

VILLAGE OF CHATHAM

PLANNING BOARD MEETING, Tracy Memorial Village Hall
77 Main Street, Chatham, NY 12037
March 28, 2022; 7:00pm

MINUTES

CALL TO ORDER: 7:00pm by acting Chair B. Gaylord.

Present: Acting Chair B. Gaylord; Members F. Iaconetti, L. Korda, D. Herrick, J. Sesma; Village Clerk D. Kelleher; Applicant A. Gaylord. Not present Village Attorney K. Dow; Deputy Clerk S. Davis.

Old Business:

- 1.) **Application #2021-142; Tax Map #66.10-1-37; 25 Main St., Chatham, NY 12037;**
Section 110, Table of Use Regulations required for dwelling unit over first floor of non-residential use.

Some discussion about interior layout and how the interior spaces will be. Applicant answered questions about the interior and noted that he thought this review was about whether or not the change of use was going to be permitted, not about the interior layout. The board noted and agreed.

F. Iaconetti asks if any changes will be made to the exterior of the building due to recent changes in building codes. For instance, bathroom ventilation, any lighting modifications, fire escapes, or exterior stairs for additional egress from the building. Applicant replied, no. D. Herrick asked if a sprinkler system would be added. Applicant replied no, and noted that sprinkler system is not required. There is a 3rd story but adequate egress and not more than 70% of the building being renovated. Windows need to be large enough for a person to jump out of (certain square footage), but there does not have to be anything for them to jump to. D. Herrick added that the windows need to be large enough for a person to get out of so that ladders can be put to them, for a person to get onto.

B. Gaylord inquired about parking and if the modification would create a need for more spaces. Applicant responded that the need for parking will likely decrease. Currently there are about 7 offices in there and the new dwellings will all be small 1 bedroom units. L. Korda asked for the location of the Fire escape. Fire escape is on the second floor. F. Iaconetti asked if there will be a dumpster or a plan for trash removal. A. Gaylord noted that he had not yet planned anything but there is room for a dumpster in the back. The Board discussed and agreed that this application does not have to go to the Columbia County Planning Board.

Motion by F. Iaconetti to approve Application #2021-142 for a change in use. The use being conversion of the 2nd and 3rd floors of 25 Main Street from offices to 4 dwelling units – 2 units per floor. The approval is based on the applications and documents submitted with this application and the revisions/additions dated March 28, 2022, initialed on such documents. The motion was seconded by D. Herrick, and approved by all.

New Business:

2.) Application # 2022-016; Tax Map #66.10-1-37; 25 Main St., Chatham, NY 12037;
Section 110-49, Historic Review required for renovation and re-painting of facade.

J. Sesma asks the Board if there are set guidelines for historic overlay district in terms of color and style. Board responds that it's very vague, and it's more like "in keeping with the character of the Village". There are no specific guidelines. But color swatches are preferred. We have to have samples or swatches with specific colors noted, not just "light blue" or "dark grey".

L. Korda: Will there be scaffolding? Sanding? Protection of side walk? Applicant will be using scaffolding and may do some sanding. Applicant replied they never know until we get up there. It's not lead paint. It is water based, not very old. They usually start with some light pressure washing and depending on what it looks like they may be able to just paint over it. L. Korda asked about containing the dust or keeping it from the sidewalk or the people walking by. Applicant will try to keep it clean. B. Gaylord: What is the process? Applicant A. Gaylord has tried paint strippers and they are not really effective or less messy.

F. Iaconetti: Question about paint colors. "Mysterious Black", and "Space Black", "Black Horizon"? The palette does not list those colors. Difficult to discern the difference in the colors.

J. Sesma notes that the difference in all of the black colors are the finishes...gloss, flat, satin.

F. Iaconetti asks applicant if he would at some point provide a couple of the paint "things" from Benjamin Moore. It would be helpful for the Board to be able to see the contrast in colors.

B. Gaylord tries to rephrase, "Is the concern that what we see here on paper is not necessarily what it will look like once the building is painted?" F. Iaconetti responds in the affirmative, "Yes, and if the Board is questioned by a resident and asked how could the Board ever have approved those colors?" Having the actual manufacturer paint chips could make it more clear for the Board. J. Sesma agrees that this is a reasonable request.

F. Iaconetti is unsure how he feels. He does not see an issue with the colors themselves as being historic, but he has not personally seen a historic building that is that dark, almost black.

Dark, almost black buildings may not be in the Village but they can be seen in other areas such as Hudson. J. Sesma notes that there are black historic buildings all over the county and there have been for several years. It's very trendy. It may stand out because it may be the only one of this color, and everything is brick, and cream, and there's one green building, but there are black historic buildings all over. D. Herrick notes that if it's trendy and there isn't anything like it then he has an issue with it for the Village. It doesn't mean that it fits into our historic nature.

J. Sesma: I do not know that without a style guide that spells out what colors you can and cannot do in the Village can you say that it doesn't fit in. D. Herrick: It's in the Historic District and it is not going to fit in in the Historic District. J. Sesma: Because it's Black? D. Herrick: Because it's a color that is not normally used. It just doesn't fit in. J. Sesma: It's going to be very striking and it's going to stand out but it's not like it's hot pink. I'm just saying where do you draw the line? Technically black is just the absence of color.

L. Korda: I like it. I like it as a design. I like the color combination. I have some mixed feelings about it maybe not fitting historically. But I have to remember that some of the finishes are

going to reflect light, and the windows are going to reflect light. What we see on paper is flat dense black and in reality it will not be that flat dark dense black.

D. Herrick: There is a difference between dark trim and dark body of the building. He refers to the applicant's own paragraph that states that contrasts were favored with multi-colored shade schemes on the exterior becoming the norm. One color for the body, a second for the trim and a third, usually the darkest, for the sash, doors, or shutters, or trim. The darkest is usually the trim.

J. Sesma: reiterates that there is not a clearly defined color guide for the Village. It's paint so it can always be repainted. She recommends applicant bring in photos of other buildings around Columbia county with this, or similar, color combination.

F. Iaconetti requests that applicant A. Gaylord get the Ben Moore color chips. B. Gaylord agrees to get the chips. Applicant: Ben Moore has an excellent website and the chip or the website will not help you distinguish, but he will bring samples.

L. Korda suggests B. Gaylord come back with another one or two other possible color combination options.

Motion made by D. Herrick to table until next month to give time for the Board to research some other buildings with this dark color palette in similar orientation, and for the applicant to put together photos, swatches, any other color combinations that applicant might consider, and Ben Moore fold out pamphlet to identify the colors and possibly the finishes. Motion seconded by J. Sesma. Approved by all.

Approve Minutes: February 28, 2022. So moved by D. Herrick, seconded by J. Sesma. All approved.

ADJOURNMENT: 7:53pm by B. Gaylord.

Amended 5/3/22

Next Meeting April 25, 2022

**Respectfully submitted,
Desiree Kelleher
Village Clerk**