

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

Board Present:

Chairman Dan Herrick
Leo Ponter
Aaron Gaylord

Public Present:

Fred Cappozzo, Esq
Gerald French
Adam Shanks
Bill Better, Esq.
Brandon Lachterman
Chuck Chisholm
Steve Duffy
Mike Tucker
Peter Lynch
Mitchell Khosrova
Cheryl Roberts, Esq.
Pat Prendergast,

Engineer

Call to order: The Village of Chatham Planning Board Public Hearing of September 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.
- 2.) Application # 12-018, Fred Cappozzo, Applicant,** 14 Park Row.; site plan review to replace siding on building. The Applicant states he would be removing the old wood siding and replacing it with Hardie Board Siding. The new color would be as close as possible to current color. The Board deems there is no environmental impact.

Mr. Ponter made a motion to approve the application, Mr. Gaylord 2nd, all voting in favor, thus the motion passed.

- 3.) Application # 12-019, Columbia Lodge No. 98 F&AM, Applicant,** 2 Park Row; site plan review to restore brick work and replace 2nd floor fire door. The applicant states the current fire door is out of code and needs to be replaced in order to maintain insurance coverage. They will also be checking all four walls and replace any missing brick. The Board asks if the new door will open and close. The applicant states the door will only open from the inside and that it will only be visible from the lumber yard. The Board deems there is no environmental impact.

Mr. Ponter made a motion to approve the application, Mr. Gaylord 2nd, all voting in favor, thus the motion passed.

4.) 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. Steve Duffy and Peter Lynch, the attorney for Price Chopper begin the presentation by stating they had been able to reach out to Francis Greenberger, the property owner of the land between the current plaza and the proposed Price Chopper, and were unable to accommodate the demand to connect the two sites.

The Applicant then presented color posters regarding the Boards requests from the July meeting. The Applicant stated the posters showed areal and ground level views from each side, showed the new and existing trees, as well as the connection to the rail trail. The Board asked about visuals of the lighting in the back. The Applicant stated there would not be any visible lights in the back of the building and that the back of the building would actually look more like a campus setting.

The Applicant requested the Board deem the application complete and schedule the public hearing for next month. At that point they would come back with the night and winter visuals as well as the rest of the boards requests. The Board feels that all of their requests should be met before the application is deemed complete. Peter Lynch requests they be put on the agenda for the meeting next month to continue the presentation.

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

Chairman Herrick made a motion to adjourn at 8:10, 2nd by Ponter, all voted in favor.

