

**VILLAGE OF CHATHAM
PLANNING BOARD MEETING**

August 19, 2013

Approved Minutes

Board Present:

Chairman Dan Herrick – Absentee
Leo Ponter
Stephen Piazza
Aaron Gaylord

Public Present:

Zvi Cohen
Louisa Greco
Katie Kojanski
Ben Gable
Michael Gray
James Cunningham
Christine Cunningham
John Porcelly
Emilia Teasdale

Call to order: The Village of Chatham Planning Board Public Hearing of August 19, 2013 was called to order at 7:30 PM by Vice Chairman Leo Ponter in the Tracy Memorial Village Hall.

A motion to approve the minutes of the July meeting was made by Mr. Gaylord, seconded by Mr. Piazza. All voted in favor.

1.) Application #13-022, 116 Hudson Ave., Zvi Cohen, Applicant; site plan to modify existing deck. The Applicant, Mr. Cohen starts off by stating the NYS fire code states that a single exit is sufficient as long as there is adequate space per person between the building and the patrons. The space between the building and the deck is more than adequate if the building is on fire. Mr. Piazza states he would still like to see a way out of the fenced in area in case of a fire. Mr. Cohen states that a gate is a non-issue if there is enough room. Mr. Gaylord asks if the permit is for modification of an existing deck.

Mr. Simonsmeier, the Building Inspector, states that the letter and drawings from the engineer as well as his inspection of the deck are sufficient. Mr. Cohen states he also has cut the hours of operation back to 8am-5pm instead of 8pm, and would like to use the deck after hours for special occasions. He adds he would like to use the deck for after Mass at 7pm and have the option to use the deck until midnight for weddings, etc... Public member, Louisa Greco states she is a neighbor and would like a fence mandated. Ms. Greco adds she is at 11 Washington Ave. and that since they have opened up, the place has been a dump and the noise is excessive. Mr. Piazza states he has a concern with weddings because of change of use as well as the noise ordinance.

Mr. Gaylord requests to move on to lighting and the type of lighting that will be used. Mr. Cohen states he is going to use rope lighting just like Destinos. Mr. Cohen then presented the board with pictures of the deck. Mr. Piazza asks if work is still continuing on the deck without a permit, after he notices posts and glass added to the deck. Mr. Cohen states they are mahogany posts

with tempered glass. Mr. Simonsmeier states he did not see anything on the application for tempered glass and that Mr. Cohen will not get a C of O until all requirements are met and there will not be a final inspection done unless the board is done. Mr. Cohen then states he would like to ask for the permit now for the fence then, since he already did an amendment to the application. Mr. Simonsmeier suggests that himself, a Planning Board member and Mr. Cohen meet together to survey the property for the fence. The Board, Mr. Simonsmeier and Mr. Cohen agree to 10am Sunday morning.

Motion made by Mr. Gaylord to table till next month, seconded by Mr. Piazza. All voted in favor.

2.) Application #13-029, 25 Main St., John Porcelly, Applicant; site plan review for exterior signage. Applicant states they moved into the shop that was the Dakota. The Applicant states they were looking to put the letters right into the brick and the individual letters would stand out about half an inch. He adds that the new sign will not exceed what the original sign was, it will be the exact same size as the Dakota sign. Mr. Piazza asks about the colors of the sign. The Applicant states the letters will be blue and that Matthews Signs is making it. Mr. Gaylord asks what height the sign will be at, and that it shouldn't exceed 12ft. The Applicant states the sign will be in the same line with all the other signs on Main St.

Motion made to approve the Application by Mr. Gaylord, seconded by Mr. Piazza. All voting in favor.

3.) Application #13-033, 59 Main St., Thomas Crowell, Applicant; site plan review for special use permit. The Applicant states they are now taking over the Heart of the Home space in the building as well. He also adds they are going to do construction in the back to take a panel out and replace it with a garage door to get the tanks in. The garage door will be glass and steel. Mr. Ponter asks how they are going to handle delivery trucks. The Applicant states the trucks will pull in back, but not up to the garage door. The garage door will be for unloading and loading of trucks along with visibility for patrons.

Motion made to approve the Application by Mr. Gaylord, seconded by Mr. Piazza. All voting in favor.

Mr. Ponter asks if there are any other issues to be addressed. Michael Gray and Ben Gable approach the Board. They state they are looking into putting a bike rack on the sidewalk in front of their Bakery. Mr. Gaylord states they should talk to the Police Department about safety. Mr. Piazza adds that they may want to go to the Village Board meeting because the Village may already have plans to put bike racks up around the Village.

Mr. Ponter asks if there are any other issues to be addressed – no response.

The Board then makes a request to have the Village Attorney at next months meeting.

Motion to adjourn meeting made by Mr. Piazza at 9:05, 2nd by Mr. Ponter, all voted in favor.

Respectfully submitted,

Erin Costa, Secretary