

**VILLAGE OF CHATHAM
PLANNING BOARD MEETING
February 27, 2012
*Draft Minutes***

Board Present:

Chairman Dan Herrick
Peter Minahan
Emilia Teasdale
Stephen Piazza
Leo Ponter
Aaron Gaylord
Cheryl Roberts, Esq.
Pat Prendergast, Engineer for the Village

Public Present:

Mr. Doug Clark, Clark Engineering
Erin Moore, Clark Eng.
Norman Feinstein, Hampshire Co.
Dan Tuczinski, Esq.
Bill Better, Esq.
Melony Spock
Lisa Johnson
Brian Sullivan
Lenore Packet
Rochelle Bartolo
Paul Calgano
Lisa Connell
Emilia Teasdale
Mitchell Khosrova
John Porcelly
Pete Wallin, Jr.
Edward Goehler

Call to order: The Village of Chatham Planning Board Public Hearing of February 27, 2012 was called to order at 7:30 PM by Chairman Dan Herrick in the Tracy Memorial Village Hall.

Please note that a full transcript of the public hearing and comments will be available at the Village Hall when provided by the applicant.

1) Application #11-021 Chatham 2001 LLC/Hampshire Co., On behalf of Chatham 2001 LLC/Hampshire Co. Atty. Bill Better introduced the project. Following this introduction, Doug Clark, engineer for the applicant, repeated a visual and oral presentation of Hampshire Corporation's plans to modify Chatham Plaza wherein they will almost double space now leased by Price Chopper Supermarket. Erin Moore, an engineer with Clark Engineering, addressed drainage and storm water impacts of the project, using visual aids. Better and Clark reviewed one issue raised by The Columbia County Planning Board's recommendation, noting that the strip of land just south of the Hampshire lot, which is directly next to Town of Ghent land, is owned by Frances Greenberger as a right-of-way, or more specifically, a road to access his eastern farmland. Norman Feinstein, the Applicant's CEO, discussed his company's history, why they prefer Chatham Village's ambiance, and that it has been difficult to negotiate with the principals at Price Chopper Corp for a number of years.

Chairman Herrick asked for public comment.

Lael Locke felt it is the wrong time to be enlarging an already empty shopping mall. Melanie Spock asked if Hampshire will proceed even if Price Chopper builds a new store on the adjoining lot. Hampshire's reply was affirmative. Tom Curran raised a question about the accuracy of the plans calling the project a grocery store expansion. Lisa Johnson asked about the timeframe for regular upgrades to the plaza, irrespective of Price Chopper's tenancy. Hampshire responded they would eventually renovate the entire plaza. Atty. Roberts noted that site plan approval would expire in 18 months; Hampshire would have to return to the Board to renew. Emilia Teasdale asked about disruption of the store's operations during construction and was told renovations can take place while being occupied. Lenore Packet thinks it's brilliant to remodel the existing store because she does not want it to turn into a dead plaza, but wondered how the project will actually happen. Mr. Feinstein told her Mr. Golub won't converse with him about it. Paul Calgano opined that Schuyler Development Company is Price Chopper's preferred partner, and therefore in charge of what's happening in Ghent. Rochelle Bartolo recalled the September Public Hearing on Price Chopper's application to build in Ghent wherein she concluded that the public did not want it.

At 8:25 pm Public Comments ended, and the Board announced that the Public Hearing will remain open until the next meeting on March 26th at 7:30 pm in The Tracy Memorial Hall.

2) **Application #12-001, by John Porcelly** for Site Plan Review of two signs for a new business proposed at 3 Main Street. After review of appearance, signage and lighting, Mr. Piazza made a motion to approve the application. Mr. Gaylord 2nd, and Herrick, Ponter and Minahan all voted in favor, thus the motion passed. A brief discussion followed on whether a Public Hearing was required per code, and the Board felt it did not apply to a minor project such as this.

3) **Application #12-002, by Peter Wallin Sr.**, for Site Plan Review, requiring a change in use, to convert a two story building located at 59-A Church St., into 2 apartments. Discussion centered on tenant parking spaces. The applicant stated there would be no changes to the exterior; however a few windows might be moved. A normal Building Permit will apply for work to be done. Chairman Herrick asked for Public Comment. Emilia Teasdale asked about the Historical Society, who is reportedly moving out to a permanent location. Aaron Gaylord made a motion to approve the application; it was seconded by Leo Ponter. The remaining members Herrick, Minahan and Piazza voted in favor and the motion passed.

Chairman Herrick moved to approve the minutes of the December 2011 meeting, as emailed to the Board. Mr. Ponter 2nd, all in favor, none opposed. Motion passed.

The Board discussed conference and training fees, name plates for the Board, and the Secretary was directed to request \$600 be budgeted for conferences and to research the cost of the latter.

Motion to adjourn: A motion to adjourn was made by Mr. Ponter and 2nd by Chairman Herrick. All were in favor, none opposed, the meeting adjourned at 9:12 PM.

Respectfully submitted,
Carol A. Hargis, Secretary