

**VILLAGE OF CHATHAM
PLANNING BOARD MEETING
July 18th, 2016
Approved Minutes**

Board Present:

Chairman Dan Herrick
Stephen Piazza
Harry Pisila
Ken Dow, Esq. – Village Attorney

Public Present:

Katee Scoblic
Aaron Gaylord
Justin Madsen
Caleb White
Emilia Teasdale

Call to order: The Village of Chatham Planning Board Public Hearing of July 18th, 2016 was called to order at 7:31 PM by Chairman Dan Herrick in the Tracy Memorial Village Hall.

1.) **Application; 25 Kinderhook St., Aaron Gaylord**, Applicant; site plan review for demolition and siding. Chairman Herrick states the Board received a letter from the Attorney of the Applicant requesting an adjournment until August 15th, 2016.

2.) **Applicant; 90 Hudson Ave., Aaron Gaylord**, Applicant; site plan review for change of use and signage. Chairman Herrick states this is for change of use, signage and paint color for one of four buildings at this location. Aaron Gaylord, the Applicant states it is and it is the first building on the left when you enter the property. Chairman Herrick states the building is just for storage. Mr. Dow asks if this is one of the Blue Seal applications, Mr. Piazza replies it is and why he had requested him to come to the meeting. The main building was approved for Zvi Cohen to use for a bakery and now there are 3 applications tonight for the same location for different uses. Mr. Dow asks if all the buildings have the same owner or LLC and adds that they have to be the Applicant or assign someone to represent them. Mr. Piazza states there are 3 different Applicants here tonight with different uses representing the owner. Mr. Pisila states they need to make sure there is enough parking, etc... for each building for that usage.

Mr. Dow states that the owner is fundamentally responsible and it is very unusual to have multiple people as representatives and unlawful to do multiple SEQRA forms for one parcel at the same time. Mr. Piazza states the owner should do one application for the property and state they want to rent the buildings out and what for. Mr. Dow adds that you can't have multiple site plans for a single parcel, however since people are here the Board should hear what they each have to say. Mr. Gaylord asks that the Board take into consideration all the time and money now wasted by the Applicants. Caleb White, the Applicant for New Leaf Tree Service adds that they did everything that they were asked to do by Kirk Kneller and Zvi, the owners, as well as Walt. Mr. Gaylord states that Zvi was granted permission for the bakery at this location and was not

the owner so why is it not okay for them. Mr. Piazza states that it was one Applicant and one use, and now he has rented out all the buildings for different uses without getting approval for the uses. Mr. Pisila adds that the Board has to follow the zoning laws for the property, and both the concrete and tree service are permitted by right.

Justin Madsen, the Applicant for Marveled Designs states that he just wants to do a show room that will be just strictly for displays. Mr. Piazza adds that the Board will try to accommodate as much as they can and do not want to hold up businesses. Mr. Dow states that zoning is normally done by parcel and generally one use per parcel, and we need to know more about where the boundaries will be between buildings, parking for each building and who is going to regulate what goes on, hours of operations, etc... Mr. Pisila reads the code for multiple uses for a single parcel, 110-15G, which states the owner would submit one application for the parcel. Mr. Dow adds there needs to be one SEQRA form for the entire parcel and a site plan showing what is going where. Each Applicant here now can also come in with Kirk and explain what it is they are planning on doing or he can talk to Kirk and Walt and explain what needs to be done as far as zoning. Mr. White states his is a tree service and not much else to say. Chairman Herrick states the Board will need to know about employees or vehicles coming and going. Mr. Dow asks what buildings are going to be what to mark it on the map. Mr. Gaylord points to what is what and explains the concrete and bakery are going to share a building.

Mr. Piazza states this also needs to go to the County Planning Board as well since it is within 500ft of a county road. Mr. Gaylord states that the owner, Kirk Kneller went through 6 months of obstacles making sure the entrance met code. Mr. Piazza adds that the Applications will all need to be complete before they can go to the County Planning Board as well. Mr. Dow asks each Applicant for their name and phone number. Mr. Piazza makes not that letters from Kirk Kneller, the property owner giving the Applicants permission to represent him have completely different signatures, and wants to make sure Kirk is even aware of the applications. Mr. Dow adds that the Board and himself are going to need to know times that people will be coming in and out of the property and what each business is going to be doing.

Chairman Herrick states the Applications are tabled till August 15th, 2016.

3.) **Application; #2016-037; 25 Hudson Ave., Katee Scoblic**, Applicant; site plan review for change of use and signage. Chairman Herrick states this is 25 Hudson Ave and you want to do a bridal shop and asks if they know what was there. Katee Scoblic, the Applicant states that she thinks it was a bakery or food of some kind. Mr. Pisila it looks like the sign on the application is overhanging, which is not allowed unless the property line goes to the road. Ms. Scoblic states there are existing hooks over the door she could use so it would be over the sidewalk. Mr. Dow asks if there are any issues with the sign design or size. Mr. Pisila states that it meets the size requirements.

Motion to approve Application; #2016-037; 25 Hudson Ave., Katee Scoblic, Applicant; site plan

review for change of use and signage made by Mr. Piazza, seconded by Mr. Pisila.

Mr. Pisila – Aye

Mr. Piazza – Aye

Chairman Herrick – Aye

4.) **Application; 90 Hudson Ave., Aaron Gaylord**, Applicant; site plan review for change of use and signage. Chairman Herrick states that this is just a change of use not signage. Mr. Gaylord states that he did not realize this was a change of use and that he had submitted a dark grey color chip for painting the exterior of the building. Mr. Gaylord adds that this is just for the building closest to Hudson Ave. and is going to be used for storage of furniture, tractors, etc... Chairman Herrick asks if there is going to be anything stored outside the building such as unlicensed vehicles, etc... Mr. Ponter asks what if they decide later on they want to do storage outside of the building. Chairman Herrick states they need to be specific as to what will be stored outside the building if anything. Mr. Piazza states the application just does not have enough information to make a decision. Chairman Herrick states the application is tabled till July 18th, 2016.

A motion to approve the minutes of the June 20th, 2016 meeting was made by Mr. Piazza, seconded by Mr. Pisila.

Mr. Pisila – Aye

Mr. Piazza – Aye

Chairman Herrick – Aye

The meeting of July 18th, 2016 is adjourned at 8:26 pm.

Respectfully submitted,

Erin Reis-Costa, Secretary