

**VILLAGE OF CHATHAM
PLANNING BOARD MEETING
September 19, 2011**

Board Present:

Aaron Gaylord
Dan Herrick
Peter Minahan
Stephen Piazza
Leo Ponter
Cheryl Roberts, Esq.
Patrick Prendergast

Public Present:

Call to order: The Village of Chatham Planning Board Meeting of September 19, 2011 was called to order at 7:30 PM by Chairman Dan Herrick in the Tracy Memorial Village Hall.

This represented a joint meeting in conjunction with the Town of Ghent Planning Board, The Town of Ghent Zoning Board and the Chatham Village Planning Board to consider the application from Price Chopper, and included a two hour and 20 minute Public Hearing attended by over 150, wherein approximately 40 members of the audience/community offered public comment.

1. Community Character and Water Drainage were identified as significant issues of concern.
2. Following the Public Hearing, the Chatham Village Planning Board met to discuss whether to recommend to the Ghent Planning Board, lead agency, a positive or negative SEQR declaration in the matter. Discussion followed regarding whether Price Chopper is fully addressing the problem in its entirety. A map was reviewed showing culverts, and neighborhood flooding was explored as it relates to the general and specific area; Payn Ave, the dam at Borden Pond, the neighboring bank buildings and their lots which continue to flood when we have heavy rain. It was agreed that the applicant needs to offer additional mitigation regarding the proposed site's drainage problem, as the efficacy of their proposed larger culvert is questionable. OUR *Engineer* stated that current computer models do not reflect the possibility of multiple major or "100-year" storms, as has recently occurred. The computer software that renders this is sorely outdated.

Stephen Piazza made a motion to direct the Village attorney Cheryl Roberts to create a draft letter to lead agency Town of Ghent Planning Board that we recommend they make a positive SEQR declaration based on the two specific issues of Community Character and Drainage. Peter Minahan seconded the motion. Gaylord, Herrick, Minahan, Piazza and Ponter voted in favor. The motion was passed. Cheryl Roberts will disseminate the

draft letter to the board for review and when approved, Ms. Roberts will forward the recommendation letter to the Ghent Planning Board.

Motion to adjourn: The Planning Board Meeting of Monday September 19, 2011 was adjourned at 10:33pm.

Respectfully submitted,
Carol A. Hargis, Secretary