

Town of Chatham
Meeting Minutes June 9, 2020

Planning Board
Draft Copy

Members Present:

Public Present:

Gabriella Sperry – Chairperson
Evan Young
Frank Haimbach
John Catlett
Cindy Meyers
David Everett
Angus Eaton
Tal Rappleyea – Town Attorney

Andy Didio, Matt Greitzer
Samantha Cummings, Tom Clark
Vance Pitkin, Hallie Ziessmer
Ann & Paul Sagan, Judy Gruber
Ed Spiro, Jennifer Meyer
Neil & Heidi Anderson, Rebecca Carter
Carol Steigmeier, Martha Robins, Jim Gevlin
Jim O’Keefe, Ms. Blass

The June 9, 2020 Planning Board meeting was called to order at 7:00 PM by Chairperson Gabriella Sperry via googlemeet.com. Chairperson Sperry began with the Approval of the minutes of the May 12, 2020 meeting, motion to approve the minutes as amended was made by Ms. Meyers, seconded by Mr. Haimbach, all in favor, motion carried.

Communications:

Chairperson Sperry reads aloud the communications received from the Town Engineer, the recommendation from the Columbia County Planning Board and the written comments from the public.

Public Hearing:

Silver Brothers Capital, LLC
Site Plan Review
155 Shaker Museum Rd.

Chairperson Sperry begins by stating that any changes from the Site Plan the Applicant needs to return to the Board for approval. Mr. Everett asks if the water tank will be inside, Mr. Didio states it will be due to frost protection. Mr. Everett suggests adding a condition of approval from the CCDOH prior to issuance of the building permit.

Chairperson Sperry opens the Public Hearing at 7:12pm

Public Member Hallie Ziessmer states she is at 236 Shaker Museum Rd and is supportive of the current proposal and that she has sent in her questions and then reads them aloud. Public Members Ann and Paul Sagan state they had the same concerns as well as increased traffic. Public Member Judy Gruber states she feels the proposal looks good, public member Jennifer Meyer states she also had the same concerns. Public Member Ed Spiro states he is at 13 Shaker Museum Rd and looks forward to the farm being active again and is also concerned about traffic increase. Public Members Neil and Heidi Anderson state they are at 122 Shaker Museum Rd and have the same concerns as the others. Public Member Rebecca Carter states she is at 88

Shaker Museum Rd and is directly across from the farm and would love to see the farm in use but would also love for it to stay quiet. Public Member Carol Stiegmeier states she is at 325 Shaker Museum Rd and is pleased with the proposal and happy to have new neighbors.

Chairperson Sperry states there are no more comments from the public and asks if there are comments from the Board. Mr. Eaton states that the questions were informative and the Planning Board needs to decide how to implement the conditions. Mr. Rappleyea states only the current structures and use in the application are approved, and it will be in the resolution. The Applicant needs to return to the Board for any modifications to the Site Plan. Mr. Haimbach asks about the waste water, Mr. Didio states it will be a condition of the CO that they have approval from DEC. Chairperson Sperry adds they have to come back to the Board for any new buildings, Mr. Everett states it is really the decision of the Building Inspector as to whether it is a Site Plan Building or a farm building. Mr. Young adds that a lot of the questions relate to future changes and the Board can only review what is presented now. Chairperson Sperry confirms they are planning only two events per year of up to 150 people, Mr. Greitzer states they would be happy to come back to the Board if they want to add a third. Mr. Catlett states the applicants have been very forth coming and they seem to want to be a good neighbor.

Chairperson Sperry closes the Public Hearing at 7:49pm.

Chairperson Sperry states the Board needs to go over the criteria under the Ag & Markets guidelines, Mr. Eaton adds the approval should have the conditions from their guidance. Mr. Everett adds 2 years is reasonable guidance for a start up farm operation, Mr. Greitzer states it'll probably 12-15 months from planting. Mr. Young states the water and waste water conditions should be added. Mr. Everett states the hours of operation are not specified in the application for the tasting room, Mr. Young states there is a table in the application. Mr. Everett adds no outside seating tables unless special events. Mr. Rappleyea asks about the lighting, Mr. Young asks about sign lighting, Mr. Didio states they will be dark sky compliant and only on during hours of operation. Mr. Eaton suggests any lighting as per the Town Code. Mr. Rappleyea states maintenance of current drainage for facilities. Mr. Eaton asks about music, Mr. Greitzer states it will be unobtrusive and only for outdoor events. Mr. Eaton suggests allow non- amplified outdoor music. Mr. Rappleyea states conditions are only for the use and structures related to the distillery in the application and reads through the conditions, Mr. Everett adds that start up begins upon issue of the CO. Mr. Rappleyea explains why the CCPB did not review and the reason for SEQRA exemption.

Motion to approve the Application for Site Plan contingent on the resolution is made by Mr. Everett, seconded by Mr. Eaton, all in favor, motion carried.

Mr. Greitzer thanks the Board and the neighbors for the support.

Yaghoubi
Site Plan Review
383 Pitts Rd.

Chairperson Sperry opens the Public Hearing at 8:19pm

Mr. Khosrova runs through the application and states they would like to add to the application days of operation to be Friday through Sunday plus Holiday's and adds that 80% of the production is onsite. Public Members Martha Robins and Jim Gevlin state this is a real asset to the neighborhood. Public Member Jim O'Keefe states he is the direct neighbor and feels it is a real asset. Public Member Ms. Blass states there is no negative impact to the neighborhood.

Chairperson Sperry closes the Public Hearing at 8:29pm

Chairperson Sperry shares the maps on the screen, Mr. Khosrova explains the maps. Mr. Everett suggest adding Ag & Markets guidelines, the location of the signage and to add the CCPB recommendation to the application, Mr. Eaton states to add the Friday hours as well. Chairperson Sperry states bottled water provided needs to be added as well, Mr. Eaton states because the well is not approved as a public water supply. Mr. Young adds health department approval is needed with 20 guests or more.

Motion to approve the application with the above conditions was made by Mr. Eaton, seconded by Mr. Young, all in favor, motion carried.

Chairperson Sperry states the next meeting will hopefully be held at the Crellin Park Pavilion of via Googlemeet again.

Meeting Adjourned at 8:39PM

Respectfully submitted,

Erin Reis, clerk