

**VILLAGE OF CHATHAM  
PLANNING BOARD MEETING  
October 21, 2013  
Approved Minutes**

**Board Present:**

Chairman Dan Herrick  
Leo Ponter  
Stephen Piazza  
Aaron Gaylord  
Harry Pisila  
Benjamin Neidle – Village Attorney

**Public Present:**

Thomas Hope  
Larry Machiz  
Zvi Cohen

**Call to order:** The Village of Chatham Planning Board Public Hearing of October 21, 2013 was called to order at 7:30 PM by Chairman Dan Herrick in the Tracy Memorial Village Hall.

**1.) Application #13-022, 116 Hudson Ave., Zvi Cohen,** Applicant; site plan to modify existing deck. Larry Machiz, the Applicants Attorney, presents the Board with an updated site plan that shows the added notes the Board had requested. The notes include the hours of operation from 8am-12am Friday, Saturday and Sunday if the following Monday is a holiday, the music will end at 11pm. Also, noted on the site plan is the fence, which will go on the property line. Mr. Machiz adds that one small tree and a stump will need to be removed to put the fence up. The fence will be a 6 foot high cedar spruce fence, with the finished side facing Mrs. Greco. Mr. Machiz adds the fence will be a picket style fence to match the current fence.

Mr. Herrick asks if there are any other questions. Mr. Piazza asks about the lighting for the deck, and Mr Machiz replies that it will be rope lighting along the fence and trees.

Mr. Cohen then asks if the hours can be extended for any day preceding a holiday, not just a Sunday preceding a holiday. The Board agrees as long as it is a legal holiday.

Mr. Neidle, the Village Attorney states the Board had discussed a fire lane at the previous meeting. Mr. Machiz then indicates on the site map where the fire lane is marked. Mr. Herrick asks if there are any further questions – Board none - Public none.

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

**2.) Application #13-026, 1 Church St., Zvi Cohen,** Applicant; site plan review to cover restaurant deck. Mr. Machiz shows the Board how the Architect proposes to enclose the tails with fascia. Mr. Herrick suggests a line under the railing and put a false front to tie the roof into the rest of the building. Mr. Pisila states he should be very concerned about snow and ice, these types of roofs are very flimsy. Mr. Piazza adds possibly boxing in the rafter tails might be a good resolution. Mr. Cohen states both Walt and the Architect agreed that the roof is durable and if he has to replace the panels due to snow and ice he will come before the Planning Board again. Mr. Machiz requests the plans be stamped with the resolution to add fascia with the existing white trim.

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

**3.) Application #13-040, 33 Hudson Ave., Robert Harvey, Applicant;** site plan review to renew walls, ceiling, floor, heating and new changing rooms. Applicant did not appear, application is tabled till next month.

**4.) Application #13-042, 36 Main St., Thomas Hope, Applicant;** site plan review to put vinyl siding on elevator shed on top of building. Mr. Herrick asks if the elevator shed is on the top of the building and if it is visible from Main Street. Mr. Hope states that it is visible from the street and that it is just rotted wood that he wants to replace with vinyl siding. Mr. Piazza asks, why use vinyl. Mr. Hope states he doesn't want to have to replace the siding again. Mr. Herrick states that the only problem he has with vinyl is that it is located in the historic district, and asks if the Applicant can make it look like clap board. Mr. Hope agrees and adds that every time it snows he has to go on the roof and shovel, otherwise when the snow melts it leaks down into a light fixture on the second floor. Mr. Piazza states that he would have a problem with vinyl siding if it was highly visible, since it is on a roof it would be fine. Mr. Herrick asks if there are any further comments – no response.

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

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

Meeting adjourned at 8:07pm.

Respectfully submitted,

Erin Costa, Secretary