

**VILLAGE OF CHATHAM
PLANNING BOARD MEETING
July 20th, 2015
Approved Minutes**

Board Present:

Chairman Dan Herrick
Leo Ponter
Harry Pisila
Stephen Piazza
Ernest Reis
Ken Dow – Village Attorney

Public Present:

Paul Freeman
Dawn Marie Blasl
Mike Blasl
Zvi Cohen
Barbara Fiero
Richard Fiero
Fred Hickman
Rich Herrington
Girdhari Lal
Bhavesh Patel
Kyle Wilbur
Larry Domkowski

Call to order: The Village of Chatham Planning Board Public Hearing of July 20th, 2015 was called to order at 7:30 PM by Chairman Dan Herrick in the Tracy Memorial Village Hall.

1.) **Application; #2015-033, 25 Railroad Ave., Michael Blasl**, Applicant; site plan for wheelchair lift. Chairman Herrick presents colored pictures to the Board, that were received from the Applicant at the meeting of June 15th, of the lift and where the lift will go on the porch. Michael Blasl, the Applicant shows the Board exactly where the lift will go on one of the pictures and states the lift only comes in the one color that is in the photographs.

Chairman Herrick asks if there are any other questions or comments from the Board – no response.

Chairman Herrick asks if there are any other questions or comments from the Public – no response.

Motion to Approve Application; #2015-033, 25 Railroad Ave., Michael Blasl, Applicant; site plan for wheelchair lift, made by Mr. Piazza, seconded by Mr. Ponter.

Mr. Ponter - Aye

Mr. Piazza - Aye

Mr. Pisila – Aye

Mr. Reis – Aye

Chairman Herrick - Aye

2.) **Application; 6 Depot St., Edmond Herrington**, Applicant; site plan review to construct six new accessory buildings. Paul Freeman introduces himself, Rich Herrington and Fred Hickman

to the Board as the Applicants. Mr. Freeman states this is a retail business that is located in the historic district, therefore they needed to come before the Planning Board. Mr. Freeman adds that they also had to go before the Village Board of Trustees to get a waiver for the Moratorium. Mr. Freeman states the storage sheds will be used for the material that is currently on the ground. Mr. Freeman adds the storage sheds will make it easier for contractors to maneuver around the yard as well as protect the materials from the weather. Mr. Freeman then presents the Board with the site plan drawings of the current and proposed buildings. Mr. Freeman states there is a total of six buildings, they are really only looking for approval of two of the buildings that are basically for lumber and materials and will consist of some shelving.

Mr. Herrington then presents the Board with samples of the roof and siding material and color, and that the main building will be a drive-thru and won't have sides. Mr. Piazza asks what color will be used for the trim, Mr. Herrington states it will match the siding. Mr. Piazza states that he would like to see elevations drawn on the site plan. Mr. Piazza asks about the fence, if it will all be new and will the yard be closed off; will the traffic flow stay the same; and will there be any lighting and would like to see this indicated on the site plan. Mr. Herrington states there will be lighting in the yard. Mr. Piazza asks if the business and delivery truck traffic will increase. Mr. Herrington states they are not going to increase the inventory or truck traffic, this location is the only one with limited covering and they only have one quality delivery truck. Mr. Piazza asks if the yard is going to stay dirt, if business does increase he is concerned about a large amount of dust. Mr. Herrington states it is possible to pave it, for now it is staying dirt and all the other locations started with dirt yards.

Mr. Ponter asks if the purpose of the buildings is to cover the materials that are already there; Mr. Herrington confirms. Chairman Herrick adds the buildings won't be that visible from Hudson Ave. due to the tree coverage.

Chairman Herrick asks if there are any other questions or comments from the Board, Mr. Piazza states the drawings are not complete enough for approval. Mr. Pisila adds the zoning codes need to be looked at for traffic flow with the small congested entrance for the truck traffic. Mr. Herrington states they will revise the site plan to include elevations, etc... for the two buildings, since they can't tell exactly when the other buildings will go up.

Chairman Herrick then reads through the Short SEQR form, number ten and eleven, regarding water are revised since water is not needed.

Motion to approve Short SEQR form for Application; 6 Depot St., Edmond Herrington, Applicant; site plan review to construct six new accessory buildings made by Mr. Ponter, seconded by Mr. Reis.

Mr. Ponter - Aye

Mr. Piazza - Aye

Mr. Pisila - Aye

Mr. Reis - Aye

Chairman Herrick - Aye

Chairman Herrick asks if there are any other questions or comments from the Board - no response.

Chairman Herrick opens the meeting to the Public and asks if there are any questions or comments. Public Member Zvi Cohen states the Main Street Merchants would probably like any extra business Herrington's would bring. Mr. Cohen adds that the bottle neck entrance is actually caused by the trains not vehicle traffic. Public Member, Richard Fiero states as a neighbor in back of Herrington's he is concerned about all the debris that is currently back there and there is only one ditch for the water and debris to drain if they build there. Mr. Fiero adds he would like to take a look at the site plans, in the winter he will be able to see the buildings from his front porch and is concerned about the extra noise from the forklifts when they are inside the buildings. Mr. Pisila asks if the new buildings will have slabs, Mr. Herrington states the pole building will not but the rest will. Chairman Herrick asks if the building will have sides; Mr. Herrington states it will be open in the front and back of the building.

