

SPECIAL BOARD OF TRUSTEES MEETING

VILLAGE OF CHATHAM

Meeting Location: Chatham Firehouse
2 Hoffman Street
Chatham, NY 12037

MAY 23, 2022 7:00 PM EST

AGENDA

Call to Order:

Item for Discussion:

The purpose of this meeting is for the **gathering of information** having to do with the **concept** of a **possible lodging-type facility located on vacant parcel tax map# 66.13-2-58 on State Route 203**. See attached concept and possible solution examples/options.

Adjournment:

Next meeting: June 13, 2022 7:00pm

(rev.05/19/22)

VILLAGE OF CHATHAM
SKETCH/OUTLINE of Local Law No. 1 of 2022
A Local Law to Amend the Zoning Code (in Relation to Hotels)

BE IT ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF CHATHAM AS FOLLOWS:

Section 1. Legislative Findings and Intent.

[To be added]

ALTERNATIVE 1.

(Add a new, limited hotel use to the SR district)

Section 2. Amendment of the Code of the Village of Chatham.

A new definition is added to section 110-5 of Chapter 110 of the Code of the Village of Chatham, as follows:

BOUTIQUE HOTEL. A Hotel that conforms to the following specifications: the Hotel consists of not more than [30] units of overnight accommodation, with a total sleeping capacity of not more than [90 persons]; the lodging units are contained within single building; [*may add further specifications and limitations—see the accompanying case (Kravetz v. Plenge) for some examples*].

Section 3. Amendment of the Code of the Village of Chatham.

A new use, entitled “Boutique Hotel” is added to Table 1 of Chapter 110 of the Code of the Village of Chatham (“Table of Use Regulations”), as a use permitted in the SR (Suburban Residential), C-1, C-2, C-3, and I zoning districts contingent upon securing a special use permit and prohibited in the R (Residential) zoning district.

ALTERNATIVE 2.

(Create a new, limited zoning district that allows a variety of small-scale transient lodging facilities)

Section 2. Amendment of the Code of the Village of Chatham.

A new definition is added to section 110-5 of Chapter 110 of the Code of the Village of Chatham, as follows:

BOUTIQUE HOTEL. A Hotel that conforms to the following specifications: the Hotel consists of not more than [30] units of overnight accommodation, with a total sleeping capacity of not more than [90 persons]; the lodging units are contained within single building; [*may add further*

specifications and limitations—see the accompanying case (Kravetz v. Plenge) for some examples].

Section 3. Amendment of the Code of the Village of Chatham.

A new classification of zoning district is added to section 110-9 of the Code of the Village of Chatham, designated the “L” or “Lodging” district, and is added to Table 1 of Chapter 110 of the Code of the Village of Chatham (“Table of Use Regulations”) and to the Density Control Schedule. The permitted uses, requirements, and density control specifications for uses within the newly created L/Lodging district shall be the same as those within the SR/Suburban Residential district, except as modified by section 4 of this local law, below.

Section 4. Amendment of the Code of the Village of Chatham.

The use entitled “Boutique Hotel” is added to Table 1 of Chapter 110 of the Code of the Village of Chatham (“Table of Use Regulations”) as a use permitted in the L (Lodging), C-1, C-2, C-3, and I zoning districts contingent upon securing a special use permit and is prohibited in the R (Residential) zoning district.

Section X. Statement of Authority

This law is enacted pursuant to [] and Municipal Home Rule Law, including but not limited to M.H.R.L. sections 10, 20 and 27.

Section X. Effective Date.

This local law shall become effective immediately upon filing with the Secretary of State.



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.

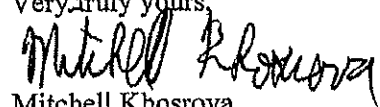
Under the Village Code, the use of the property as a hotel would be permitted under C2 zoning and, upon the granting of a permit for special use by the Planning Board, may operate as a lodging facility.

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,

A handwritten signature in black ink, appearing to read "Mitchell Khosrova". The signature is written in a cursive style with some loops and flourishes.

Mitchell Khosrova

Enclosure

cc: Client
Village Attorney

SHEET 1 OF 1

NOTES: REFERENCE IS MADE TO THE FOLLOWING MAPS:
 1. TOWN OF CHATHAM ZONING MAP, MAY 1988, AS AMENDED.
 2. UNINCORPORATED TOWNSHIP MAP, TOWN OF CHATHAM, MAY 1988, AS AMENDED.
 3. UNINCORPORATED TOWNSHIP MAP, TOWN OF CHATHAM, MAY 1988, AS AMENDED.
 4. TOWN OF CHATHAM ZONING MAP, MAY 1988, AS AMENDED.
 5. TOWN OF CHATHAM ZONING MAP, MAY 1988, AS AMENDED.
 6. TOWN OF CHATHAM ZONING MAP, MAY 1988, AS AMENDED.

