

VILLAGE OF CHATHAM, NEW YORK, BOARD OF TRUSTEES MEETING
TRACY MEMORIAL BUILDING
77 MAIN STREET, CHATHAM, NY 12037
December 13, 2021 7:00 PM EST

MINUTES

Call to Order: 7:00pm by Mayor J. Howe. Pledge of Allegiance.

Present: Mayor J. Howe; Trustees M. Spock, P. Minahan, J. Boehme, J. Russell; Village Clerk D. Kelleher; Town of Chatham liaison V. Pitkin; Village Attorney K. Dow; Chatham Fire Chief E. Barnes; Chatham Deputy Police Chief J. Alessi; Resident L. Locke.

Reports of Commissioners and Committees:

Building Inspector: Erin Reis. Report read by D. Kelleher.

Wastewater/Water Commissioner: DPW Report read by Water Commissioner Jodie Russell.

Streets & Snow Removal Commissioner: Trustee Jaimee Boehme

Police Commissioner: Trustee and Deputy Mayor Pete Minahan. Report given by Deputy Chief J. Alessi.

Fire Commissioner: Trustee Melony Spock. Report given by Chief E. Barnes.

Approve the Minutes November 8, 2021. So moved by J. Boehme, seconded by P. Minahan. Approved by all.

Approve Minutes November 22, 2021 Special Meeting. So moved by M. Spock, seconded by P. Minahan. Approved by all.

Approve Budget to Actual November 31, 2021. So moved by J. Boehme, seconded by J. Russell. Approved by all.

New Business:

1. Resolution 1 – To approve a Budget Line Transfer in the amount of \$1057.40 from budget line 34102.01 (Fire Equipment) to budget line 19104.01 (Unallocated Insurance) to cover an **increase in the Village Insurance associated with the addition of the new Typhoon Rescue Pumper Fire truck.** So moved by M. Spock, seconded by J. Russell. Approved by all.

2. Resolution 2 - To approve a Budget Line Transfer in the total amount of **\$8000.00** from budget line 19904.01 (Contingency); distributing \$4000 to budget line 14101.01 (Clerk Salaries), \$2000 to budget line 81101.13 (Admin Salary-Sewer), and \$2000 to budget line 83101.13 (Admin Salary-Water) for the **hiring of a Deputy Clerk.** So moved by J. Russell, seconded by P. Minahan. Approved by all.

3. Resolution 3 - To approve a Budget Line Transfer in the total amount of **\$16,999.00** from budget line 19904.01 (Contingency); distributing \$4643.00 to budget line 90108.01 (Retirement ERS), and \$12,356.00 to budget line 90158.01 (Retirement PFRS), for a

shortage in NYSLRS Lines. *So moved by J. Boehme, seconded by P. Minahan. Approved by all.*

4. Resolution 4 –To authorize one time **sewer relief** in the amount of \$163.50 (1500cf x .109), to **Roxie Hessman at 30 Center Street.** *So moved by P. Minahan, seconded by J. Boehme. Approved by all.*

5. Resolution 5- To authorize the Mayor to sign the **Town of Chatham Fire Protection** Contract for the term January 1, 2022 to December 31, 2025 between the Village of Chatham and the Town of Chatham. *So moved by M. Spock, seconded by J. Russell. Approved by all.*

6. Resolution 6- To authorize the Mayor to sign the **Town of Ghent Fire Protection** Contract for the term January 1, 2022 to December 31, 2022 between the Village of Chatham and the Town of Ghent. *So moved by M. Spock, seconded by J. Boehme. Approved by all.*

7. Resolution 7- To authorize the Mayor to sign the **Town of Kinderhook Fire Protection** Contract for the term January 1, 2022 to December 31, 2022 between the Village of Chatham and the Town of Kinderhook. *So moved by M. Spock, seconded by J. Boehme. Approved by all.*

8. Resolution 8- To approve the **renewal of the MVP Liberty Silver 3 HDEPO Medical** health insurance plan effective January 1, 2022 at an increase of approximately 7.58% from last year. *So moved by M. Spock, seconded by P. Minahan. Approved by all.*

