street, Chatham, NY. (Section 110-31B, variance for mobile home as temporary dwelling in front yard for 1 year). *K. Dow noted that this application has already been approved by the ZBA. There was not a PB meeting in December otherwise it would have been a referral prior to approval.*

Reminder - Annual 4-hour training requirement: complete the required training and to file the certificate of completion with the Village Clerk. *NYPF Conference is being held April 16th-18th in Saratoga at the Saratoga Hilton. Members are encouraged to register and submit the registration forms to the Clerk to submit with payment to NYPF.*

Housekeeping – Request for the chairperson reiterate the “list” of missing/still needed items at the end of an initial application discussion. Bullet points for what the applicant needs to do next.

Other Public Comments: *None*

Approve Minutes: November 28, 2022. (No meeting held in December 2022). *Motion to approve the minutes with a correction changing the word “you” to “Planning Board” made by D. Herrick, seconded by J. Sesma. Approved by all.*

Adjournment: *Motion to adjourn made by D. Herrick, seconded by J. Sesma. Approved by all at 7:37 pm.*

Next Planning Board meeting: February 27, 2023; 7:00pm.

Respectfully submitted by:

*Desiree Kelleher,
Village Clerk
(01/31/23)*