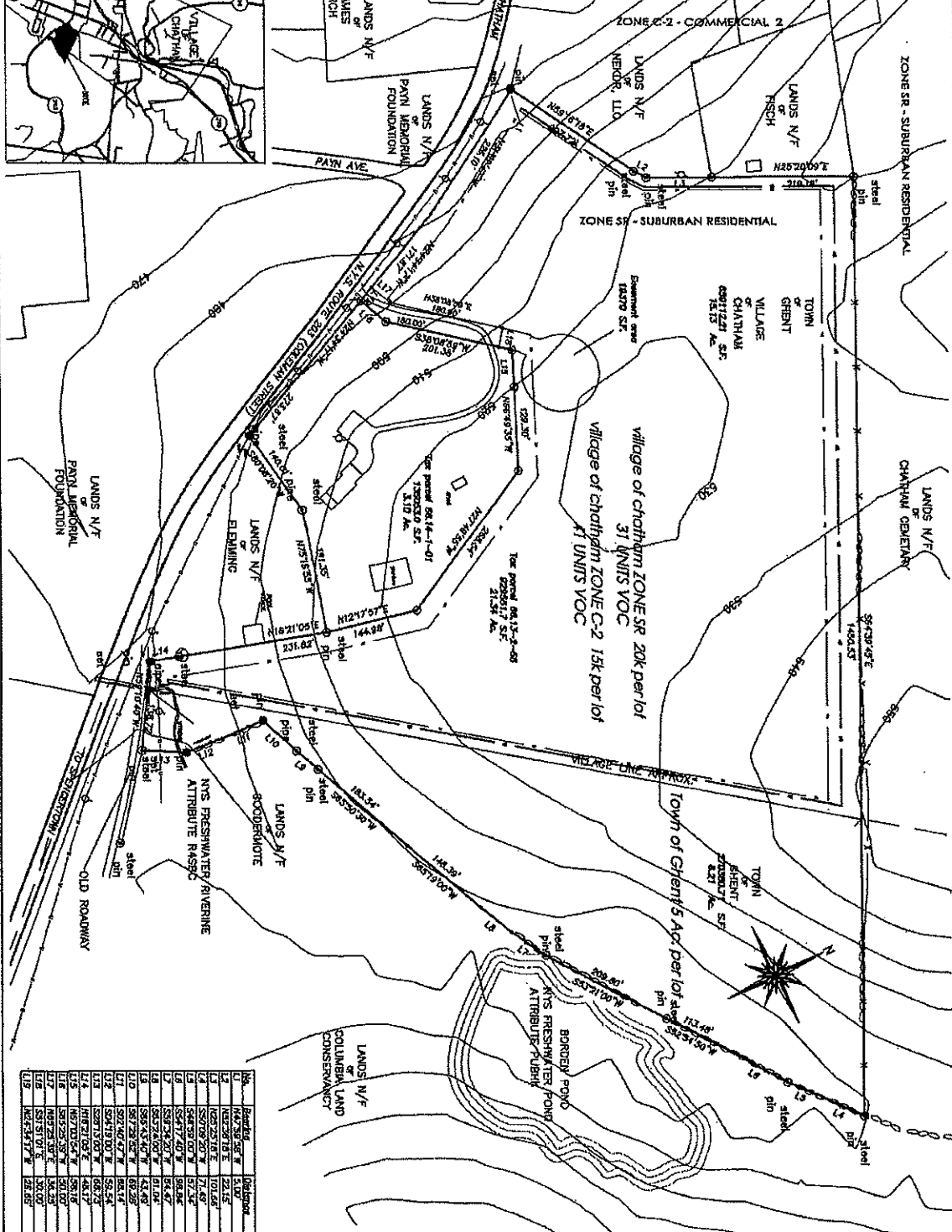
SEARCH FOR ZONING AMENDMENT
CHATHAM 203 HOLDINGS, LLC
 TOWN OF CHATHAM VILLAGE OF CHATHAM
 COLUMBIA COUNTY, NEW YORK

TAX ID: 88.13.2.88
 DATE: MAR. 30, 2021
 SCALE: 1" = 100 FT.

NO.	DATE	DESCRIPTION

PREPARED AND DRAWN BY: **ALBERTA LAND SURVEYORS, P.C.**
 Peter Van Alstyne
 Kinross, NY 12106
 518-392-2854

KEY
 □ CONIC IRON REC.
 ○ STEEL PIPE REC.
 ● STEEL PIN REC.
 * STEEL PIN SET
 ✦ POWER POLE
 - - - UTILITY LINE
 --- SIREN



NO.	Bearing	Distance
1	N 47° 30' 00" E	21.07
2	S 47° 30' 00" E	22.52
3	N 02° 28' 18" E	107.85
4	S 89° 39' 20" W	11.82
5	S 47° 30' 00" E	22.52
6	S 61° 17' 47" W	88.94
7	S 56° 54' 00" W	84.47
8	S 56° 54' 00" W	84.47
9	S 81° 28' 52" W	82.92
10	S 81° 28' 52" W	82.92
11	S 81° 28' 52" W	82.92
12	S 81° 28' 52" W	82.92
13	S 81° 28' 52" W	82.92
14	S 81° 28' 52" W	82.92
15	S 81° 28' 52" W	82.92
16	S 81° 28' 52" W	82.92
17	S 81° 28' 52" W	82.92
18	S 81° 28' 52" W	82.92
19	S 81° 28' 52" W	82.92
20	S 81° 28' 52" W	82.92