

VILLAGE OF CHATHAM
PLANNING BOARD MEETING and PUBLIC HEARING
Tracy Memorial Village Hall 77 Main Street, Chatham, NY 12037
October 4, 2021; 7:00pm

MINUTES

(Note - This monthly meeting of the Planning Board was originally scheduled for September 27, 2021 and rescheduled to October 4, 2021 due to lack of quorum to hold a meeting on September 27, 2021).

CALL TO ORDER: 7:00 pm BY Chairman D. Herrick

PRESENT: *Chairman D. Herrick, B. Gaylord, L. Korda, F. Iaconetti, Village Attorney K. Dow, Village Clerk D. Kelleher, Planning Board Secretary A. Formel; Applicant K. Coon; Residents C. Lindburg, S. Piazza, J. Gerster, J. Merker, B. Hover, A. Gaylord, David Romanoff*

Public Hearing for 45-48 Main Street (Crandell Theatre), Application #2021-116.

Continued from 8/23/21, **Public Hearing for 110 Hudson Avenue,** Application #2021-099.

New Business:

1) Application #2021-099: Tax Map #66.13-2-46; 110 Hudson Ave, Chatham, NY 12037; Motion to approve application #2021-099 and make legal 3-Family Dwelling; making a Change of Use from Business on 1st Floor to Residential. The approval was based on Information provided, including that a right of access to this property was given by the railroad with the driveway easement noted on the property deed, and a Site Plan Review. The PB waived the need for a Public Hearing. The public was asked for interest comments but none were made. The PB checklist was reviewed at the prior meeting. Motion to approve application 2021-099 dated July 16, 2021 for a change of use of the 1st floor from business to residential was made by F. Iaconetti. The motion was seconded by L. Korda and approved by all.

2) Application #2021-096: Tax Map #66.10-1-23; 10 Austerlitz Street, Chatham, NY 12037; Motion to approve application #2021-096 dated July 16, 2021 for the demolition of a small single story building at 10 Austerlitz Street, Chatham, New York, 12037. The approval is based on the information provided with the application for building/use permit, short environmental assessment form **and** is contingent on: The Planning Board & Building Inspector receiving copies of the survey and all of the documents the applicant sent to the County Planning Board; and submittal of information on the surface material in the disturbed area. Motion with above two caveats was made by F. Iaconetti, seconded by B. Gaylord and approved by all.

3) Application #2021-120: Tax Map #66.6-1-32.100; 16 River Street, Chatham, NY 12037; Request from PB for more detail on the Construction of covered stairs and small porch including materials to be used, size of stairs & landing, length of stairs, material and color of roof material, stair finish & color, info on the support system, if lighting will be installed. Application was tabled as it must go before the Columbia County Planning Board for Historic Review. The need for a Public Hearing was waived.

4) Application #2021-047: Tax Map #66.10-1-35; 35 Main Street, Chatham, NY 12037; Attorney Dow informs that all special use permits/oversize signs must go the CCPB and that both the ZBA & PB will require a Public Hearing. A motion to table the application was made by F. Iaconetti, seconded by L. Korda and approved by all.

5) Application #2021-138: Tax Map #66.10-1-37; 25 Main Street, Chatham, NY 12037; Hang sign mounted above the doorway flat against the building. Short environmental assessment form was reviewed, amended and submitted. Application must go to CCPB for Historic Review, and requires a Public Hearing. A motion to table the application was made by L. Korda, seconded by B. Gaylord and passed unanimously.

6) Application #2021-135: Tax Map #66.1-1-19; 54 Main Street, Chatham, NY 12037; Lime wash the entire building. The EAF was reviewed by the board with applicant, amended and submitted by applicant. Application must go to CCPB for Historic Review, and requires a Public Hearing. A motion to table the application was made by L. Korda, seconded by B. Gaylord and passed unanimously.

7) Application #2021-116; Tax Map #66.10-1-16; 45-48 Main Street, Chatham, NY 12037; Section 110-39 - Historic Review and Site Plan Review for increasing size of marquee, adding door(s)/window(s). New documents submitted: updated plans with requested revisions (dated 8/30/21); neighbor notification letters & receipts. DOT has advised by letter that their street right of way is from curb to curb, which conflicts with prior experience of the PB. An area variance was granted to the applicant by the ZBA on September 18, 2021. Ten points of discussion resulted in three new requests by the Planning Board: paint analysis report; manufacturer's cut for doors; electric/LED lighting study by an independent engineer to determine a baseline of existing lumens at various distances. There is no need for NYS "Historic Building" review as no financial support is sought. Discussion of the ticket window placement and its potential blocking of sidewalk will be a different than existing: no change. Requests for public comments generated "A world class theatre in this environment is a plus. The level of detail given by the applicant is extraordinary," by Joanne Gerster. A motion to close the Public Hearing was made by B. Gaylord, seconded by F. Iaconetti and passed unanimously. A motion to table the application was made by B. Gaylord, seconded by L. Korda and passed unanimously.

Other Business: None

Approve Minutes: Motion to approve the August 23, 2021 meeting minutes, as written, was made by F. Iaconetti, seconded by B. Gaylord and passed unanimously.

ADJOURNMENT: Meeting adjourned at 9:50 PM by Chairman D. Herrick

Respectfully submitted,
Ann F. Formel
Planning Board Secretary