

TOWN OF CHATHAM PLANNING BOARD May 14, 2013
MEETING MINUTES Final Copy

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Members Present:

Donna Staron
Aven Kerr
Wendy Carroll
Dorothy Mackerer
Bonnie Schoonmaker
Marilyn Cohen, Chairperson
Paul McCreary, Engineer
Tal Rappleyea, Attorney

Members Absent

Tony Ooms

Public Present

Maria Lull
Judy Grunberg
Brandee Nelson
Susan Davies
Nicholas Vamrus

The May 14, 2013 Planning Board meeting was called to order at 7:00PM by Chairperson Marilyn Cohen. The Pledge of Allegiance was recited. Deputy Chairman Donna Staron moved that the meeting minutes from the April meeting be approved. This was seconded by Dorothy Mackerer and carried.

**MARIA LULL – SITE PLAN REVIEW – COUNTY ROUTE 28
INFORMATIONAL**

Ms. Lull explained that she plans on running her real estate business from her home in Chatham Center. She further explained that the Department of State requires principal brokers to display a sign at the site of their business. Therefore Ms. Lull is requesting permission to have a sign put up near her mailbox. When asked about the actual office space involved, Ms. Lull stated that approximately 300 square feet of space would be used for her office. Town Attorney, Tal Rappleyea, stated that one parking space would be necessary for every 250 square feet of space. Ms. Lull has ample parking space for her needs and added that she doesn't expect cars to be parked on her property on a regular basis as this is not the nature of the business. Ms. Lull stated that more often than not she is leaving her office to meet with clients. This has been scheduled for Public Hearing next month.

PS 21 PHASE II – Rt 66
INFORMATIONAL

Chairman Cohen reviewed the history of this project and pointed out that the Zoning Board of Appeals site plan had been done simultaneously with the Planning Board, and that the Zoning Board had been the lead agency at that time. In addition to Judy Grunberg, Brandee Nelson of Crawford Associates appeared before the Board this evening. Ms. Nelson explained that they are requesting a modification to the original site plan for Phase II. Reasons for this request were both financial and immediate due to the deterioration of the walls of the existing tent. Ms. Nelson further explained that the tent has no more useful life left and that the skin of the tent only has a ten year life span. Originally Phase II was to incorporate a 40,000 square foot performing arts center. The modified version is for a fixed 8,200 square foot structure that would house a stage, storage space, and permanent restrooms. This structure would be limited to 300 people. It would be a winterized open air pavilion. Ms. Grunberg stated that there would be no need for additional parking. There would be a circular drive off of the existing parking area to the outdoor plaza for the ease of visitors. All necessary upgrades with regard to drainage, utilities and septic would be addressed. Tal Rappleyea asked about the orientation of the pavilion. Ms. Nelson stated that the building would be open on 3 sides with the open side facing the hill. When asked about the sound levels, Ms. Nelson stated that they would still be within the allowable levels. Ms. Grunberg added that there would not be a change in the existing schedule or the hours of operation. In answer to Chairman Cohen's question regarding land disturbance, Ms. Nelson stated that approximately one acre of land would be disturbed and added that they realize they need to comply with SPEDES. Ms. Nelson handed out maps showing the current plan with the buildings and their locations, the proposed new improvement, and the originally proposed Phase II. Tal Rappleyea stated that this project will continue to be a coordinated review and suggested setting up an escrow account for no more than \$2,000 with the Town. Town Engineer, Paul McCreary, suggested an escrow account in the amount of \$4,000 for Engineer Review. Mr. McCreary pointed out that the noise may not be potentially lessened and that this may be something that has to be addressed. Tal Rappleyea questioned the height of the new pavilion in relation to the tent. Ms. Nelson stated that the pavilion would be 800 feet further North and 25 feet higher. Ms. Grunberg stated the estimated time of completion is planned for their 10th anniversary in two seasons for a 2015 opening. Mr. McCreary listed a few of possible concerns:

1. The need for public water supply that meets all requirements
2. an onsite waste water system, as sitting water during winter months can get "quirky" without activity
3. possible need for a storm water pond

Deputy Chairman Donna Staron asked if the Board would be able to do an onsite visit. Ms. Grunberg was in full agreement with this adding that she would welcome members.

The Board read a letter from Scott Longstreet regarding the Desination Moon event. There was some discussion.

Donna Staron moved to adjourn the meeting. Aven Kerr seconded this and it carried. The meeting was adjourned at 7:45PM.

Marilyn Cohen, chairperson

Respectfully submitted,

Gail Chamberlain, clerk