

PLANNING BOARD MEETING

Monday, April 22, 2024; 7:00pm

MINUTES

Call To Order Regular Meeting: 7pm, Chairman Herrick.

Present: Chairman D. Herrick; Members F. Iaconetti, W. Harris-Braun, J. Sesma; VOC Attorney K. Dow; Clerk D. Kelleher; Dep. Clerk S. Davis, Jr.; Applicants Aaron Gaylord, Ray and Joanne Henders; T. Ghent Resident C. Barufaldi; Mayor J. Howe; Trustee K. Schassler; Resident P. Wilhelm
Not present: Member L. Korda.

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).

Applicant had one copy of colored renderings with him. He thought he had already provided to the Board, the labeled/dimensioned floor plan of work area but realized that he had forgotten to provide them ahead of the meeting. During the meeting he emailed them to Clerk D. Kelleher to print but ultimately the board decided to table the application until materials could be submitted 10 days ahead of the meeting.

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)).

110-25 Site Plan Review read aloud by D. Herrick. Applicant is now considering a new location for the structure based on a conversation he had with F. Iaconetti while Iaconetti was walking the application property under review. Code Enforcement Officer, E. Reis, will review the new location after the applicant provides her with revised dimensions. It may, or may not then require a variance from the ZBA. Planning Board performed the site plan review checklist. Motion that the application is a Type II, pursuant to paragraph 12, expansion of the minor accessory designated structure made F. Iaconetti, seconded by W. Harris-Braun, approved by all. Motion by F. Iaconetti to approve Application 2024-034, for the construction of an accessory structure on 22 Mill Street, Chatham, NY. The Board approves the site plan as submitted, subject to the plan not needing a variance by the ZBA. Motion seconded by J. Sesma. Motion approved by all.

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.

K. Dow provided an overview of the application and what has occurred so far with the ZBA. Opinion by the Planning Board is that the ZBA grant a 10-ft variance only if there are already other lots on Payn Avenue that are 50-ft or smaller.

Public Comments: *Town of Ghent resident C. Barufaldi commented on application for 116 Hudson Ave. Barufaldi noted that the application was not on the agenda and so assumed that the site plan had not yet been forthcoming. She went on to summarize that the application would not be in front of the board except that in January an enforcement action notice was sent by the Code Enforcement Officer to the applicant which prompted him to complete the application forms and come before the planning board in February. It is now April and the not approved accessory structure is still in place and the applicant is not at this meeting. She asked that the Board please resume enforcement if needed and to set some*

deadlines for the applicant rather than just carrying on, business as usual. D. Herrick informed Barufaldi that the Board does not do enforcement and that would be up to the Code Enforcement Officer. The Board let her know that the applicant notified them that he would not be in attendance and is working on an alternate solution plan. Barufaldi reminded the Board that the existing situation is not in compliance and should be remedied. She asked that the Board take an appropriate action. The Planning Board will draft a letter to the applicant to let him know that the next meeting date will be 5/20/24 and he should have modified plans submitted to the Building Department 10 days ahead, or by 5/10/24.

Approve Minutes:

*Motion by J. Sesma to approve the revised **February 26, 2024** minutes.
Seconded by F. Iaconetti. Approved by all.*

Approve Minutes:

*Minutes of the **March 25, 2024** meeting were not provided to the members prior to this evening meeting. Hard copies were handed to the members at the start of this meeting. Motion by F. Iaconetti to table approval of the March 25, 2024 PB meeting minutes until the members have an opportunity to review them. Motion seconded by W. Harris-Braun. Approved by all to table approval until the members have an opportunity to review.*

Next Planning Board meeting: *May 20, 2024; 7pm. (Due to May 27, 2024 Federal holiday).*

The Board members requested that Clerk D. Kelleher send a letter to applicant Aaron Gaylord to notify him of the changed next meeting date, and that drawings/submissions should be provided by 5/10/24.

Adjournment:

*Motion to adjourn by F. Iaconetti, seconded by J. Sesma. Approved at **8:46pm**.*

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

Respectfully submitted,
Desiree Kelleher, Village Clerk
(Rev. 05/1/24)