9. Resolution 9- To approve **Guardian Dental** at a Village savings of 12.5%, with no change in benefits, to replace Shelter Point Dental as it exits the market. *So moved by J. Russell, seconded by P. Minahan. Approved by all.*

10. Resolution 10 – To approve a Budget Line Transfer in the amount of \$3000.00 from DPW budget line 51424.01 (Snow removal Contractual) to DPW budget line 51104.01 (CE) to cover shortage due to increase in the cost of everything. *So moved by P. Minahan, seconded by J. Boehme. Approved by all.*

11. Resolution 11 – To approve a Budget Line Transfer in the amount of \$300.00 from budget line 13254.01 (Treasurer-Training) to budget line 13254.01 (Treasurer-contractual) to cover shortage due to computer issues. *So moved by P. Minahan, seconded by J. Boehme. Approved by all.*

12. Resolution 12- To approve the CFD purchase of 400 feet of hose from Municipal Emergency Services (MES) at the cost of \$1550.16 per Quote #QT 1532729 dated 12/08/2021. *So moved by M. Spock, seconded by J. Russell. Approved by all.*

13. Resolution 13- To approve Jennifer Sesma as a new member of the Village Planning Board. *So moved by M. Spock, seconded by P. Minahan. Approved by all.*

14. Resolution 14- To approve, and authorize the Mayor to sign a mortgage release between the Village of Chatham and Vance Pitkin for property at 12 River Street, Chatham, NY 12037. *So moved by M. Spock, seconded by J. Russell. Approved by all.*

Items for Discussion:

Changes to Village Zoning and Regulations regarding Cannabis

- Possibly designate it as a certain Use allowed in a certain district, C3.
- proposal to Planning Board, hold Public Hearing, and referral to County Planning Board. Introduced as Local Law.
- If designate as certain Use, Village can dictate time, place, and manner, non-

Request to Amend Zoning District Map for Route 203
PS21 "Trailblazer" Signs/blue directional signs in Village

Public Comment Period (limited to 15 minutes):

Executive Session:

To discuss proposed, pending, or current litigation, or litigations.

To discuss the employment/retirement history of a particular person, or persons.

Adjournment:

Next meeting: Monday, January 10, 2022; 7:00pm



LAW OFFICE OF MITCHELL KHOSROVA

December 9, 2021

DELIVERED VIA EMAIL

John Howe, Village of Chatham Mayor
Village of Chatham Board of Trustees
Tracy Memorial Village Hall
77 Main Street
Chatham, NY 12037

Re: Request to Amend Zoning District Map for Route 203, Village of Chatham, NY

Dear Mayor Howe and Trustees of the Village of Chatham:

I have been retained to represent the owner of land located in the Village of Chatham and, pursuant to Section 110-77 of the Village Code, I am petitioning to you and requesting an amendment to the Village zoning law and map.

My client, Chatham 203 Holdings LLC, currently owns a 15.14-acre vacant parcel on State Route 203 in the Village of Chatham (Tax Map ID: 66.13-2-58). Attached you will find a survey map of the premises. The property is currently zoned as a Suburban Residential (SR) district. A small portion of the property (6.21-acre) is outside the Village boundary (adjacent to Borden's Pond) and not germane to this request. It is anticipated that this portion shall not be used for future operations of the lodging facility and remain as is.

The owner, the sole member lives locally, wishes to construct a lodging facility on the property, and we request that the zoning map be amended so that this parcel may be zoned as a Commercial 2 (C2) district to permit this operation. Property immediately adjoining this property is already zoned C2 and there are C2 parcels on both sides of Route 203 including the Walgreens and Key Bank parcels so it will fit the character and harmony of that area.

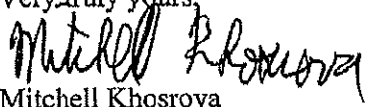
Under the Village Code, the use of the property as a hotel would be permitted under C2 zoning and, upon the granting of a permit for special use by the Planning Board, may operate as a lodging facility.

