

VILLAGE OF CHATHAM

PLANNING BOARD MEETING

Tracy Memorial Village Hall
77 Main Street, Chatham, NY 12037

November 22, 2021; 7:00pm

MINUTES

CALL TO ORDER: 7:00pm by Member L. Korda

PRESENT: Members L. Korda, B. Gaylord, F. Iaconetti; Village Attorney K. Dow. Missing Chairman D. Herrick. Currently, one vacancy Planning Board Member.

Applicant Charles "Chuck" Marshall (Stewarts Shops Corp).

New Business:

1). Application # 2021-TBD; Tax Map #66.13-1-20; 30 Church St., Chatham, NY 12037; Stewarts Shops Corp; Outdoor freezer; extend overhang/add propane cage. Section 110-15C2 of LL 2019-2.

-Applicant is looking to locate the freezer outdoors, relocate the exterior delivery door to the left, and to simultaneously extend the existing overhang to the left in order to be over the relocated delivery door.

Proposing propane exchange cage system for swapping cylinders out and relocating air machine. Applicant notes that propane exchange cage requires 2 bollards outside of cage system in-between that and traveling lane.

Freezer is panelized system. Panels slide into place and lock. Color of freezer would be similar but not exact. Building is slightly more yellow. Air hose would be relocated toward the front corner, and would be free standing.

-Member F. Iaconetti asks about size of propane cage and how its size and position may impact concern about sidewalk area. F. Iaconetti notes that the existing Ice machine is not shown on previously approved site plan for this building, and impedes sidewalk access and pedestrian safety. Additionally, he noted that the dumpster is no longer screened as was shown on the approved site plan and that there are now signs located along the eastern property line that indicate the area is for parking for Stewarts' customers, also not shown on the approved site plan. Discussion about ADA compliant sidewalk requirements. Proposed bollards are in the parking spaces, not in sidewalk. ADA: Sidewalks are to be 36" min width, and every 200ft minimum 60", for passing spaces.

-Applicant suggested to widen the sidewalk in front of freezer and ice machine, to provide a 36" width. This would reposition the 3 parking spaces slightly back but there is 30ft clearance to work with and it would not interfere with ability for a car to maneuver in or out of parking spaces. Member L. Korda suggested that if some of the parking spaces were forward, and some were further back, it could create difficulty if an oversized vehicle parks in a space that already back further and she further suggested that the sidewalk be made wider for the entire length, resulting in a straight line sidewalk. Applicant indicated that this could be done as there would still be adequate space for the vehicles to park and backup, and for other vehicles to pass behind. Applicant also will have the parking signs along the eastern property line removed.

Motion by F. Iaconetti to approve Application # 2021-TBD; Tax Map #66.13-1-20; 30 Church St., Chatham, NY 12037; Stewarts Shops Corp; for the installation of and Outdoor freezer; and extending the overhang, and adding a propane cage. With the condition that the applicant will provide a minimum of 36" from the face of the propane cage and ice machine, not including the curb, for the length of the curbing on the west side of the building which is approximately 60ft, per proposed site plan dated 06/16/2021, revised 10/28/2021. Motion seconded by B. Gaylord. Roll call vote: F. Iaconetti-Aye, B. Gaylord-Aye, L. Korda-Aye. All approved.

Other Business:

For consideration of Planning Board recommendation to the Zoning Board: Application #2021-122; Tax Map #66.9-2-33/34; 16 Maiden Lane, Chatham, NY 12037; Section 110-26B, Variance for 8' fence, and more than 35% open surface in the front yard. (See "110 Attachment 3" attached with application).

The current Application presented is seeking approval for an 8' high fence vs a 6' height allowed.

-Motion made by F. Iaconetti that the Village of Chatham Planning Board recommends the Village of Chatham Zoning Board of appeals deny Application #2021-122; Tax Map #66.9-2-33/34; 16 Maiden Lane, Chatham, NY 12037; Area Variance is for erection of 8' high fence. The Planning Board recommendation for denial is based on the following: screening can be achieved by using a fence of permitted height and plantings. The fence of 8ft undesirable change in the neighborhood character, and to the nearby properties. The additional height of fence is substantial increase to that which is permitted. It needs to be made clear that the location of the existing fence, which is proposed to be made an 8ft high fence, might not be on the applicant's property.

Motion seconded by B. Gaylord. Roll call vote: F. Iaconetti-Aye, B. Gaylord-Aye, L. Korda-Aye. Approved by all. Motion passes.

Approve Minutes: *Motion by B. Gaylord to approve the minutes of October 18, 2021 Planning Board meeting. Seconded by F. Iaconetti. Approved by all.*

Next Meeting date: *Monday, December 27, 2021 (if any applications come in for agenda).*

ADJOURNMENT: 8:16pm by L. Korda.

Respectfully submitted,

Desiree Kelleher

Village Clerk

(Rev 12/16/21)