

PLANNING BOARD MEETING AGENDA

Monday, April 22, 2024; 7:00pm

Call To Order Regular Meeting:

Present:

Old Business:

1. **Application # 2024-011: Tax Map #66.10-1-8.100; AG Carpentry, Inc. (owner - Rogowski, LLC); 30-34A Main Street, Chatham, NY 12037; Zoning Code Ch.110-50 Historic Review** – moving the existing door and the small glass pane to the left a few feet, if you are facing the building from the street, and add a second small glass pane on the other side of the door to match the existing one. The large existing 6-foot glass pane window is to be moved to the right, if you are facing the building from the road only, per plans attached. (Applicant will return with a new application for any other changes such as construction, color, alteration, repair, demolition, and signage to the exterior of the building). (Not sent to CCPB, not set for PH)

New Business/Other Business/Opinion from PB for ZBA/BOT:

2. **Application # 2024-034: Tax Map #66.6-1-24; Raymond and Joanne Henders; 22 Mill Street, Chatham, NY 12037; Zoning Code Ch. 110-1, Table of Use** – Minor Site Plan Approval required for an “other accessory structure”. Proposed replacement structure (480sqft area x 14ft high) is to be used for storage, and for an already “approved by right” Level 1 Home Occupation (Ch. 110-27C (2)).

3. Provide Planning Board opinion for:

Application #2024-029: Tax Map #66.17-2-11; Heena Patel; 52 Payn Ave., Chatham, NY. Village Code, Chapter 110; Table 2, Density Control. Applicant seeks area variance to create an undersized, 50 ft. width lot; a 60 ft. width is required. Lot length is over 150 ft. which would equate roughly to a lot area of 7,800 sq. ft.

Public Comments:

Approve Minutes: Revised February 26, 2024 PB meeting.

Approve Minutes: March 25, 2024 PB meeting.

Adjournment:

Next Planning Board meeting: TBD due to May 27, 2024 Federal holiday.

Meeting Place: Tracy Memorial Village Hall, 77 Main St, Chatham, NY 12037.

(Rev. 04/22/24)