

**VILLAGE OF CHATHAM
PLANNING BOARD MEETING
January 21, 2013
Approved Minutes**

Board Present:

Chairman Dan Herrick
Engineer
Leo Ponter
Stephen Piazza
Peter Minihan
Aaron Gaylord

Public Present:

Pat Prendergast,

Cheryl Roberts, Esq.
Mitchell Khosrova
Eric Lerner
David Birch
Mike Tucker
J. Michael Naughton
Katherine Kacojanski
Jon Tinigley
Adam Shanks
Paul Ciacgnano

Call to order: The Village of Chatham Planning Board Public Hearing of January 21, 2013 was called to order at 7:30 PM by Chairman Dan Herrick in the Tracy Memorial Village Hall.

1.) Application # 12-024, David Birch, Applicant, 2 Main St.; Site plan review for proposed ice cream parlor and sign. The Applicant stated this would be SoCo Creamery out of Great Berrington. He stated he was looking for approval to serve ice cream out of the window and for the signage. The sign would be located above the window. Pat Prendergast asked if they would be providing a bathroom for the public. The applicant said the public would not be coming into the building for ice cream, but there is a bathroom in the building if they needed one. Mr. Piazza stated he would like to see more detail on the window itself and how it would open. He also stated he felt the window is too high especially for kids to walk up to.

The Applicant stated he would be putting a double hung window in. He also stated the ice cream shop would be open seasonally, probably from April through September and the hours would most likely be from noon to 7pm. Mr. Piazza stated before approval he would like to see more detail on the window due to the character and history of the building and would like the applicant to verify the height of the window. If a child were to order would they need a stool, because that would also change the outside view and could be a tripping hazard.

The Applicant stated the look of the window would not be changed or painted. Mr. Prendergast told the applicant he should bring back a spec sheet of the window. Mr.

Ponter stated he would also like to see what the window would look like exactly. Mr. Herrick then opens the meeting up for public comment, no comments from the public. Mr. Herrick told the applicant he should bring dimensions and a catalog view of the window for next month.

2.) Application # 10-040, Chatham Associates LLC, Applicant; site plan review for proposed 45,000 sq. ft. Price Chopper supermarket in Ghent, partially in the Village of Chatham. Mr. Herrick states the public hearing is closed and the discussion is for the Board only.

Cheryl Roberts, attorney for the Village of Chatham states she has prepared a draft resolution that was requested by Chairman, Dan Herrick. Ms. Roberts then asks Mr. Minihan to state whether he has reviewed all the documents and feels he is able to vote since he has missed a lot of the meetings. Mr. Minihan states that yes he has reviewed all the documents and is able to vote. The Board then took a moment to read through the resolution each to themselves.

Ms. Roberts states the resolution outlines the project from the beginning. The majority of the project is located in Ghent, there was a public hearing held regarding two areas of real concern; the set back and the landscaping. The project is approved with conditions; encourage the landowners to try and come to a resolution over the next 18 months to connect the two plazas and if a plant dies it must be replaced within 6 months.

Mr. Gaylord made a motion to approve the resolution, seconded by Mr. Piazza, Mr. Minihan, Mr. Herrick and Mr. Ponter all voted 'aye'. Mr. Herrick makes a statement that he appreciates the effort that Price Chopper has made, even though he believes it does not fit in the location, the only thing the Board can vote on is the loading dock and therefore must vote yes. The Board all agrees. The Resolution passes.

A motion to approve the minutes of the November and December meetings was made by Mr. Piazza, seconded by Mr. Gaylord. All voted in favor.

Motion to adjourn meeting made by Mr. Piazza at 8:07, 2nd by Mr. Gaylord, all voted in favor.

Respectfully submitted,

Erin Costa, Secretary