

**VILLAGE OF CHATHAM PLANNING BOARD MEETING**  
**Tracy Memorial Village Hall, 77 Main Street, Chatham, NY 12037**

**May 24, 2021**  
**7:00pm**

**MINUTES**

**CALL TO ORDER: 7:00pm**

*Present: Chairman D. Herrick; Members L. Korda, F. Iaconetti; Mayor J. Howe; Village Attorney K. Dow; Village Clerk D. Kelleher; Applicants A. Anderson; A. Gaylord; Residents N. Stone, J. Morrell,*

**Public Hearing:** *Application #2021-028: 34 Center Street, Chatham, NY 12037; Special Use Permit for expansion of a mobile home park non-conforming use.*

Chairman D. Herrick opens reading application name and Columbia County Planning Board referral letter. Chairman asks for questions from the Board.

Chairman D. Herrick clarified that the site plan locations are old sites and trailers have already been removed.

F. Iaconetti remarks that site plan is missing property line, sidewalk center, shed structure labels, nearest fire hydrant location. SEQRA EAF is attached to application. State regulated creek should be checked "yes".

L. Korda asks if Garbage Truck has room to turn around, with and without parked cars? Applicant responds "yes".

Comments from the Public regarding application #2021-028: 34 Center Street, Chatham, NY 12037; Special Use Permit for expansion of a mobile home park non-conforming use.

*Motion to open the meeting for public comment by L. Korda, seconded by F. Iaconetti. Approved by all at 7:26pm.*

Resident N. Stone asks specification and description questions about the planned units, and about the target market, and length of rental term. Habitability of the dwelling units, and concern about noise and increased activity in the park.

F. Iaconetti reminds all that the purpose of the Planning Board is to consider the application for Special Use Permit for expansion of a mobile home park non-conforming use. Short-term v Long-term is not relevant.

Attorney K. Dow notes that use of parcel as a mobile home park is a legal non-conforming use.

Resident J. Morrell comments that Tiny Homes and this type of dwelling unit are not cheaply made and in fact offer more storage and habitability.

**Close Public Hearing:** *Motion to close the Public Hearing portion of the meeting by F. Iaconetti, seconded by L. Korda. Approved by all. Public Hearing closed.*

*Motion by F. Iaconetti: Application 2021-028, Tax Map #66.5-1-27, 34 Center Street, Chatham, NY 12037 for the approval of the placement of Three (3) mobile home dwelling units (non-conforming use). The total number of units to be permitted on this parcel shall be no more than Thirteen (13). The approval is based on the application dated 4.1.2021 with revisions as to the total square footage of the Ten (10) current homes (7676 corrected sq ft), and as to the total square footage of the new homes (680*

corrected sq ft), and a revision to #13 of the SEAF from “no” to “yes”. And the applicant revising the site plan to show actual dimensions and property boundaries. The Board has determined that based on revised Short Environmental Assessment Form included with the application, that the project will not have any significant impact on the environment or the site. Motion seconded by L. Korda.

Vote: L. Korda – yes, F. Iaconetti – yes, Chairman D. Herrick – yes. Approved by all. Motion passes.

**Approve minutes:** Motion by L. Korda to approve the meeting minutes from April 26, 2021 Planning Board meeting. Seconded by F. Iaconetti. Approved by all.

#### **NEW BUSINESS:**

**1). Application #2021-047: Tax Map# 66.10-1-35; 35 Main Street, Chatham, NY 12037; Application for Historic Overzone Review.** (Owner: Aaron Gaylord).

F. Iaconetti asking about size and placement of the sign on the building, and about the color and if the font will be any different than what is pictured in the application. Applicant responds that the sign will be 12' x 8', the color will be black, and the font will be no different.

The application will need to go to the ZBA w/Public Hearing because the total size will be larger than 30sq ft. Planning Board would then need to provide opinion.

Applicant plans to tape a 12x8 paper to building and mark the placement dimensions, take a photo and submit to satisfy placement question.

Motion by F. Iaconetti to Table this application until applicant can provide the missing information, seconded by L. Korda. Approved by all. Application tabled.

**2). Application #2021-035: Tax Map #66.10-1-37; 25 Main Street, Chatham, NY 12037; Application for Historic Overzone Review.**

Applicant A. Gaylord – Application is for new deck. Door is original to the building. The deck hasn't been there for many years.

Motion to approve Application #2021-035: Tax map #66.10-1-37; 25 Main Street, Chatham, NY 12037 by F. Iaconetti, seconded by L. Korda. Approved by all. Application approved.

#### **OTHER BUSINESS:**

**3). The following application is for Planning Board Advisory opinion on the application to the ZBA: Application #2021-045: Tax Map# 66.10-2-52; 29 Jones Ave, Chatham, NY 12037; Application to ZBA for Use Variance.**

Discussion about how traffic might change, question about the possibility of paving, landscaping and how the building would be changed and used. Applicant replies that there would be less traffic than before, they don't have an answer about paving.

Motion by F. Iaconetti for Application #2021-045; Tax map#66.10-2-52; 29 Jones Avenue, Chatham, NY 12037. The Planning Board recommends approval of the use variance for this parcel. It does suggest to the ZBA that the applicant provide the Zoning District and date acquired, and to take into consideration landscaping of the site. Motion Seconded by L. Korda. Approved by all.

**ADJOURNMENT:** Meeting ended 8:45pm

Amended 06/24/21

Respectfully submitted,

Desiree Kelleher

Village Clerk