

VILLAGE OF CHATHAM
Tracy Memorial Hall
77 Main Street, Chatham, NY 12037

PLANNING BOARD MEETING
Monday, May 22, 2023; 7:00pm

MINUTES

Call To Order Regular Meeting: 7:00 pm by Deputy Chair, F. Iaconetti

Present: Deputy Chair F. Iaconetti; Members J. Sesma, L. Korda; Attorney K. Dow; Clerk D. Kelleher; Deputy Clerk S. Davis; Trustee K. Schassler; M. Gray, 15 Center St.; B. Gable, 15 Center St.; R. Davis, Herrington's Representative; M. Bonadonna, Conklin Architecture; M. Buono, PLS, 94 Center St.; L. Oberon, 94 Center St.; E. Fallon 40 High St.

Old Business:

- 1. Application #2023-020; Tax Map #66.6-1-21**, 15 Center Street, Chatham, NY 12037; (Section 110-49) Historic Review for change in paint color (Exterior of building Ben Moore #441 Alligator Alley, and Trim Ben Moore #HC105 Rockport Grey). There is no change in sign. *F. Iaconetti confirmed paint colors and verified that there will be no change to the sign. Applicant told the Board that the rebuilt porch would be painted entirely in the existing colors. F. Iaconetti asked the Applicant to fill in missing information on the application, which he did. J. Sesma made a motion that the Village of Chatham approve Application #2023-020; Tax Map #66.6-1-21, 15 Center Street, Chatham, NY 12037. This approval is to paint the exterior of the building. The approval does not include painting the sign which shall remain as it is, both in appearance and location after the building has been painted. This approval is based on the following:*
 - I. Application for building/use permit dated 4/24/2023 with additional information, dated 4/23/2023, submitted by M. Gray.*
 - II. Application for site plan review submitted by M. Gray, dated 5/22/2023*
 - III. Short Environmental Assessment Form dated 3/24/2023, submitted by M. Gray.*
 - IV. The Benjamin Moore paint chips: #441 Alligator Alley (body of building) and #HC 105 Rockport Grey (trim of building)**Motion seconded by L. Korda, approved by all.*

- 2. Application #2023-027; Tax Map #66.09—01-42.1, 66.09-01-42.2, 66.09-1-01-56, 66.09-01-61.1;** Ed Herrington, Inc.; 6 Depot Sq., Chatham, NY 12037; (LL 2019-2 Site Plan Review, Section 110-15C (3) (4) (5) Historic Review, and change to structure & accessory structure/addition). *General discussion regarding the dimensions, paint color, lighting of the new construction. J. Sesma inquired about the proposed changes to the loading dock. M. Bonadonna responded that the new portion will be covered by a roof, which he then demonstrated to the Board on the side elevation plan. General discussion regarding building schedule. F. Iaconetti made a motion that the Village of Chatham Planning Board approve application #2023-027, Tax Map #66.09—01-42.1, 66.09-01-42.2, 66.09-1-01-56, 66.09-01-61.1; Ed Herrington, Inc.; 6 Depot St., Chatham, NY 12037. This approval is for the demolition of a*

portion of the existing 570 sq. ft. building, and the construction of a new and larger 1431 sq. ft. addition to the remaining existing building. This approval is based on the following:

- I. Application for building/use permit dated 4/10/2023, submitted by R. Herrington.
- II. Application for site plan review submitted by R. Herrington.
- III. Short Environmental Assessment Form dated 4/21/2023, submitted by K. Conklin.
- IV. The following drawings/sheets included with the application submittal:
 - a. Survey of property of M.A.H., LLC by Daniel Russell, PLS dated 10/6/2022.
 - b. Overall site plan C101 and enlarged site plan C102 by the Conklin Architecture, both dated 4/4/2023.
 - c. Overall site plan A001, enlarged site plan A002, Exterior elevations A201, Exterior elevations A202, all dated 5/22/2023.

Motion seconded by J. Sesma, approved by all.

