

PLANNING BOARD MEETING
Monday, October 28, 2024; 7:00pm
MINUTES
(Video of this meeting is available)

Call To Order Regular Meeting:

Present: *Chairman D. Herrick; Members J. Sesma, W. Harris-Braun, F. Iaconetti, L. Korda; Building and Code Enforcement Officer E. Reis; Clerk D. Kelleher; Deputy Clerk S. Davis; Attorney K. Dow; Trustee K. Schassler; Applicant representative, G. Ranalli; Applicant R. Wood and her attorney M. Kosrova; Applicant Z. Cohen*

Old Business:

1. Application #2024-099: Tax Map #66.6-1-19; Applicant: JC AND ME, LLC; 19 Central Square, Chatham, NY 12037; Per Ch. 110-150 Minor Site Plan Application for Historic Review only, for removing entire façade of PCP Realtor only and replacing it per photo provided by applicant.

P.B. Meeting: September 23, 2024 - This application was tabled during the September meeting, and a letter requesting an update and presence at the October 28th meeting was sent to the applicant.

July 22, 2024 - The Planning Board requested that the applicant provide the following additional information to the Building Inspector as soon as it is available, but no later than August 22, 2024:

- 1. Indicate on a drawing, the dimension and placement location of each item on the building.*
 - 2. For each item to be installed on the front, and/or visible from the front, please indicate if the item itself existed as part of the building prior to the façade being removed and is now being reinstalled/reused.*
 - 3. If the item itself is being replaced with a new one, please provide brochure/manufacturer specs and specific details of the replacement including size, material, and color. Provide manufacturer paint color sample with manufacturer brand and name of color to identify the specific color).*
- New Exterior Sign?** (If reusing the existing sign and installing it exactly in the same location on the building, no review necessary). If the sign and/or location is new, provide spec sheet showing size, shape, colors (with samples), location on building, how will it be installed.
- New Front Entrance Door?** (If reusing the existing front door and installing it exactly in the same location on the building, no review necessary). Provide manufacturer brochure/spec sheet showing material, size, color (with paint color chip if painting), and placement on building.
- New Windows?** Provide manufacturer brochure/spec sheet identifying material, size, shape, color (with paint color chip if painting exterior), placement on building.
- New Siding?** Provide manufacturer brochure/spec sheet indicating type (clapboard?), material (LP Smart Siding?), size, color (with paint chip sample), and placement on building.
- New Windows/Door Trim?** Provide profile detail, material, size, and color (with paint color sample chip).
- New Lighting?** Provide manufacturer brochure/spec sheet with picture showing material, size, color/finish, and indicate specifically the quantity and installation location on the building.
- New roof overhang (Awning) finishing treatment?** Standing Seam metal roof? Provide manufacturer brochure/spec sheets identifying material, color, and what it will look like on the building.

Applicant retained the services of architect G. Ranalli who submitted renderings of the façade to the Board on behalf of the applicant. G. Ranalli, spoke to the Board about his belief that the planned

renovation of the building would be in keeping with the Historic District. He described the drawing, presented a sample of the wood proposed for the exterior siding, and informed the Board that the color of the roof as represented in the drawing was demonstrating the proposed copper roof which would have a pre-patina. Members of the Board questioned the open square shaped hole at the roof line, the panel represented on the right side of the door, and the paving material. The Board requested that, prior to the next meeting, the applicant provide:

1) Applicant includes documentation of the materials presented at the meeting (mahogany and copper) in the application.

2) Applicant considers changing the roofline for symmetry with the surrounding buildings. An argument to keep the higher roofline as presented, matching the building to the right of the facade, will also be accepted.

3) Applicant considers removing or changing the decorative element on the right side of the facade to better match the surrounding buildings.

W. Harris-Braun made a motion to table, seconded by L. Korda, approved by all.

2. Application #2024-135: Tax Map #66.13-1-28; Applicant: Ariel Jones, 48 Church St, Chatham, NY 12037; Per Ch. 110-Table of Use, Special Use Permit is required for Dwelling (Multi-Family) – A dwelling containing three or more dwelling units and occupied or designed for occupancy for three or more families living independently of each other.

(Application is as presented and only to convert an Existing Accessory 2-Family structure into a 3-Family (Multi-family) structure by the addition of one studio apartment to the west side of the 1st floor. Currently there is a 3-bedroom apartment on the 2nd floor, and a 1-bedroom apartment on the 1st floor. This application is strictly an interior renovation of an existing structure, no variance is required for set-backs or density control schedule. All New York State Uniform Fire Prevention and Building Codes (the Uniform Code), and the State Energy Conservation Construction Codes (the Energy Code), will be met prior to a Building Permit being issued.)

P.B. Meeting: September 23, 2024 - This application was tabled during the September meeting, and a letter mailed to the applicant requesting a status update for the project, and for the applicant to attend the October 28 meeting of the Planning Board.