The lodging facility in question would be a three-story, traditional-style building with approximately 30 units to lodge guests. Potentially the facility could also operate a restaurant (permitted in C-2 and/or tavern which is allowed with a special permit). This operation would be a great addition to the Village of Chatham. Not only would it provide residents with a fine

establishment for visitors to stay, but it will also generate significant tax revenue for the Village in addition to water & sewer fees.

I am happy to meet with the Village Trustees if so desired.

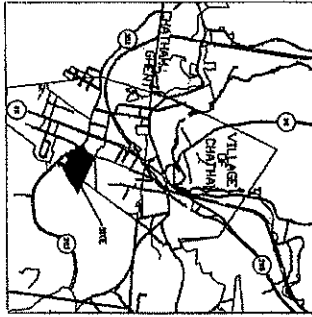
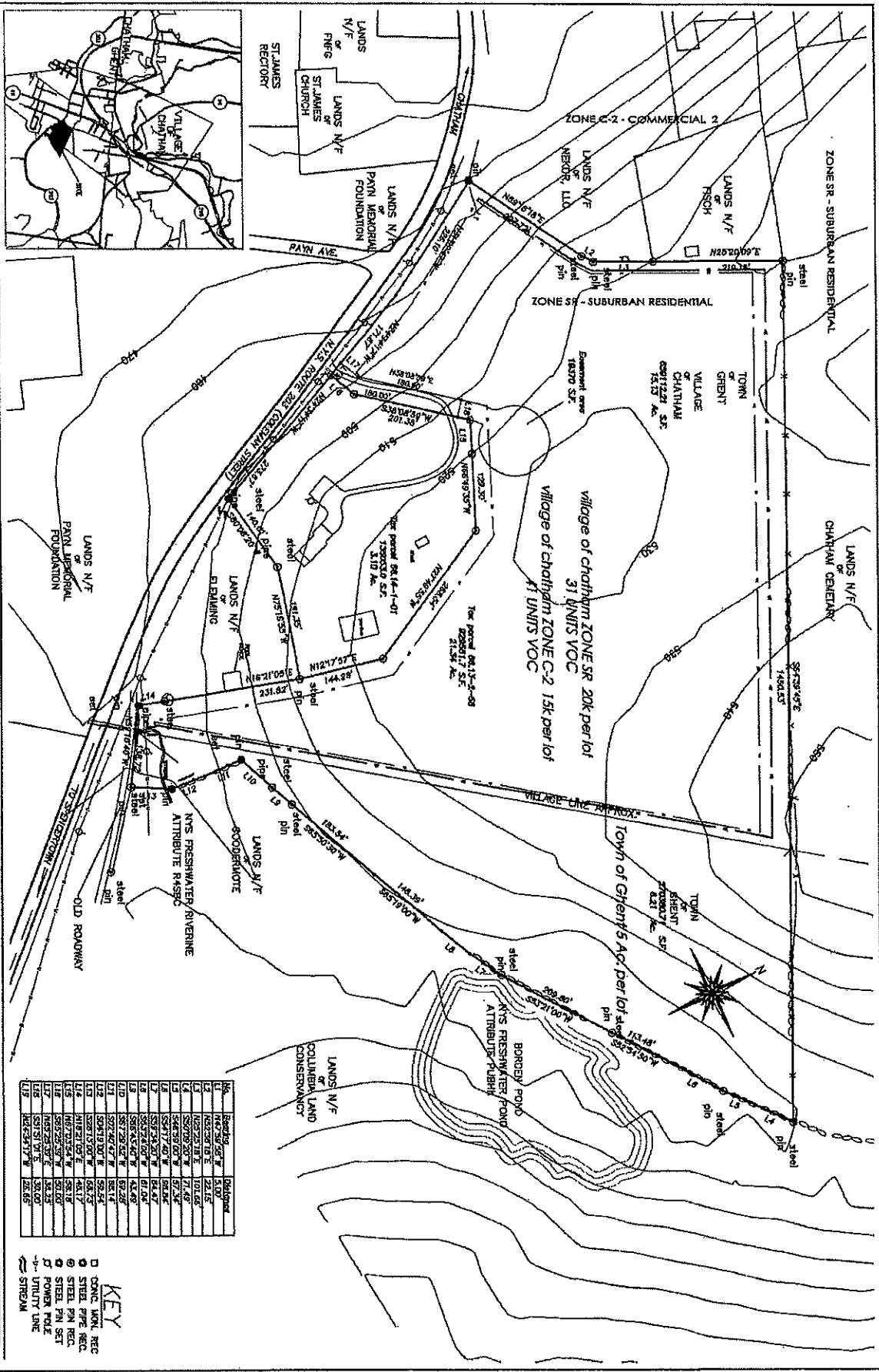
Very truly yours,



