

**VILLAGE OF CHATHAM
PLANNING BOARD HEARING**

June 20, 2011

Draft

Board Present:

Peter Minahan
Dan Herrick
Aaron Gaylord
Stephen Piazza

Public Present:

Theresa C. Vining
Al Wassenhov
Joan Wassenhov
Kathy Stumph
Steve Gilger
Keith Knudsen
Paul Calcagno
Tom Curran
Lael Locke
Emilia Teasdale
Mitchell Khosrova
Peter Lynch
Chuck Chisholm
Michael Tucker
Kenneth Segel
Melissa Auconpough
Dan Tuczynski
Bill Better
Robert Lagonia
Doug Clark
Cheryl Roberts
Joanne Del Rossi
Edgar Acevedo

Call to order: The Village of Chatham Planning Board Hearing of June 20, 2011 was called to order at 7:30 PM by Chairman Dan Herrick.

Application #11-007, 9 Main Street, Nikki Carchedi, Applicant

Change of use – retail to office

Ms. Carchedi was not in attendance. Her application was tabled.

Application # 10-040, Proposed Price Chopper Project, Schuyler Companies, Applicant

Chairman Herrick addressed the large crowd in the upstairs hall of the Tracy Memorial, stating that the acoustics were challenging. He asked the speakers to address the Planning Board and to state their name and residence.

Mitchell Khosrova, Attorney for the Schuyler Companies and the Chatham Associates, L.P. was the first to speak. He gave an overview of the process of developing a new

LEED Certified 45,476 square foot Price Chopper Supermarket with attendant parking and site improvements.

Michael Tucker from Infinigy Engineering presented the proposed store site plan. The site has a single point of access from Route 66.

Chuck Chisholm a Price Chopper representative spoke about the berm and screening walls landscaped with mature plants.

Planning Board members asked questions and the Schuyler representatives discussed issues about the landscaping plans, the proposed connection to the existing store, creating a pedestrian sidewalk connection and the subdivision of the 21 acre piece, with no other options on the other acres. Discussions on the sidewalk, streams and wet lands continued. Questions about the proposed 35 new jobs at the Price Chopper, the replacement of an out moded store with new service departments doubling the size of the old store with an LEED certified store were discussed. The project has been in the planning for 3 years, with discussion with both the Schuyler Companies and Hampshire.

Peter Lynch gave an overview of the document provided to the Planning Board.. Four different entities will need to approve the project:

- The Planning Board of the Village of Chatham
- The Village of Chatham Board of Trustees
- The Planning Board of the Town of Ghent
- The ZBA of the Town of Ghent

Mr. Lynch asked that the Town of Ghent be the lead SEQRA agency.

Chairman Herrick opened up the Public Hearing to comments.

- Attorney Bill Better stated that “It strikes me as disturbing “that the Village Planning Board will give the town of Ghent the lead agency on the SEQRA. “You have more to loose.” Both Attorney Dan Tuczinski and Doug Clark discussed their plans for enlarging the existing Price Chopper at the Chatham Plaza. Mr. Clark stated that “the greenest building is the one you don’t have to build.”
- Al Wassenhov, a senior member of the Board of Ethics in the Town of Ghent questioned that the Price Chopper could find a tenant at the Plaza. “We don’t need anymore black top.” He asked that the Village not relinquish the SEQRA process to the Town of Ghent.
- Kathy Stump, the President of the Chatham Business Alliance with 70 business partners, would like the Price Chopper to expand in the Plaza. She is concerned about the economic impact on the existing stores.
- Edgar Acevedo had questions about the Ghent Town Planning Board meeting on July 6.
- Keith Knudsen added that the “Best stewards for the community are the people on the Village Planning Board.”

- Robert Lagonia stated that he has been in the county with businesses for 30 years. He was concerned with the impact on the community. I think it will be hard to find new tenants. “I’m willing as a business owner to move.”
- Steve Gilger stated, “Life is not about shopping.” He questioned what happened to the Chatham Comprehensive Plan.
- Paul Calcagno owns the property across from the existing Price Chopper where perhaps a pharmacy might be built. He questioned the traffic flow around the new Price Chopper site. He questioned the moratorium on single story buildings in the Village of Chatham.

There was more discussion on the community impact and the town of Ghent to get the SEQRA review.

Chairman Herrick closed the Public Hearing and took the Village of Chatham Planning board into an Executive Session.

Fran Heaney
Secretary for the Planning Board