

**VILLAGE OF CHATHAM
PLANNING BOARD MEETING
April 16, 2012
Approved Minutes with Resolution**

Board Present:

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

Public Present:

Mr. Doug Clark, Clark Engineering
Dan Tuczinski, Esq.
Sandy Knakal
Joe Iuviene
Bill Better, Esq.
Scott Wood
Mitchell Khosrova
Trevor Alford
Emilia Teasdale

Call to order: The Village of Chatham Planning Board Public Hearing of April 16, 2012 was called to order at 7:30 PM by Chairman Dan Herrick in the Tracy Memorial Village Hall.

- 1) **Application # 12-006, The Chatham Film Club, Applicant,** Crandell Theatre 46-48 Main St.; site plan review for façade restoration, new surface and paint. Board member Piazza recused himself due to being a part-time employee of the theater operating the movie projector. Board member Gaylord recused himself due to being the contractor performing the work for the applicant. Sandy Knakal presented the restoration plans. Village engineer Prendergast stated the work appears to be basic maintenance. Applicant intends to use the same color ‘salmon’ paint. Site plan review was waived and the Board requests exact paint color sample to consider at its May meeting.
- 2) **Application # 12-005, MM Works, LTD., Applicant,** 5 Austerlitz St.; Special Permit: offices for Metz Wood Insurance, plus five 2-bedroom apartments, and parking. Architect Joe Iuviene presented the proposed uses of the project, its parking, demolition updates, sprinkling system, and elevator/stairway plans. Two area variances were reviewed due to the elevator tower being two feet higher than the current allowance. Apartment living space will increase also, requiring a second variance request of 1600 sq. ft. The owner Scott Wood hopes to purchase the adjoining building, former tenant Melinda’s Consignments, owned by Ed Golden. Site drainage, landscaping was reviewed. The project actually decreases the footprint of the existing structure. The Board stated this application could move forward to the ZBA for the requested variances.
- 3) **Application #11-021 Chatham 2001 LLC/Hampshire Co., Applicant,** expansion of Chatham Plaza, located at Rt. 66 & Dardess Dr.; continuation of Public Hearing and public meeting on this issue. The Board reviewed minor changes to the Long Form EAF and the document was signed by Chairman Herrick. Attorney Roberts read aloud the Negative Declaration with two changes: the word ‘quality’ is changed to ‘quantity’, and the word ‘screen’ changed to ‘screening’. The Board made no additions to the document. The Resolution dated April 16th 2012, was read aloud by Roberts. Mr. Ponter made a motion to accept the Resolution, which was seconded by Mr. Minahan. Herrick, Piazza and Gaylord all voted ‘aye’. Chairman Herrick signed the document.

Carol Anne Hargis 5/15/12 2:47 PM

Deleted:

A letter to the Board from Ted Guterman was noted, and discussed later.

Site Plan Review was conducted. The view from the rear of the building was discussed and the Board wants it to be improved with another false parapet to dress it up and keep it contact sensitive. New renderings of this view were requested. New renderings of the new air handlers were requested, along with dumpster screening images. The plantings were reviewed at length, including specifying the exact conifer species and heights of same. Honey locust, arborvitae were considered, and Ms. Roberts recommended this component of site landscaping receive professional landscaping review. Lighting, timer controls, and hours of their operation were reviewed. Mr. Clark will provide the Board with the recommendations of the lighting company including visual details of the light fixtures.

The Board discussed the proposed sidewalk along Route 66 in front of the Plaza, the possibility of a Rail Trail being constructed in the same space as part of another project, and the pathways' fencing, width, landscaping; related easements from NYS D.O.T.. The Board concluded that a path such as a rail trail; ten foot wide with split rail fencing would be preferable and enhance the appearance of the entry to the Village. The letter from Mr. Guterman suggests that the grocery store project being considered by the Town of Ghent to be built by Golub Corporation would pay for a sidewalk in front of the Plaza if the County's pending rail trail project falls through.

Signage was discussed, and store hours of operation of less than 24 hours a day were requested. Specific details of both, considering community character, will be included in the new site plan. Also bicycle racks, & renderings including rear screening of the building should be in the next set of drawings.

A motion to approve the minutes of the March meeting was made by Leo Ponter, seconded by Pete Minahan. All voted in favor.

The next meeting of the Planning Board was scheduled for May 21, 2012.

The meeting was adjourned at 9:24pm.

Resolution No. 12-002

April 16, 2012

Village of Chatham Planning Board

WHEREAS, Hampshire Companies ("the applicant") has submitted an application for site plan approval to expand the grocery store component of its existing Chatham Retail Plaza located at Route 66 and Dardess Drive, Chatham, New York, from 43,830 square feet to 60,116 square feet (hereinafter "the Project"); and

WHEREAS, by Resolution dated March 26, 2012, the Village of Chatham Planning Board ("VPB") declared this action to be a Type I action and sought lead agency status and to coordinate project review; and

WHEREAS, by letter dated April 11, 2012 the NYSDEC, and by Resolution adopted April 12, 2012, the Village of Chatham Board of Trustees agreed to the VPB's request for lead agency status; and

WHEREAS, a public hearing on the Project was opened on February 27, 2012 and has remained open; and

WHEREAS, public comments addressed to the VPB to date have been in overwhelming support of this Project, but have consistently sought additional screening, the addition of bicycle racks and other measures to improve pedestrian access to the Project site, reduction in lighting impacts, and reduction in the number and size of associated signs; and

WHEREAS, the entire 6.3 acre site was previously disturbed during the construction of the existing Chatham Plaza leaving 4,2 acres of the site covered by pavement or buildings and no wildlife habitat on site; and

WHEREAS, the Project will increase the amount of impervious surface by 7000 square feet and the VPB's engineer has determined that measures have been proposed in the site plan to mitigate the impacts from the run off related to this additional impervious surface through improvements to the existing subsurface drainage system; and

WHEREAS, the Blinn-Pulver Farmhouse, a historic site on the National Register, is situated in close proximity to the Project site and views to and from the Farmhouse are currently not screened from the Chatham Plaza, (the Project Site); and

WHEREAS, the VPB will require the inclusion of a substantial vegetative border and other measures to screen the viewscape of the Blinn-Pulver Farmhouse from the Project; and

WHEREAS, the Village's Comprehensive Plan warns against the promotion of "strip-style" commercial sprawl as characterized by the "towns of Greenport and East Greenbush"; and

WHEREAS, authorizing the expansion of the existing retail plaza so that the bulk of the expansion occurs at the rear of the building may prevent the conversion of undeveloped land into additional strip style commercial development to meet the public's desire for additional retail space but in a manner which minimizes the visual and community character impacts to the Village; and

WHEREAS, in consultation with its engineer and lawyer, the VPB has reviewed Parts 1 and 2 I of the Long Environmental Assessment Form dated March 19, 2012 and as revised on April 16, 2012; and

WHEREAS, no potentially large impacts were identified by the VPB or its engineer; and

WHEREAS, the VPB has reviewed the Negative Declaration attached hereto,

NOW THEREFORE, the Village of Chatham Planning Board hereby:

1. Declares that it is the Lead Agency for this Project;
2. Adopts the attached Negative Declaration; and
3. Directs counsel to comply with all applicable notice requirements set forth in the regulations contained at 6 NYCRR 617.

Introduction: Leo Ponter

Seconded: Peter Minahan

Record Votes: Dan Herrick – AYE
Steven Piazza – AYE
Aaron Gaylord - AYE

Approved: Daniel Herrick, Chairman