

**VILLAGE OF CHATHAM
PLANNING BOARD MEETING
August 20, 2012
Approved Minutes with Resolution**

Board Present:

Chairman Dan Herrick
Peter Minahan
Aaron Gaylord
Cunningham
Stephen Piazza
Leo Ponter

Public Present:

James Cunningham
David Everett
Christine

Adam Shanks
Kristen Wogen
Paul Calcagno
Bill Better, Esq.
Emilia Teadale

Call to order: The Village of Chatham Planning Board Public Hearing of August 20, 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 informed the Secretary that they are not ready and will be at next months meeting.

2.) Application # 12-015, Chatham Brewing LLC, Jake Cunningham, Applicant, 17 Austerlitz St./21 River St.; site plan review to relocate. Mr. Ponter makes a motion to open the Public Hearing, 2nd by Mr. Minahan, all voting in favor. Mr. Cunningham advised the board they want to move from their current location to what was Melinda's Consignments as well as the building behind Melinda's. Mr. Cunningham states what was Melinda's would be used for a showroom and office space, and the back would be for used for brewing. The parking lot would be cleaned up with defined spots, the building painted as well as standard clatter siding.

The Board asks about waste and removal. Mr. Cunningham advised the waste water would be drained, the waste grain is given to local farmers and office waste would be brought to the dump. The grain waste would be stored in its own room that would be closed off to prevent rodents.

Mr. Cunningham advised there would be a small show brewery set up behind glass for show. The Board asks about access to the offices from the brewery. Mr. Cunningham explains the brewery and the office space would be separate. The Board asks about the entrance on River St. and about the narrow street with delivery trucks. Mr. Cunningham explained cars would still be able to pass in the other lane and the trucks would only be there for about 15 minutes at a time. The Board asks if approval from the Department of

Health was necessary. Mr. Cunningham states it is not needed due to the fact they are leasing the property and it is not a food operation. The Board asks about the signage. Jake explained the signage in the drawings, it was deemed by the board the signage was within the requirements. The Board asks if the noise and hours of noise was a concern. Mr. Cunningham explains the only noise would be from the air-compressor, which would be for short periods of time during normal business hours.

Mr. Ponter makes a motion to close the Public Hearing, 2nd by Mr. Gaylord, all voting in favor.

Mr. Ponter makes a motion to accept the environmental access form, 2nd by Mr. Gaylord, all voting in favor.

After review of the plans, Mr. Gaylord made a motion to approve the application, Mr. Minihan 2nd, all voting in favor, thus the motion passed.

Mr. Ponter makes a motion to close the Public Hearing, 2nd by Mr. Gaylord, all voting in favor.

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 stamping of plans. The Board advised Bill Better, Esq the escrow needed to paid and once that was paid the plans could be stamped.

Mr. Herrick brought to the boards attention a letter from the Village repealing local law #1. Mr. Herrick states that it would enhance the boards ability to comment on the law if the letter had included a copy of the law.

Mr. Piazza states the law was the the need for a special use permit, but without a copy of the law it is hard to comment on.

Mr. Herrick states he likes the idea of Local Law #1 and understands the importance to repeal at this point, however the board needs copies of the law in order to comment.

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

Chairman Herrick made a motion to adjourn at 8:00, 2nd by Ponter, all voted in favor.

