

VILLAGE OF CHATHAM
Tracy Memorial Hall
77 Main Street, Chatham, NY 12037

PLANNING BOARD MEETING
Monday, April 24, 2023; 7:00pm

MINUTES

Call To Order Regular Meeting: 7:00 pm by

Present: *Planning Board Chair D. Herrick; Members F. Iaconetti, L. Korda, J. Sesma; Village Attorney K. Dow; Clerk D. Kelleher; Representatives for Applicant Herrington's and for Conklin Architecture; NOT PRESENT Applicant Ben Gable*

Old Business: *None*

New Business:

1. Application #2023-020; Tax Map #66.6-1-21, 15 Center Street, Chatham, NY 12037; (Section 110-49) Historic Review for Sign, and change in paint color (Exterior of building Ben Moore #441 Alligator Alley, and Trim Ben Moore #HC105 Rockport Grey). *After general discussion regarding the application and details of the sign, the Board instructed the Clerk to instruct Ben Gable as to which materials would be needed by the Board in order to proceed. Motion to table by L. Korda, seconded by J. Sesma, approved by all.*

2. Application #2023-027, & 2023-027A; Tax Map #66.09—01-42.1, 66.09-01-42.2, 66.09-1-01-56, 66.09-01-61.1; Ed Herrington, Inc.; 6 Depot St., Chatham, NY 12037; (LL 2019-2 Site Plan Review, Section 110-15C (3) (4) (5) Historic Review, and change to structure & accessory structure/addition/fence. *General discussion occurred regarding the size of the project, tax map identification numbers, and property lines. F. Iaconetti noted that because the project is located in the Historic Over-zone, the Board will need to review color chips, roofing materials, color samples, and elevation of the front and side of the building. J. Sesma asked about the fence, noting that there were no measurements noted in the application. Applicant stated that the fence, which replaced an already existing fence which ran approximately 50 ft. in length, is a black fence which runs approximately 600 ft. in length and 7 ft. tall. Applicant stated that they did not realize at the time of the replacement that they would need to seek Board approval and so the replacement fence has been added to the application after the fact. F. Iaconetti stated that the fence would either need its own application or the tax map number of the parcel(s) it is on would need to be included with this application and that a 7 ft. fence exceeded the zoning law. J. Sesma asked if they had previously been approved for a 7 ft. fence. D. Herrick stated that if it is 7 ft. tall, it will require a variance. Applicant was asked to measure the fence and present the exact height to the Board at the next meeting. F. Iaconetti noted that the Board would need to go through the checklist for a site plan. D. Herrick went through site plan review criteria checklist. Attorney K. Dow stated the application did not meet the criteria for submission to the CCPB due to an exception regarding the size of the expansion and that it is a type 2 SEQR. J. Sesma identified, by letter, the following items on the checklist that the Applicant would need to address and submit to the Board: items **C, F, G, H, M, T, and W**. F. Iaconetti clarified that, in addition to the answers to the checklist, Applicant would need to provide a survey showing the parcels containing the building and the fence, the elevations of the front and the side of the addition, and the materials list and colors. F. Iaconetti made a motion to classify as a type 2 SEQR. Motion seconded by J. Sesma, approved by all. F. Iaconetti noted that if the fence is on a separate parcel from that which is covered by the application*

that a separate Building Permit would need to be applied for and that if it is over 6 feet tall it would require a variance and thus would have to come before the ZBA. F. Iaconetti made a motion to table the application until such time as the applicant returns with the information requested by the Board. Motion seconded by J. Sesma, approved by all.

Other Business/Recommendations for ZBA:

Referral letter from PB to ZBA for: None.

No applications were submitted for ZBA.

Other Public Comments: *None*

Approve Minutes: March 27, 2023 PB meeting. *So moved by J. Sesma, seconded by L. Korda. Approved by all.*

Adjournment: *7:49 by Chairperson D. Herrick*

Next Planning Board meeting: May 22, 2023; 7:00pm.

(04/24/23)