

**VILLAGE OF CHATHAM
PLANNING BOARD MEETING
October 17, 2012
Approved Minutes with Resolution**

Board Present:

Chairman Dan Herrick
Leo Ponter
Aaron Gaylord
Stephen Piazza

Public Present:

Paul Calcagno
Adam Shanks
Eric Larner
Mitchell Khosrova
Mike Tucker
Peter Lynch
Pat Prendergast,

Engineer

Call to order: The Village of Chatham Planning Board Public Hearing of October 17, 2012 was called to order at 7:30 PM by Chairman Dan Herrick in the Tracy Memorial Village Hall.

1.) Application # 12-017, Mark Lecuyer, Applicant, 41 Railroad Ave.; site plan review for installation of new business name sign to existing building. Applicant did not appear. The Board made a motion 1st by Mr. Ponter, 2nd by Mr. Piazza to send the applicant notice if he does not appear at the next meeting he will have to reapply.

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. Peter Lynch, the attorney for Price Chopper began by submitting a packet of renderings per the Boards request and asking that the application be deemed complete and the public hearing be scheduled for next month.

Mr. Lynch stated all the renderings are to scale, and show night, winter, and truck delivery schedule with minimal increase in truck traffic. The renderings also show samples of the materials that will be used, dimensions of the current plaza along with the new Price Chopper. Mr. Herrick made a request for the next meeting that the distance be shown from the road to the current parking lot nearest to the new Price Chopper. Mr. Lynch went on to show the renderings of the existing and new tree dimensions. He also explained how the trucks will be visually screened behind the wall. Mr. Lynch then showed the renderings of the retaining wall and the tree plantings at planting, 5 and 10 years and explained there will be significant growth over the years. Mr. Piazza made a request for the next meeting to see the dimension of the pavement from the back of the building to the trees and retaining wall. Mr. Lynch explained that the view of back of the building will be the screening wall and trees, and that you will not be able to see any of the dumpsters. Mr. Lynch also pointed out the breaks in the walls and the architectural

cornices that follow the building codes of no solid walls or flat roofs without cornices.

Mr. Ponter asked if parking would be allowed in the rear of the building where the trucks would turn around and if the trucks would be fully screened behind the wall. Mr. Lynch stated that parking would not be allowed behind the building, but they would have to come back next month with the answer to trucks behind the wall. Mr. Lynch pointed out that the trees at planting and over the years will minimize the visual impact. Mr. Lynch presented the renderings during the winter months and stated that you are going to see the building without the leaves on the trees. Mr. Gaylord asked what would be done with the snow piles. Mr. Lynch stated there is a significant area in the back of the building or they would take it offsite.

Mr. Lynch presented renderings of the lighting at night. He stated that it would be a soft lighting look in the back of the building and there would be down lit lighting in the back and front of the store with 20ft poles directed towards the ground.

Mr. Lynch stated at this point they would like for the application to be deemed complete and schedule the public hearing. He stated they already have the DEC and wetlands permit, the lawsuit had been dismissed and they had abided by SEQR. Mr. Ponter asked that they bring the snow removal plans to the public hearing.

Mr. Piazza made a motion to deem the application complete, 2nd by Mr. Gaylord. All voting in favor. The public hearing was then scheduled for November 19th.

September minutes approved by motion introduced by Gaylord, 2nd Ponter. All voted in favor. Minutes were approved.

Motion to adjourn meeting made by Gaylord at 8:25, 2nd by Ponter, all voted in favor.