Applicant requested a time extension which was granted by the Board.

New Business:

3. Application #2024-201: Tax Map # 66.6-1-32.100 and 66.6-1-27; Applicant: Jack Shear; 12 River S. and 16 River St., Chatham, NY 12037; Per 110-28D1 a&b Design, layout and construction of parking areas. Location and screening:

a.) All off-street outdoor parking shall be located behind or to the side of the principal building, at least six feet from the side or rear lot line in the R, RS and RC Districts and 10 feet in all other districts. Parking areas for multifamily home occupations and nonresidential uses shall, to the extent practical, be screened from public view. Adjoining parking areas shall be connected directly to one another or to a service road or alley wherever feasible to reduce turning movements onto roads.

b.) Within the C2 and I Districts only, a maximum of one row of parking may be located in front of the principal building. Such parking shall be set back from the front lot line by a landscaped

buffer at least 15 feet in width. Setbacks for structures in C1: Front is 0/0, Sides are 0/0 and Rear are 15/N.R.

Application withdrawn.

4. Application #2024-232: Tax Map # 66.10-3-7; (Owner: 3 Railroad, LLC); Applicant: Chatham Yoga Center, LLC; 3 Railroad Ave, Chatham, NY 12037;

a.) Per 110-50 Historic Review only for an Exterior 24"x18" double sided hanging sign as presented in the attached photo.

b.) Per 110-51 B - Information requirements and review criteria not relevant to historic preservation shall be waived for such applications.

c.) Per 110-15M Change of use. A site plan approval shall apply to the use for which it has been granted, as well as to any subsequent similar use of the property which complies with all terms and conditions of the site plan approval (as determined by the Code Enforcement Officer) and which does not involve any new construction, enlargement, exterior alteration of existing structures, or changed uses of outdoor areas. Any other change to a use allowed by a site plan approval shall require the granting of a new site plan approval or a site plan amendment.

Attorney for the applicant, M. Korsova, presented the drawings and description of the sign to the Board. General discussion of the sign, the placement of the sign, and color scheme. The Board requested that the applicant date and sign paint sample. F. Iaconetti made a motion to approve the application for installation of a sign as described in the application. Motion seconded by W. Harris-Braun, approved by all.

5. Application #2024-229: Tax Map #66.13-2-43; Applicant: Zvi Cohen; 116 Hudson Avenue, Chatham, NY 12037;

Proposed Project/ Use: Application is as presented to add a 40'x60' Accessory structure as presented to move outdoor storage items inside this structure in rear of current bakery. Pave area to create additional parking.

CEO reason for denial: Per 110-15C5 Accessory uses or structures used in connection with a principal structure or use subject to site plan review shall be subject to the same approval requirements as the principal structure or use, unless otherwise specified in this chapter.

Applicant asked the Board for any advice regarding several aspects of the proposed structure and its location, stating that he had not completely settled on the dimensions of the proposed building. General discussion between the Board, the applicant, and Village Attorney K. Dow regarding size, setbacks, and the facade. F. Iaconetti suggested a preliminary site plan. Motion made by L. Korda to table the application, seconded by W. Harris-Braun, and approved by all.

Other Business/Opinion from PB for ZBA/BOT: Application withdrawn

6. (12-16 River St) – PB opinion for ZBA:

Application #2024-201: Tax Map # 66.6-1-27 and 66.6-1-32.100; Jack Shear; 16 River Street, Chatham, NY. Village Code Ch. 110-28D1 (a&b), and Special Use Permit required for Storage/Warehouse.

Per 110-28D1 (a&b) - Design, layout and construction of parking areas.

Location and screening:

a.) All off-street outdoor parking shall be located behind or to the side of the principal building, at least six feet from the side or rear lot line in the R, RS, and RC districts - and 10 feet in all other districts. Parking areas for multi-family home occupations and nonresidential uses shall, to the extent practical, be screened from public view. Adjoining parking areas shall be connected directly to one another or to a service road or alley wherever feasible to reduce turning movements onto roads.

b.) Within the C2 and C1 districts only, a maximum of one row of parking may be located in front of the principal building. Such parking shall be set back from the front lot line by a landscaped buffer at least 15 feet in width.

Setbacks for structures in C1: Front is 0/0, Sides are 0/0, and Rear are 15/N.R.

Application withdrawn.

Public Comments: *None*

Approve Minutes: September 23, 2024 PB meeting. *Motion to approve made by L. Korda, seconded by W. Harris-Braun, approved by all.*

Adjournment: *Meeting adjourned by D. Herrick at 8:35 pm*

Next Planning Board meeting: November 18, 2024; 7pm (instead of November 25)

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

Respectfully submitted,
Sam Davis Jr.
Deputy Clerk
(11/06/24)