

PLANNING BOARD MEETING MINUTES

With Public Hearing

Monday, June 24, 2024; 7:00pm

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

Present: Chairman D. Herrick; Members L. Korda, J. Sesma, F. Iaconetti, W. Harris-Braun; Trustees K. Schassler, P. Minahan; Attorney K. Dow; Village Clerk D. Kelleher; Village Deputy Clerk S. Davis, Jr.; Building Inspector/Code Enforcement Officer E. Reis; Applicants Heena and Bavesh Patel, Dana Johnson; Surveyor Matthew Bowe, PLS

PUBLIC HEARING for Application #2024-029: Tax Map #66.17-2-11; Heena Patel; 52 Payn Avenue, Chatham, NY 12037; Subdivision of parcel.

-P. Minahan (resident of Payn Ave) asked if construction plans have been submitted by the subdivision applicant for building any house or other structure on the property. Response was given by E. Reis that no plans for construction have been submitted to date for either the planning or zoning boards. It is possible that a structure could be built on the property without having to go before either board, as long as zoning requirements are satisfied and no variances are needed.

-Motion made by J. Sesma, seconded by L. Korda to close the public hearing. All approved to close the public hearing.

-Attorney K. Dow distributed a Resolution "To Designate Certain Minor Subdivisions and Boundary Line Adjustments as Type 2 Actions Under SEQRA", and read it aloud. K. Dow pointed out that line 3 should be amended from "6 NYCRR" to include "Part 617" to then read as "6 NYCRR Part 617".

-Motion made by J. Sesma, and seconded by W. Harris-Braun, to approve Resolution PB1 of 2024 "To Designate Certain Minor Subdivisions and Boundary Line Adjustments as Type 2 Actions Under SEQRA", as amended.

-Motion to approve the Resolution PB1 of 2024, as amended, was approved by all. (Approved/Amended Resolution PB1 of 2024 inserted into the minutes):

RESOLUTION PB1 of 2024

June 24, 2024

To Designate Certain Minor Subdivisions and Boundary Line Adjustments as Type 2 Actions Under SEQRA

WHEREAS, the Village of Chatham Planning Board has the duty and authority to undertake review of applications that come before it pursuant to the New York State Environmental Quality Review Act ("SEQRA") in accordance with 6 NYCRR Part 617 of the Codes, Rules, and Regulations of the State of New York (the "Rules"); and

WHEREAS, subdivision (b) of Section 617.5 of such Rules provides that "Each agency may adopt its own list of Type II actions to supplement the actions" set out in such subdivision, provided that an action placed on an agency's Type II list shall, "in no case, have a significant adverse impact on the environment based upon the criteria contained in section 617.7(c)" of the Rules and shall not be a Type I action; and

WHEREAS, the Village of Chatham Planning Board finds that 1) the subdivision of a single conforming lot into two conforming lots or 2) a boundary line adjustment that results in no net increase in the number of lots and does not cause any lot to become Non-conforming or cause an increase in the nonconformity of any lot, will not have a significant adverse impact on the environment;

Now, therefore, BE IT RESOLVED, that the Planning Board of the Village of Chatham designates the following to be Type II actions for purposes of Planning Board review, and therefore not subject to review pursuant to SEQRA:

- the subdivision of a single conforming lot into two conforming lots;
- a boundary line adjustment ("BLA") that results in no net increase in the number of lots and does not cause any lot to become nonconforming or cause an increase in the nonconformity of any lot.

BE IT FURTHER RESOLVED, that an application for either of the above shall not be required to include an Environmental Assessment Form (EAF) Part 1; and

BE IT FURTHER RESOLVED, that the Type II designations set forth in this Resolution are applicable only to proceedings of the Planning Board of the Village of Chatham and are, not binding upon any other involved agency.

Old Business:

1. Application #2024-029: Tax Map #66.17-2-11; Heena Patel; 52 Payn Avenue, Chatham, NY 12037; Subdivision of parcel.

-SEQRA not required.

- Motion by F. Iaconetti to approve Application #2024-029: Tax Map #66.17-2-11 submitted by Heena Patel, 52 Payn Avenue, for the subdivision of the above identified parcel. The subdivision of the existing parcel shall be as shown on the survey performed by the surveyor, Matthew Bowes, PLS., dated May 21, 2024. This subdivision shall result in the newly created parcel 1.2 and existing/remaining parcel 1.1, both being in compliance with the Village's zoning. Motion was seconded by L. Korda. Motion approved by all.

New Business:

2. Application #2024- 076: Tax Map #66.10-1-6; Applicant Dana L. Johnson; (property owner/Sara Sui); 20 Main Street, Chatham, NY 12037; Minor Site Plan approval, for Historic Review only: 1. Exterior sign (replacement of the face of the existing sign on the existing sign pole). 2. Outdoor seating (within the property lines as required. Per 110-50D).

- Motion by J. Sesma to approve Application #2024-076 for sign and seating as presented by applicant.

- Motion was seconded by L. Korda, and approved by all.

Other Business/Opinion from PB for ZBA/BOT:

-No new applications were submitted to the ZBA this month.

Public Comments:

Approve Minutes: May 20, 2024 PB meeting.

Adjournment:

Next Planning Board meeting: July 22, 2024

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

Respectfully submitted,
Desiree Kelleher,
Village Clerk
(Rev. 07/19/24)