

**VILLAGE OF CHATHAM
PLANNING BOARD MEETING
April 21st, 2014
Approved Minutes**

Board Present:

Chairman Dan Herrick
Leo Ponter
Stephen Piazza
Harry Pisila

Public Present:

Larry Machiz
Zvi Cohen
Bhavish Patel
Jim Dixon
Ann O'Neil
Katie Kocijanski

Call to order: The Village of Chatham Planning Board Public Hearing of April 21st, 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 and signage. Ms. Roback, the Applicant introduces Jim Dixon, her landlord and architect. Mr. Dixon states that when you first hear the colors yellow and purple you think vibrant, but the shades that Ms. Roback is using won't be that bad or inappropriate for a bakery. Ms. Roback then presents the Board with color photos of other buildings in the Village with vibrant colors. Mr. Pisila states he does not have any objections to the two colors together after seeing the mock up photo.

Mr. Dixon presents the Board with a layout of his building and property line to address the placement of the signage. Mr. Dixon adds that most business signs don't go perpendicular, however he would like to do Ms. Roback's perpendicular due to location of his building. Mr. Dixon shows the Board where he would like to put the sign on his building and that even putting the sign perpendicular it would still be on his property. Ms. Roback adds that having a sign that stood out for people to see would be very helpful.

Chairman Herrick asks if there are any other questions or comments from the Board – no response.

Chairman Herrick asks if there are any other questions or comments from the Public – no response.

Motion to approve the exterior colors and signage made by Mr. Piazza, seconded by Mr. Pisila. Chairman Herrick asks if there is any further discussion – no replies, all voting in favor say Aye – Aye, Application is approved.

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

3.) **Application #14-008, 25 Hudson Ave., Patricia Corbett**, Applicant; site plan review for signage. Applicant did not appear, tabled till next month.

4.) Application, 2 Church St., Bhavesh Patel, Applicant; 2 Church St, site plan review for the storage and exchange of propane tanks. Chairman Herrick asks Mr. Patel, the Applicant, if he is intending to start dispensing propane or is it going to be a prefill exchange. Mr. Patel states it will be a prefill exchange and presents the Board with a black and white photo of what the cage will look like. Mr. Pisila asks if the tanks will be protected from cars by Bollards, he explains are concrete filled steel pipes. Mr. Patel states he was just going to use the cage. Mr. Pisila believes it is code to use the Bollards and Walt Simonsmeir, the Building Inspector confirms Mr. Patel has to use two straight posts to protect the tanks.

Motion to approve the Application, assuming proper installation approved by the building department, made by Mr. Pisila, seconded by Mr. Ponter. Chairman Herrick asks if there is any further discussion – no replies, all voting in favor say Aye – Aye, Application is approved.

Other Business:

1.) Public Member Zvi Cohen and Larry Machiz come forward. Mr. Machiz presents the Board with copies of updated plans that indicate improvements Mr. Cohen is looking to make to the new deck at Our Daily Bread. Mr. Herrick asks if the only people seeing these improvements are going to be those on the deck and the neighbor, Mr. Cohen confirms. Mr. Cohen presents the Board with color photos of the fence put up for his neighbor Ms. Greco.

Chairman Herrick states that he does not see a problem with the improvements as long as it meets all building requirements.

Mr. Piazza asks if there will be additional lighting than what was already approved. Mr. Machiz states there will be some additional lighting, he adds, all lighting will be facing downward and will be recessed.

Mr. Cohen asks about getting a temporary permit so that he can start the work before the planning board meeting next month. Chairman Herrick states there is nothing they can do, the Public Notice has to go into the paper five days prior to the meeting, unfortunately since the application was not on the agenda for this month the Board would not be able to vote on it tonight, it would have to wait until the May Planning Board Meeting.

2.) Public Member Ann O’Neil comes forward. Ms. O’Neil presents the Board with a hand drawn picture of a preliminary sign of a business she is trying to bring to the Village. Ms. O’Neil states she has looked at a space next to Ralph’s Pretty Good Café. Ms. O’Neil then explains the type of services she intends to provide; grief counseling, healing work, creative work and a weekly worship since she is an ordained minister. Chairman Herrick advises Ms. O’Neil to consider the regulations if she is going to call it a church. Ms. O’Neil adds that all the items inside will be moveable so that she can provide the different services easily from day to day. Ms. O’Neil then asks what the regulations are for the pop-up signs on the sidewalks. Chairman Herrick replies the signs can be put up anywhere in the Village as long as they are brought in each night. Ms. O’Neil states that is all she had for this evening.

3.) Walt Simonsmeier, the Building Inspector comes forward. Mr. Simonsmeier asks the Board about the Chatham Brewery serving pints, he states that all he was able to find in past minutes

was the approval for samples. Mr. Piazza states he spoke with them and was told the NYS liquor authority allows them to only sell pints with a certain amount of ingredients made in New York State and that they also have to serve, not sell, food with the pints. Chairman Herrick states that they were only approved to serve samples and they should come back to the Planning Board if they are going to be selling anything other than samples. Mr. Ponter agrees they need to return to the Planning Board if they are going to continue to sell pints. Mr. Simonsmeier will notify the Brewery.

Mr. Simonsmeier adds that he will be notifying Govinda Yoga that they need to return to the Planning Board for their signage, there is an additional word on their sign that was not included in their site plan.

4.) Chairman Herrick brings up the Letter of Interest for a new Planning Board member received from Ernest Reis. A motion to recommend Ernest Reis to the Board of Trustees is made by Mr. Piazza, seconded by Mr. Ponter. Chairman Herrick asks if any oppose - no replies, all voting in favor say Aye – Aye.

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

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

Meeting adjourned at 8:30pm.

Respectfully submitted,

Erin Costa, Secretary