Mitchell Khosrova

Enclosure

cc: Client
Village Attorney



NOTES:

1. ZONING DISTRICTS ARE SHOWN IN ACCORDANCE WITH THE ZONING MAPS OF THE TOWN OF CHATHAM, N.Y. AS AMENDED BY RESOLUTIONS OF THE TOWN BOARD, CHATHAM, N.Y. DATED FROM 1988 TO THE PRESENT DATE.
2. ZONING DISTRICTS ARE SHOWN IN ACCORDANCE WITH THE ZONING MAPS OF THE TOWN OF CHATHAM, N.Y. AS AMENDED BY RESOLUTIONS OF THE TOWN BOARD, CHATHAM, N.Y. DATED FROM 1988 TO THE PRESENT DATE.
3. ZONING DISTRICTS ARE SHOWN IN ACCORDANCE WITH THE ZONING MAPS OF THE TOWN OF CHATHAM, N.Y. AS AMENDED BY RESOLUTIONS OF THE TOWN BOARD, CHATHAM, N.Y. DATED FROM 1988 TO THE PRESENT DATE.
4. ZONING DISTRICTS ARE SHOWN IN ACCORDANCE WITH THE ZONING MAPS OF THE TOWN OF CHATHAM, N.Y. AS AMENDED BY RESOLUTIONS OF THE TOWN BOARD, CHATHAM, N.Y. DATED FROM 1988 TO THE PRESENT DATE.

SKETCH FOR ZONING AMENDMENT
CHATHAM 203 HOLDINGS, LLC
TOWN OF CHENT VILLAGE OF CHATHAM
COLUMBIA COUNTY, NEW YORK

TAX ID: 88.13-2-58
 DATE: NOV. 30, 2021
 SCALE: 1" = 100'

No.	DATE	DESCRIPTION

DATE RECEIVED: LANDS SURVEYING, P.L.L.C.
 PROJECT: CHATHAM 203 HOLDINGS, LLC
 PROJECT NO.: 12106
 518-392-2864
 DWS #: 289.1

No.	Reference	Label
1	100' x 100' x 100'	5.00'
2	100' x 100' x 100'	22.15'
3	100' x 100' x 100'	17.16'
4	100' x 100' x 100'	57.14'
5	100' x 100' x 100'	57.14'
6	100' x 100' x 100'	58.47'
7	100' x 100' x 100'	61.04'
8	100' x 100' x 100'	44.65'
9	100' x 100' x 100'	58.22'
10	100' x 100' x 100'	58.14'
11	100' x 100' x 100'	58.14'
12	100' x 100' x 100'	58.14'
13	100' x 100' x 100'	58.14'
14	100' x 100' x 100'	58.14'
15	100' x 100' x 100'	58.14'
16	100' x 100' x 100'	58.14'
17	100' x 100' x 100'	58.14'
18	100' x 100' x 100'	58.14'
19	100' x 100' x 100'	58.14'

- KEY**
- CONIC MON. REC.
 - STEEL PIPE REC.
 - STEEL PIV REC.
 - STEEL PIV SET
 - POWER POLE
 - UTILITY LANE
 - STREAM

