

**VILLAGE OF CHATHAM
PLANNING BOARD MEETING
May 20, 2013
Approved Minutes**

Board Present:

Aaron Gaylord
Leo Ponter
Stephen Piazza

Public Present:

Bill Wallace
Jason Mathis
Paul McCreary
Katie Kocijanski

Call to order: The Village of Chatham Planning Board Public Hearing of May 20, 2013 was called to order at 7:30 PM by Vice Chairman Leo Ponter in the Tracy Memorial Village Hall.

Mr. Ponter states the first topic is the approval of last month's minutes. A motion to approve the minutes of the April meeting was made by Mr. Piazza, seconded by Mr. Gaylord. All voted in favor.

1.) **Application #13-017, 17 Central Square, Ben Gable**, Applicant; site plan for change of use and renovation. The Applicant, Mr. Wallace states the application is for a change of use to a Bakery Café and is in a C1 Zone and the business is within the zoning requirements. The Bakery will have 15 places/seats and 4 or 5 tables for people to sit. They would like to have future consideration for outside seating on the porch only. Mr. Wallace adds the hours of operation will be 8am to 8pm Tuesday thru Sunday, but they are going to start with 10am to 4pm only.

Mr. Wallace states the only changes to the outside of the building will be to repaint. Mr. Gaylord asks if this is in the historic zone, Mr. Ponter states it is. Mr. Wallace adds they will be using historical colors from Benjamin Moore to repaint the building and any other work done to the outside will be to reproduce what is already there. The signage will be one hanging sign 10sq.ft. replacing the current sign which is 16.6sq.ft, and another sign by the entry door of 6sq.ft. The color sheet for the signage is included in the application. Mr. Ponter asks if there will be any lighting on the signs, Mr. Wallace states no, but they may want to add lighting under the porch. Mr. Gaylord asks if the porch will be the only structural changes. Mr. Wallace states no-there will be some inside, some walls are going to be removed.

Mr. Wallace states that the owners will be purchasing all of their products locally. Mr. Ponter asks how will they ventilate their ovens, Mr. Wallace states they will be using projection ovens that do not need ventilation. Mr. Wallace adds they do have a permit for 2 parking spots in the back of the building for tenants only, so that would eliminate the owners need for parking in the front, since they will be living in the upstairs apartment.

Mr. Ponter asks if the application was initially denied because it needed a historic review, although the outside will not really be changed-Mr. Wallace agrees. Mr. Wallace adds they have also included in the application photos at different times of the day of the parking in front of and around the building.

Mr. Ponter asks if there are any other questions or thoughts from the Board – none, then from the public – none. A motion to approve the application made by Mr. Gaylord, seconded by Mr. Piazza. All voting in favor.

Mr. Ponter asks if there are any other topics up for discussion. Jason Mathis and Paul McCreary from Urban Development approach the Board. Mr. Mathis states he has a preliminary site plan for development in an RC Zone. Mr. Mathis states there is a statute ordinance that would prohibit parking in front of the building and they are currently proposing with DOT to eliminate the flooding. Mr. Gaylord states they should definitely keep the parking in the rear due to the flooding. Mr. Ponter adds they should research the SEQR review and prepare themselves for the long form, not the short form. Mr. Mathis asks if they received a favorable review could they possibly request parking in the front of the building. Mr. Gaylord states they would have to go through the Zoning Board first for the parking. Mr. Mathis adds that he was just trying to get a feel if this would be worth it to pursue the project. Both Mr. Gaylord and Mr. Ponter state that they should go through the SEQR review and then decide for themselves if it is worth it or not.

Mr. McCreary asks if it is procedure to go to the Planning Board and get denied and then go to the Zoning Board of Appeals. Mr. Gaylord states the procedure is to get denied by the Building Inspector and then go before the Planning Board or the Zoning Board of Appeals first and then the Planning Board. Mr. Piazza states the Board will listen to the Public as well as what is within compliance.

The next topic up for discussion is letter of complaint from a Village Member regarding the extended hours of operation for Our Daily Bread read by Mr. Ponter. The minutes approving the application state the hours of operation are from 7am to 8pm. Mr. Gaylord states he wants to check with the Building Inspector to see if the new deck was part of the original plans as well as the seat vs. parking ratio. Mr. Ponter states a letter should be sent to Our Daily Bread for a request for operating hours and a variance based on the 2007 ruling and a public complaint.

Mr. Ponter asks if there is any additional business – no replies.

Motion to adjourn meeting made by Mr. Piazza at 8:21, 2nd by Mr. Gaylord, all voted in favor.

Respectfully submitted,

Erin Costa, Secretary