

**TOWN OF CHATHAM PLANNING BOARD  
MEETING MINUTES**

**April 12, 2016  
FINAL COPY**

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**MEMBERS PRESENT**

**PUBLIC PRESENT**

Marilyn Cohen, Chairperson  
Wendy Carroll  
Gabriella Sperry  
Aven Kerr  
Donna Staron  
Bonnie Schoonmaker  
Cindy Meyers  
Patrick Prendergast, Town Engineer  
Tal Rappleyea, Town Attorney

Jody Rael  
Marilyn Cassotta  
Andy Didio  
Betsy Wyman  
Sean Howard  
Chad Lindberg  
Joe Fama  
Maria Lull, Town Supervisor

The April 12, 2016 Planning Board meeting was called to order at 7:00 PM by Chairperson Marilyn Cohen. The Pledge of Allegiance was recited. Chairperson Marilyn Cohen welcomed Gabriella Sperry to the Board. Chairperson Marilyn Cohen thanked Bonnie Schoonmaker for taking the February meeting minutes. Chairperson Marilyn Cohen also thanked Deputy Chairperson, Donna Staron for chairing the February meeting. Chairperson Marilyn Cohen also welcomed the new Town Engineer, Patrick Prendergast. The Town's former Code Enforcement Officer, Walt Simonsmeier lost his wife to illness this past week. Chairperson Marilyn Cohen told the Board that a sympathy card would be sent to the Simonsmeier family from the Planning Board. Aven Kerr moved to accept the minutes from the February 9, 2016 meeting. Wendy Carroll seconded, and this carried.

**HJB HOLDINGS, LLC (CRELLIN SELF STORAGE)  
ROUTE 295  
INFORMATIONAL**

Andy Didio, who is representing HJB Holdings, presented the Board with maps that showed the existing site where the proposed new climate controlled storage building would be built. Mr. Didio explained that there would be no modification to the existing special use permit. Mr. Didio also stated that a recent survey had been completed by Daniel Russell. The Building is 13,000 square feet with the eve being 9 feet 6 inches, and the ridge being 10 feet 2 inches. There will be a small amount of additional parking and the building will have downward-facing wallpacks located underneath the eave of the building. This is to the same specification as the lights on the existing buildings on the property. Town Engineer, Patrick Prendergast stated that he would like to see confirmation of the type of lights in the form of notes on the maps. There

will be 2 manned doors and 1 wide manned door. The building will have metal siding. When asked about disturbance, Mr. Didio stated that the Department of Conservation sees no need for a full SWIPP. Mr. Didio added that the drainage would remain the same. Town Attorney, Tal Rappleyea asked about the location of the HVAC, (Heating, Ventilation, and Air Conditioning Unit), and whether or not it would have any impact on the view shed. Mr. Didio said he would check. Gabriella Sperry asked why the proposed building will be almost 3 times the size of the existing buildings. Mr. Didio stated that the hall space in a climate controlled unit takes up a lot of room. In response to Mrs. Sperry's question regarding the type of heat, Mr. Dido said it would be electric. Town Engineer, Patrick Prendergast, stated he would like to see the location of the heat exchanges on the maps. When asked about the impact from traffic, Mr. Didio said the national standard is 8 trips per day, and this facility sees approximately 4-6 trips per day, according to the owner. Chairperson Marilyn Cohen asked about the hours of operation. Mr. Didio stated that the hours will remain the same. When asked by Bonnie Schoonmaker if the climate controlled storage items remain longer in storage Mr. Didio said they probably do because items like antique furniture need the climate control. Chairperson Marilyn Cohen asked if there would be noise from a generator. Mr. Didio stated that, if there was one, the generator would probably be housed inside a utility room. Town Engineer, Patrick Prendergast, asked to have that confirmed by the next meeting. Mr. Didio stated that the electric lines are all underground. Town Attorney, Tal Rappleyea, said that he didn't see that there would be anything needed at the legal end of things. Wendy Carroll mentioned the wetlands near the property and wondered if the area had recently been filled in. Mr. Didio replied that they had not and added that the land is mostly flatland. Ms. Carroll questioned the reason for the "yes" that was marked on the site plan checklist pertaining to threatened/endangered species. Mr. Didio explained that it had to do with some deep water aquatic plant indigenous to much deeper water located near their property. This water is deeper at some point "distant" to the property. Ms. Carroll asked that a reference be placed on the map as to where this section of water starts. For reference, the Ms. Carroll asked Mr. Didio to site the species that was found near the property, adding that it could be a separate attachment. Public Hearing was set for next month.

**SUNDOG SOLAR  
ROUTE 295  
INFORMATIONAL**

Chairperson Marilyn Cohen apologized for the confusion regarding whether or not this project was intended for the Planning Board or the Zoning Board. Tal Rappleyea also expressed understanding as to how this could have transpired, citing the many different projects that Kling Magnetics/Sundog Solar have had in the past. He specifically mentioned the Splat Factory being labeled as retail because it dealt mainly with the sale of paint balls and other equipment related to the game. This was back in 2000-2001. Jody Rael and Joe Fama explained this project

as being a tasting room for homemade cider. Cider is currently being manufacture on site and the plan is to turn one of the outer mill buildings into a tasting room. Chairperson Marilyn Cohen asked about the integrity of the buildings, adding that they would have to meet the 2016 building and fire codes. Mr. Rael stated that buildings are already being used for warehousing. Chairperson Marilyn Cohen asked about the parking. Mr. Rael stated that approximately 50 cars could be parked in the lot area between the buildings. There was further discussion as to restrooms, handicap access, hours of operation, traffic impact, noise, and different phases of the proposed project. Chairperson Marilyn Cohen was very clear about the fact that the Town's Building Department would have a crucial role in this project. Mr. Fama acknowledged that fact and added that he was aware nothing can be done until they have a building permit with a full set of architectural plans, even with site plan approval. Mr. Fama added that they had come to the Board with their proposal in order to get an understanding as to what it is the Planning Board will need in order for them to move the project forward. In addition to the site plan application, the site plan checklist will need to be completed. Some of the items brought to the attention of the applicant are: noise, parking surface material, drainage, building and fire codes, restrooms, hours of operation, deck size and seating, health department approval, storm water/erosion issues, septic location and capacity, handicap access, any additional lighting, and any asbestos issues, fencing to protect people from the train tracks, any signage, traffic concerns, and any other elements required by the Planning Board. The Planning Board is requiring that an escrow be set up due to the scope of the project.

Bonnie Schoonmaker and Deputy Chairperson, Donna Staron presented the Board with a guideline list for agricultural site plan reviews that they had put together. After much discussion it was decided that the members would review the guideline list and, at the next meeting agree on a final copy. This would then be sent to the Zoning Board of Appeals and the Town Board for review.

Deputy Chairperson Donna Staron motioned to adjourn. This was seconded by Wendy Carroll, and carried. The meeting was adjourned at 9:06.

Respectfully submitted,

Gail Chamberlain, clerk

Marilyn Cohen, chairperson

