

PLANNING BOARD MEETING

MINUTES

Monday, November 27, 2023; 7:00pm

Call To Order Regular Meeting: 7:00pm by Chairman D. Herrick.

Present: Chairman D. Herrick; Vice-Chair F. Iaconetti; Members J. Sesma, L. Korda; Clerk D. Kelleher, Deputy Clerk S. Davis, Jr., V. Attorney K. Dow; Board of Trustees Liason K. Schassler; Applicant Chad Lindberg for Crandell Theatre; Resident R. Van Alstyne. **Not Present:** Member W. Harris-Braun; Applicant for 2 Park Row; Applicant for 19 Central Square.

Old Business:

1. **Application #2023-155: Tax Map # 66.9-1-59;** Jack Shear, **2 Park Row**, Chatham, NY 12037; Renovate existing structure, and window replacement (Sketch plan/Site Plan Review per Table of Use (Mixed Use), and Historic Overzone for Window change). *Applicant notified the Clerk's Office that he would need more time to gather the information that the Planning Board had requested. Tabled until the next meeting of the Planning Board.*

2. **Application #2023-153: Tax Map #66.10-1-16;** *The Chatham Film Club*, **46-48 Main Street**, Chatham, NY 12037; Renovations to the **Crandell Theatre** to include replacing the existing marquee to closely match the historic marquee, replacement of windows, adding a sill to the windows with no sill currently. Re-pointing, repairing, and sealing the brick, repairing the existing stucco, re-painting. Grading the alley for ADA accessibility and egress. (Zoning Section 110-49 Historic Review; & Section 110-45A Expansion of non-conforming structure). *Applicant provided certified mail receipts and submitted amendment to the name of the Applicant. D. Herrick read the statement from the CFD which found no issue with the application and requested that the Applicant consider installing a Knox Box. F. Iaconetti stated that after reviewing the plans, he found that the Applicant had addressed all issues noted by the Board regarding paint color and that he had found the plans to be complete throughout.*

Call to Order Public Hearing: 7:08 pm by Chairman D. Herrick.

Resident R. Van Alstyne raised concerns regarding potential water penetration through her fieldstone foundation which might occur due to the proposed excavations. Applicant addressed her question and they both agreed to document the condition of R. Van Alstyne's basement prior to beginning work. Other questions were addressed concerning access, if any new doors were to be added and if any new surfaces were going to be added. Motion to close the Public Hearing was made by F. Iaconetti at 7:14 pm, seconded by L. Korda, and approved by all.

Attorney K. Dow read aloud the SEAQR questions and the Board found that, in the aggregate, the application would have no significant or negative impact. F. Iaconetti made a motion of negative declaration for the SEAQR. Seconded by L. Korda, approved by all.

F. Iaconetti made a motion that the Village of Chatham Planning Board approve Application #2023-153: Tax Map #66.10-1-16, 46-48 Main Street, Chatham, NY 1203. This approval is for exterior renovations of the Crandell Theatre structure and the replacement of the existing marquee. This approval is based on the following:

- 1. Application for Building/Use Permit dated 09/15/2023 submitted by Chad Lindberg (Taconic Engineering)*
- 2. Application for Site Plan review submitted by Lydia Kukoff*
- 3. Short Environmental Assessment Form dated 10/15/2023 submitted by Chad Lindberg (Taconic Engineering)*
- 4. Sheet numbers (all issued 10/06/2023):*

- 100-Title, Rev. 1 (11/03/2023)
 - 101-Existing Site Plan, Rev. 1 (11/03/2023)
 - 102-Proposed Site Plan, Rev. 1 (11/03/2023)
 - A300-Building Elevations, Rev. 1 (11/03/2023)
 - A301-Marquee Details, Rev. 1 (11/03/2023)
 - A600-Door Schedule & Details, No Revisions
 - A601-Window Schedule & Details, No Revisions
 - A603-Details, No Revisions
5. Letter of Transmittal and Attachments to Erin Reis (Code Enforcement Officer) from Chad Lindberg (Taconic Engineering)
 6. Letter to Village of Chatham Planning Board dated 11/03/2023 Re: Marquee Lighting Review
 7. Sheet SK-1 Proposed Entry Plan
 8. NDR Electrical Product Information of New Recessed Lights Indicated on SK-1
 9. The Paint Color Samples for Each Color to be Used as Identified on Submitted Documents

And the following condition: The Applicant shall notify the Planning Board in writing when the marquee lighting is operating at the proposed illumination. The Planning Board shall then have twelve (12) months to evaluate the illumination and notify the Applicant of the need for further discussion and adjustments.

Motion seconded by L. Korda, approved by all.

New Business:

3. Application #2023-203: Tax Map #66.6-1-19; JC and Me, LLC; 19 Central Square, Chatham, NY 12037; Zoning Code Ch. 110-50 Historic Review for color change, repair, and/or replacing window(s), rotted wood as needed. Fix/replace rotted siding and repair/replace original 2 windows only at pizza place – replace decaying steps to back and painting with similar color as exists now. (Applicant bringing color sample chips to meeting). Applicant not present. After general discussion, the Board determined that the application be tabled until such time as the Applicant is present to answer questions.

Other Business/Recommendations/Referral from PB for ZBA:

- December Planning Board regularly scheduled meeting falls on December 25, 2023. *F. Iaconetti made a motion to move the date of the next meeting of the Planning Board to December 18, 2023 at 7:00 pm. Motion seconded by L. Korda, approved by all.*

Other Public Comments: *None*

Approve Minutes: October 23, 2023 PB meeting. *Motion to approve the minutes made by J. Sesma, seconded by L. Korda, approved by all.*

Adjournment: 7:33 pm

Next Planning Board meeting: December 18, 2023; 7:00pm at Village Hall, Tracy Memorial Building, 77 Main St, Chatham, NY 12037.

Respectfully submitted by:
Sam Davis, Deputy Village Clerk
(12-14-2023)