Ken Dow, the Village Attorney states the Board needs to determine if this is a Major or Minor site plan. Mr. Pisila adds the buildings will not be occupied, therefore a Minor site plan. Mr. Freeman adds this is a permitted use, but they are in the historic over-zone therefore the Application had to come before the Planning Board. Mr. Dow states the Application is then a Minor site plan since it is a permitted use.

Chairman Herrick states the Application is tabled till next month so the Applicant can provide elevations, lighting and noise pollution on the site plan and the Board will also have the response back from the Columbia County Planning Board. Mr. Freeman states they will have the revised plans for the next meeting. Chairman Herrick adds that the Public Comment will be kept open till next month. Public Member Barbara Fiero asks about seeing a copy of the plans, Chairman Herrick states to come during the Clerk's hours and there is a Public Folder available.

3.) Application; #2015-036, 19 Park Row, Kyle Wilbur, Applicant; site plan review to replace staircase. Kyle Wilbur, the Applicant introduces himself as President and Larry Domkowski as Vice President. Mr. Wilbur then presents the Board with samples of the stone they want to use for the staircase as well as black and white photos of the current staircase that is 7.5ft. wide and with the pillars is a total of 9.5ft. Mr. Wilbur adds that the posts are currently 10in. and would like to make them 16in. Mr. Ponter asks if they are going to have rails, Mr. Wilbur states they will be attached to the sides not the stairs themselves. Mr. Pisila adds to meet with Walt Simonsmieir, the Building Inspector to confirm everything is within code.

Chairman Herrick asks if there are any other questions or comments from the Board – no response.

Chairman Herrick asks if there are any other questions or comments from the Public – no response.

Motion to approve Application; #2015-036, 19 Park Row, Kyle Wilbur, Applicant; site plan review to replace staircase made by Mr. Ponter, seconded by Mr. Pisila.

Mr. Ponter - Aye

Mr. Piazza – Aye

Mr. Pisila – Aye

Mr. Reis – Aye

Chairman Herrick – Aye

4.) **Application; #2007-012, 116 Hudson Ave., Zvi Cohen, Applicant;** site plan review for truck parking on property. Zvi Cohen, the Applicant states he has amended the original application to designate parking spots for his delivery trucks as long as there is enough parking for customers. Chairman Herrick states this is in response to the notices from Mr. Simonsmieir regarding the outside storage of the bread racks and trucks that stated to remove or come before the Planning Board. Mr. Pisila refers to sec. 110-29 regarding delivery trucks and unloading. Mr. Cohen states he has to park his trucks someplace and made those spots specifically for his delivery trucks and has labeled those spots as no parking.

The Board then reviews the original site plan for Our Daily Bread and concludes there is enough parking available after doing the parking calculation. Mr. Pisila suggests the Application be amended to designate the delivery truck parking spots.

Motion to approve Application; #2007-012, 116 Hudson Ave., Zvi Cohen, Applicant; site plan review for truck parking on property made by Mr. Pisila, seconded by Mr. Piazza.

Mr. Ponter - Aye

Mr. Piazza – Aye

Mr. Pisila – Aye

Mr. Reis – Abstained

Chairman Herrick – Aye

Other Business:

1.)Application, #2015-034, 7 Line St.; Aaron Gaylord; Applicant; site plan review to construct new building within minimum setback. Mr. Piazza states he has done a site visit and the foundation is already in. Mr. Pisila suggests to let the ZBA make the decision.

Recommendation to the ZBA for Application, #2015-034, 7 Line St.; Aaron Gaylord; Applicant; site plan review to construct new building within minimum setback is stated by Chairman Herrick to let the ZBA be lead agency.

2.) Girdhari Lal from Citgo presents the Board with a letter and bills for a shut down due to tree damage. Mr. Ponter reads aloud the letter. Mr. Lal states he would like permission to just cut the one tree down that already suffered storm damage. Mr. Piazza states the tree has been cut by NYSEG to a point that it will live but is not a historic tree and the trees on Hudson Ave. will remain. Mr. Lal states the trees on Hudson Ave. will not be touched.

Motion to approve the removal of the tree on the Northeast corner on Route 203 made by Mr. Piazza, seconded by Mr. Ponter.

Mr. Ponter - Aye

Mr. Piazza – Aye

Mr. Pisila – Aye

Mr. Reis – Aye

Chairman Herrick – Aye

3.) Bhavesh Patel presents the Board with a letter to amend his recent Application to add reach in coolers. Mr. Pisila recluses himself stating he is Mr. Patel's Architect. Chairman Herrick then reads the letter from Mr. Patel. Mr. Piazza states the propane cylinders and ice chests will be moved as well. Chairman Herrick states this is different from the addition and needs to have a new Application done, it is not an amendment. Mr. Dow states Mr. Patel needs to go to the Building Inspector and fill out a new application for site plan approval.

A motion to approve the minutes of the June 15th meeting is made by Mr. Piazza, seconded by Mr. Pisila.

Mr. Ponter - Aye

Mr. Piazza – Aye

Mr. Pisila – Aye

Mr. Reis – Aye

Chairman Herrick – Aye

The meeting of July 20th, 2015 is adjourned at 9:16pm.

Respectfully submitted,

Erin Reis-Costa, Secretary