

PLANNING BOARD MEETING AGENDA

With Public Hearings

Monday, March 25, 2024; 7:00pm

Call To Order Regular Meeting:

Present:

Open Public Hearing for:

Application # 2024-013: Tax Map #66.17-1-2.112; Marsha Clarke (Property owner: Peter Pavlini), 15 Dardess Drive, Suite 3B, Chatham, NY 12037; Zoning Code Ch. 110, Table 1, Table of Use – To allow a clothing/retail store in vacant space in between Karate and Bacon’s Pizza. Special Use required, and signage is included.

Open Public Hearing for:

Application # 2024-015: Tax Map #66.13-2-43; Zvi Cohen; 116 Hudson Ave, Chatham, NY 12037; Zoning Code Ch. 110-15C(5): Accessory uses or structures used in connection with principal structure or use (which is) subject to site plan review shall be subject to the same approval requirements as the principal structure or use, unless otherwise specified in this chapter. Adding an outdoor freezer for existing restaurant/bakery.

Old Business:

2. Application # 2024-013: Tax Map #66.17-1-2.112; Marsha Clarke (Property owner: Peter Pavlini), 15 Dardess Drive, Suite 3B, Chatham, NY 12037; Zoning Code Ch. 110, Table 1, Table of Use – To allow a clothing/retail store in vacant space in between Karate and Bacon’s Pizza. Special Use required, and signage is included. (Was sent to CCPB)

3. Application # 2024-015: Tax Map #66.13-2-43; Zvi Cohen; 116 Hudson Ave, Chatham, NY 12037; Zoning Code Ch. 110-15C(5): Accessory uses or structures used in connection with principal structure or use (which is) subject to site plan review shall be subject to the same approval requirements as the principal structure or use, unless otherwise specified in this chapter. Adding an outdoor freezer for existing restaurant/bakery. (Was sent to CCPB)

4. Application # 2024-011: Tax Map #66.10-1-8.100; AG Carpentry, Inc. (owner - Rogowski, LLC), 30-34A Main Street, Chatham, NY 12037; Zoning Code Ch.110-50 Historic Review – moving the existing door and the small glass pane to the left a few feet, if you are facing the building from the street, and add a second small glass pane on the other side of the door to match the existing one. The large existing 6-foot glass pane window is to be moved to the right, if you are facing the building from the road only, per plans attached. (Applicant will return with a new application for any other changes such as construction, color, alteration, repair, demolition, and signage to the exterior of the building). (Not sent to CCPB, not set for PH)

5. Application # 2024-012: Tax Map #66.10-1-8.100; AG Carpentry, Inc., (owner-Rogowski, LLC), 30 Main Street, Chatham, NY 12037; Zoning Code Ch.110, Table 1, Table of Use - Service Business requires Site Plan Review for a non-retail Art Studio and move a wall (interior renovations only to comply to all NYS Building, Uniform, and Energy Codes). The previous use for the basement location, in the rear of the building, was storage. (Was sent to CCPB, was not set for PH)

6. Application # 2024-006: Tax Map #66.9-1-57; Jack Shear, 4 Depot Square, Chatham, NY 12037; Zoning Code Ch. 110-49 Historic Review for fence located in side yard per 110 Table 2, 0-ft set-back in C1 and 110-5 Front Yard def. (Tentative - Was sent to CCPB)

New Business: None.

Other Public Comments:

Approve Minutes: February 26, 2024 PB meeting.

Adjournment:

Next Planning Board meeting: April 22, 2024; 7:00pm.

(Rev. 03/21/24)

Meeting Place

Tracy Memorial Village Hall, 77 Main St, Chatham, NY 12037.