2(a). Application #2023-027A (New Application for Fence height variance pending review by ZBA) F. Iaconetti noted that, because the fence was located in the Historic Overzone, the Planning Board must make a ruling and that the submitted drawings indicated where the fence had already been installed, prior to review by the Planning Board. Applicant pointed out the location of the fence on the plans. General discussion regarding the color of the fence (black), and the possibility/feasibility of using plants to cover the fence. Applicant apologized for the oversight of erecting the fence prior to Board approval, citing a miscommunication between applicant and fence contractor. F. Iaconetti made a motion to approve Application #2023-027A, associated with Application 2023-027 at 6 Depot Sq., Chatham, NY 12037. This approval is for an already installed seven (7) ft. in height, black vinyl chain link fence. This approval is based on all of the information (forms, survey, drawing/sheets) provided with Application 2023-027. Motion seconded by L. Korda, approved by all.

New Business:

3. **Application #2023-046: Tax Map #66.9-2-15;** 34 Hudson Ave., Chatham, NY 12037; (Section 110-49 Historic Review for Artwork on Building) Murals on Front of building. Applicant not present. F. Iaconetti made a motion to **table the application**. Motion seconded by L. Korda, approved by all.
4. **Subdivision/ Lot Line Adjustment:** 94 Center Street, Chatham NY 12037. Applicant L. Oberon stated her desire to cede a portion of her property to her neighbor and then M. Bowes gave a brief overview of the size and location of the proposed lot line adjustment. General discussion regarding the requirements involved. Village Attorney K. Dow stated that according to State law, the Village has the authority to review. F. Iaconetti made a motion that the Village of Chatham Planning Board classifies the lot line adjustment between parcels of Lola Oberon, 94 Center St., Chatham, NY 12037 and that of Christopher D. Link and Elizabeth M. Link as a Type 2 SEQR. This determination is based on Short Environmental Assessment form submitted by Lola Oberon, dated 5/9/2023 and the survey of the proposed boundary line adjustment, property of Lola Oberon done by Matthew J. Bowes, PLS, dated 5/8/2023. The motion was seconded by L. Korda. Approved by all.

Other Business/Recommendations for ZBA:

Referral letter from PB to ZBA: TENTATIVE, PENDING ZBA REVIEW

- A. **Application #2023-037; Tax Map #66.9-3-9;** Chatham Central School District, 50 Woodbridge Ave., Chatham, NY 12037. (Section 110-36D and Section 110-39, variance for size and flashing/moving sign).

The Planning Board recommends the ZBA approval of the sign for size and flashing/moving of the proposed sign, with conditions. Recommends the same sign size, orientation and location. Recommends clarification of the size of the sign for proper variance issuance. The Planning Board does share concerns that flashing and animated transition signs could be a distraction. PB recommends static image slides. Recommends that the time(s) of day message changes may occur (not during peak school traffic times), parameters for the duration of each message, and frequency of message changes be addressed to eliminate safety concerns. It was noted by this board that the sign is NOT 4'Hx 8'W, but when measured as noted in the zoning it is 8'3"H x 8'W, resulting in a double faced sign of a total of 132 sq ft.

- B. **Application #2023-027A; Tax Map #66.9-2-10-200;** Ed Herrington's, Inc., 6 Depot Square, Chatham, NY 12037. (Height of fence is 7ft. – 6ft. allowed in side yard) Fence is already installed.

Iaconetti made a motion that the Planning Board recommends that the Zoning Board of Appeals approve of the height variance for the currently installed seven (7) ft. height black vinyl chain link fence. Motion seconded by L. Korda, approved by all.

- C. **Application#2023-050; Tax Map #66.10-3-36;** 40 High St., Chatham, NY 12037. (Local Law 2-2019: Density Control – Front Yard Variance Required; to construct a small building addition for an existing 2.5 story residence.)

F. Iaconetti made a motion that the Planning Board recommends that the Zoning Board of Appeals approve of the front yard variance. Motion seconded by L. Korda, approved by all.

Other Public Comments: None

Approve Minutes: April 24, 2023 PB meeting. *Motion to approve the minutes made by J. Sesma, seconded by L. Korda. Approved by all.*

Adjournment: *Meeting adjourned by F. Iaconetti at 8:17 pm.*

Next Planning Board meeting: June 26, 2023; 7:00pm.

Respectfully submitted,
Desiree Kelleher
Village Clerk