

**VILLAGE OF CHATHAM
PLANNING BOARD MEETING
March 17th, 2014
Approved Minutes**

Board Present:

Chairman Dan Herrick
Leo Ponter
Stephen Piazza
Harry Pisila

Public Present:

Larry Machiz
Zvi Cohen
Ralph Ambrosio
Louise Roback
Katie Kocijanski

Call to order: The Village of Chatham Planning Board Public Hearing of March 17th, 2014 was called to order at 7:30 PM by Chairman Dan Herrick in the Tracy Memorial Village Hall.

1.) **Application, 1 Railroad Ave., Louise Roback**, Applicant; site plan review for new bakery. Ms. Roback, the Applicant states that she is proposing to open a new retail bakery and café. Ms. Roback then presents the Board with color photos of the building as well as some of the items she will be serving and a preliminary menu.

Ms. Roback states she plans to just use the middle door as the entrance to the bakery, and she would like to paint the door purple with bright yellow trim around and above the door as well as the flower boxes in the window. Ms. Roback presents the Board with color chips of the exact colors she would like to use. Ms. Roback adds that there are other challenges to the building as well, she has to put in a new bathroom and the ceiling in the rear is actually lower than the ceiling in the front of the store. Ms. Roback states she plans to put a few tables and chairs in the front window for patrons and plans to be open 5 days a week, most likely Wednesday thru Sunday from 7am to 4pm.

Mr. Pisila asks what her plans are for parking. Ms. Roback replies there is on street parking as well as municipal parking across the street.

Ms. Roback adds she spoke to the other bakers in town to let them know she was coming and that her mix of products is different from the others. She states that she will have cakes, cupcakes, macaroons as well as coffee and tea.

Mr. Ponter asks how much seating will be available in the bakery. Ms. Roback states it will be a small amount, three tables plus some counter seating. Mr. Pisila asks if it will be under 10, and Ms. Roback confirms it will be.

Mr. Piazza asks if the bakery will have a fire escape. Ms. Roback states that there is a door in the back and that she intends to widen it. Mr. Pisila states that, that is fine for a fire escape and that the door can open in or out as long as the occupancy is under 50.

Mr. Ponter asks the Applicant about venting the ovens. Ms. Roback states she plans to put in the hood and fans for her ovens. She adds that she would like to put a board over an old door that is not used so that a gas tank for propane can go there. Ms. Roback states she is also going to get two portable induction stoves and that those do not generate heat. The Board states there are

actually more code issues that are not Planning Board issues.

Mr. Ponter asks about a sign for the bakery. Ms. Roback states she is thinking of doing something about 3ft round and something with a cupcake and no words. She states she wants something nice but that will stand out and be visible from Main Street and Railroad Ave. The Board explains she is allowed 30 square feet for signage. Mr. Piazza states she can apply for the sign when she is ready. Chairman Herrick states she should also check section 110.36 in the code book for the rules for signage, because she can also not exceed 12ft. above the ground.

Mr. Piazza asks if she is intending to do any exterior lighting. Ms. Roback states that she plans on closing at 4pm, therefore would not need any exterior lights, just a wooden sign without lighting.

Mr. Piazza explains the Boards concerns are exterior issues and that the bakery is located in the historic over zone, and therefore has some issues with the vibrant colors of purple and yellow. Mr. Pisila agrees, and states the colors are considered an “extreme color stream”. Mr. Piazza adds that he would like to see more detail of what parts of the exterior will be painted which colors. Ms. Roback states she wants to paint the door purple and put the yellow at the bottom and around the door. Mr. Pisila states that the purple is not so bad for the door because it is close to black which is the current color of the door, but maybe try a little less vibrant yellow. Chairman Herrick states that the building has to stay in compliance with the historic over zone. Mr. Pisila adds that they have to preserve what the buildings looked like at the time period that they were built.

Chairman Herrick asks if there are any questions or comments from the Public. Public member Zvi Cohen welcomes Ms. Roback and her business to the community and states if there is anything she needs not to hesitate to ask. Chairman Herrick adds that personally he is not sure if the color schemes go over the extreme. Mr. Pisila adds that if she keeps the colors to a small area she may be fine. Ms. Roback states she would at least like to do the door, the frame and the flower boxes.

Chairman Herrick asks if there are any other questions or comments from the Board or Public. Mr. Piazza states that she should read section 110-50 which gives the list of review standards. Mr. Pisila states that they have to follow codes and that it might help to bring next month pictures of other buildings in historic districts with vibrant colors.

Chairman Herrick states if there was an Environment Impact it would be positive.

Motion to approve the floor plan as submitted and the change of use for the proposed business is made by Mr. Piazza, seconded by Mr. Pisila. Chairman Herrick states– any objections – no replies, all voting in favor say Aye – Aye, Application is approved. Color of exterior and signage tabled till next month.

2.) Application, 29 Hudson Ave., Rich Sitzer, Applicant; site plan for new barber poll and signage. Applicant did not appear, tabled till next month.

Other Business:

1.) Public Member Ralph Ambrosia comes forward. Mr. Ambrosia states he is representing the DuBois’ property on Bushnell Ave that they would like to subdivide. Chairman Herrick asks if

the property is considered a corner lot or on Bushnell Ave. Mr. Ambrosia states that the property was purchased in 74' and is not certain.

Mr. Pisila states you need to have 24 feet of buildable depth which is basically the size of a large module. The Board adds that the first house on each street faces Hudson Ave. Mr. Pisila states as long as the property is divided up so that it meets zoning the Applicant should not have a problem. Mr. Ambrosia states the corner house would be within 10-15 feet of the set back line, and the other house would definitely be considered Bushnell Ave. Mr. Piazza adds that he would hate to see the side of the house facing Hudson Ave. Mr. Ambrosia agrees the front of the house will definitely face Hudson Ave. and he will have the line drawings made for the front house to be a corner lot. Mr. Ponter adds even though the Board cannot vote on this, there seems to be a consensus.

2.) Public Member Zvi Cohen and Larry Machiz come forward. Mr. Cohen states he is running out of space at his current location on Main St. Mr. Cohen adds that he is proposing to purchase Blue Seal and use the retail building for his Gluten Free baking and keep the Main St. location as the Café. Chairman Herrick states that as long as the exterior of the building is not changing all he would need is a change of use and any proposed signage. Mr. Piazza states there may be a lot of environmental issues with the property due to the previous business. Chairman Herrick states from the Boards point he doesn't see any issues, any environmental problems with the property would be Mr. Cohens. Mr. Cohen also adds that he would use the property to park his trucks for the other Bakery location.

Chairman Herrick asks if there is any other business up for discussion – no replies.

A motion to approve the minutes of the February meeting was made by Mr. Ponter, seconded by Mr. Piazza. Chairman Herrick asks if there is any further discussion – no replies, all voting in favor say Aye – Aye, minutes approved.

Meeting adjourned at 9:05pm.

Respectfully submitted,

Erin Costa, Secretary