

Town of Chatham  
Meeting Minutes September 8, 2020

Planning Board  
Final Copy

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Members Present:

Public Present:

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

Cynthia Elliott, Patrick Spillman  
Edward & Melinda Williams,  
Karen Halverson, William Better  
Tracee & William Osborn  
Craig Campbell, Bill Stratton  
Andrew Didio, Vance Pitkin

The September 8, 2020 Planning Board meeting was called to order at 7:00 PM by Chairperson Gabriella Sperry at PS21 on Route 66. Chairperson Sperry began with the Approval of the minutes of the August 11, 2020 meeting, motion to approve the minutes as amended was made by Mr. Haimbach, seconded by Ms. Meyers, all in favor, motion carried.

**Communications:**

None

**Public Hearing:**

**Edward Golden Foundation  
Minor Subdivision  
White Mills Rd.**

Cindi Elliott presents the Board with new maps and explains they are merging a 5 acre parcel with a 64.5 acre parcel to make one parcel that will now have road access and there is no construction planned. Chairperson Sperry states they Board determined the application was complete at the last meeting.

Chairperson Sperry opens the Public Hearing at 7:09pm

Chairperson Sperry asks if there are any comments, no one from the Public responds.

Chairperson Sperry closes the Public Hearing at 7:09pm

Motion to approve the application is made by Mr. Haimbach, seconded by Mr. Everett, all in favor, motion carried.

**Old Business:**

**Edward Williams  
Minor Subdivision/Lot Line Adjustment  
258 Silvernail Rd.**

Mr. Williams explains the maps and the structure that is built on his land and the neighbors state they grant permission for the Lot Line Adjustment. Mr. Everett states they need to

confirm that the set-back for the lot line adjustment meet the variance granted. Mr. Rapplaya states the lot line adjustment just needs to be changed to 18ft from the structure. Chairperson Sperry asks if the Board needs to do a site visit, the Board confirms they do not.

Motion to declare an unlisted action for SEQRA is made by Mr. Eaton, seconded by Mr. Everett, all in favor, motion carried.

Motion to determine the application complete for a minor subdivision contingent on the corrected maps received is made by Mr. Eaton, seconded by Mr. Haimbach, all in favor, motion carried.

**Karen Halverson**  
**Lot Line Adjustment**  
**4228 Route 203**

Ms. Halverson explains the maps, states that SEQRA was submitted along with the approval letter from the neighbor. Mr. Eaton states that they do not need the letter from the National Heritage foundation.

Motion to declare an unlisted action for SEQRA is made by Mr. Eaton, seconded by Mr. Young, all in favor, motion carried.

Motion to determine the application complete for a minor subdivision is made by Mr. Eaton, seconded by Mr. Haimbach, all in favor, motion carried.

Mr. Rapplaya states Section 617.5(c)(16) of SEQRA regulations state the Board can skip the review for Lot Line Adjustments, which are Type II Action.

**New Business:**  
**Edwin & Cherie Williams**  
**Site Plan Review**  
**509 Bashford Rd.**

William Better, the Attorney representing the land owner states they have an application pending from the NYS Liquor Authority to convert a small area of the garage to a tasting room, they have vines planted and are not constructing any new buildings or structures, if they need overflow area for events they will use tents and port potties. Mr. Everett shares the three guidelines from Ag. & Markets, Mr. Better states they will not be doing retail sales only wine for events and tastings. Chairperson Sperry asks how many bottles they will be producing yearly, Mr. Better states they will not do more than the allowable 5,000 cases per the license. Mr. Everett asks how long it will take for the vines to produce wine, Mr. Better states a few years. Mr. Everett states the Board needs to know specifics on the amount of wine per year to be produced. Chairperson Sperry asks how large the vineyard is, Mr. Young states it is about a ¾ acre. Mr. Better states they can show the proposed expansion of the vineyard. Mr. Everett asks if they plan to do their own farming, Mr. Better they lease the land for farming, the garage is

already living space and has its own water and septic and can hold 25-40 people, they will also be sending out the grapes for harvesting, not doing it on-site. Mr. Everett asks if the grapes will be processed in NYS, Mr. Better states it will be and they will meet the 50% guidelines from Ag & Markets. Mr. Eaton reads through the list of what is required from Ag & Markets. Chairperson Sperry confirms they have about 120 parking spaces and a traffic study will be needed, Mr. Everett states they need to show the other houses on the plans on the neighboring properties. Chairperson Sperry states the Board will need to do a site visit, Mr. Better states he would like to provide the information requested first and then plan on a site visit.

**Paul O'Leary**  
**Minor Subdivision/Lot Line Adjustment**  
**White Mills Rd.**

Ms. Elliott, the Land Surveyor states she is representing Mr. O'Leary and presents the Board with copies of the maps, explaining this is a 130 acre parcel and the adjoining neighbor has 10 acres and would like to purchase 11 acres of vacant land, the road frontage meets the code and requests the Board waive the contours. Mr. Eaton asks if she can show the house on the maps, Ms. Elliott states she did include the DEC Wetlands. Chairperson Sperry states the Board can skip the SEQRA for this Lot Line Adjustment and schedule the Public Hearing. Mr. Young requests a PIN letter to be included.

Motion to determine the application complete and schedule the Public Hearing contingent on the requested information received by October 2<sup>nd</sup>, 2020 was made by Mr. Eaton, seconded by Ms. Meyers, all in favor, motion carried.

**C7 Rentals**  
**Site Plan Review**  
**Route 295**

Mr. Didio presents the maps to the Board and explains they had gotten permission previously for one building that was never done and they would like to do two buildings. Chairperson Sperry asks if they will have overhead doors, Mr. Didio states they will but wont be facing the road. Mr. Everett asks the square footage of each, Mr. Didio states together they are about 5,000sqft and they are located in the industrial zone, Mr. Stratton states the parcel goes all the way back to the parkway. Chairperson Sperry asks if they are still doing the chain link fence, Mr. Didio states it will attach to the larger building, they will have lighting that will go off by 9pm and will provide the specs and the signage will be the same as previously approved. Mr. Everett asks if there will be an increase in traffic, Mr. Stratton states not from what is there currently. Mr. Didio states the parcel is currently used for storage it will just be inside the buildings. Chairperson Sperry asks if the Board wants to do a site visit, the Board agrees it is not needed. Mr. Eaton states this is an Unlisted Action for SEQRA and the Planning Board is lead agency.

Motion to determine the application complete and schedule the Public Hearing was made by Mr. Eaton, seconded by Mr. Haimbach, all in favor, motion carried.

Meeting Adjourned at 8:42PM

Respectfully submitted,

Erin Reis, clerk