

**VILLAGE OF CHATHAM PLANNING BOARD  
COLUMBIA COUNTY, NEW YORK  
NOVEMBER 19, 2018  
MINUTES**

**Call To Order** at 7:30 p.m.

**Present:** Planning Board Members D. Herrick, L. Ponter, L. Korda, R. O'Mara-Garcia; Attorney K. Dow; Village Clerk D. Meyers; Applicants P. Flint and B. Patel; Attorney J. Sabo; Architect Christopher Billingham; Residents/Citizens K. Kneller, S. Kneller, K. Knudsen, J. Olsen, S. Piazza.

- 1) Application #2018-130; 75 Main Street, Chatham, New York; Flint Law Firm, LLC. Applicant; replacement of existing windows and color.** So moved by PB Member R. O-Mara-Garcia; seconded by PB Member L. Korda. Approved by all.
  
- 2) Application #2018-108; 2 Church Street, Chatham, NY; Milap Seema Realty Corp. Applicant; Site Plan Review for a Retail Liquor Store.** Tabled for 30 days until easement dispute is settled. So moved by PB Member L. Ponter; seconded by PB Member R. O'Mara-Garcia. Approved by all.

Concerns raised about the proposed relocation of the propane tanks. The site is a Commercial 2 (C2) permitted use per Zoning Code. Adequate number of parking spots notated on Site Plan.

Concerns raised from K. Knudsen regarding the number of liquor stores in a small area and a need for a separate entrance for a liquor store – This is matter for the Liquor Authority. Also, K. Knudsen mentioned five (5) day deliveries of liquor.

Concerns raised by S. Kneller regarding Zoning Laws regarding a “Convenience Store” vs. a “Liquor Store” and the need for separation.

Concerns raised by K. Kneller, Lofgren Agency regarding a pending easement between Lofgren Agency (K. Kneller) and Charrons (B. Patel); and an easement between Nancyscans (J. Olsen) and Charrons (B. Patel). No signed easements exist. K. Kneller states possibility of cancelling his agreement for an easement from Route 203 which would cause the entrance to be shut off due to inadequate space.

Concerns raised by Attorney J. Sabo about the need to resolve this easement dispute.  
Recommends that this matter is tabled for 30 days to work on the easement situation.

**Items for Discussion:** PB Member inquired about the recommendations by the Planning Board Committee pertaining to the proposed zoning changes. Village Clerk D. Meyers to follow up on the steps to present recommendations to the Board of Trustees.

Respectfully submitted

Debra Meyers  
Village Clerk