

Town of Chatham  
Meeting Minutes December 11, 2018

Planning Board  
Final Copy

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Members Present:

Public Present:

Gabriella Sperry, Chairperson  
Sue Tanner  
Robert Walker  
John Catlett  
Cindy Meyers  
Angus Eaton  
Frank Haimbach – Absent

Peter McKenna, Ed Hoe  
Salvatore Ferlazzo, Maria Lull

The December 11, 2018 Planning Board meeting was called to order at 7:00 PM by Chairperson Gabriella Sperry and the Pledge of Allegiance was recited. Chairperson Sperry began with the Approval of the minutes of the November 13, 2018 meeting motion to approve the minutes as written was made by Mr. Eaton, seconded by Ms. Tanner, all in favor, motion carried.

**Old Business:**

**Epstein  
Minor Subdivision  
529 Bashford Road**

Mr. Walker goes through the revised application and the maps as the Board requested and they still need a letter of authorization from the property owner stating Peter McKenna can represent him. Ms. Tanner reads her notes from the site visit she conducted. Mr. Eaton reads through SEQRA part I and notes the changes that need to be made and initialed by the Applicant along with a letter from the National Heritage Foundation. Mr. McKenna states he will give the letter to Don Sovey, the land surveyor. Mr. Walker states the Public Hearing can be scheduled for January 8<sup>th</sup>, 2019 pending the information requested is received.

**New Business:**

**New York State Police  
Minor Subdivision  
488 State Route 295**

Sal Ferlazzo, the Attorney for the Town of Chatham states that the town is in full support of the subdivision for the NYS Police.

Motion to declare the Planning Board as lead agency is made by Ms. Tanner, seconded by Mr. Eaton, all in favor, motion carried.

Mr. Walker goes through the checklist, adding they will need the dimensions of the curb cuts on the site plan. Ms. Meyers states they also need the wetlands indicated on the map, Mr. Walker states contours in 10ft intervals need to be added as well. Chairperson Sperry states they will need the septic, drainage, well and perk test information from the Department of Health as well as lighting information. Ms. Meyers states set-backs need to be indicated and met. Mr. Eaton states for the record that he previously, as an employee of NYSDEC, worked closely with OGS and the OGS representative on this project and that the SEQRA part I looks complete, however they may want to contact the Army Corp. for potential wetlands.

Motion to declare a Minor Subdivision is made by Mr. Eaton, seconded by Ms. Tanner, all in favor, motion carried.

**Little Dude, LLC**  
**Site Plan**  
**1133 State Route 295**

Chairperson Sperry asks if this is a change in tenants, Mr. Hoe states it is and the business is Lady Janes Alchemy and shows the Board the website on his phone. Chairperson Sperry asks about the herbs, Mr. Hoe states it will not be a marijuana shop and none of the mixing will be done at the shop, only warming and not by gas or open flames. Mr. Walker goes through the checklist and asks how many employees, Mr. Hoe states it is just one. Mr. Walker reads through the Special Use Permit granted for this location and adds the parking was declared sufficient. Mr. Hoe states there won't be any tractor trailer deliveries. Mr. Walker asks what the hours of operation will be and if any lighting is being added, Mr. Hoe states the liquor store is open till 7pm and they have lighting and there is already a light on this building. Ms. Meyers states to set hours as no earlier than 7am and no later than 9pm. Mr. Walker states the sketch shows 28ft x 28ft, however the original site plan is 24ft x 24ft, Mr. Hoe states the site plan is correct.

Motion to declare the Application for a Site Plan as complete and approve the Application without the need for a Public Hearing is made by Ms. Meyer, seconded by Mr. Eaton, all in favor, motion carried.

Mr. Hoe states at this point Lady Jane Alchemy is not doing a sign, but she will come back to the Board if needed if she does add a sign, Mr. Walker states she will need to come back for any additional lighting as well.

Motion to Approve the Site Plan and that it is a Type II Action and SEQRA is not needed is made by Mr. Eaton, seconded by Mr. Walker, all in favor, motion carried.

Meeting Adjourned at 8:02PM

Respectfully submitted,

Erin Costa, clerk

Gabriella Sperry, Chairperson