

**VILLAGE OF CHATHAM
PLANNING BOARD MEETING
August 18th, 2014
Approved Minutes**

Board Present:

Chairman Dan Herrick
Leo Ponter
Stephen Piazza
Ernest Reis

Public Present:

James Cunningham
Bill Wallace
Jessica Holmes
Peter Pudon
Vince Pecoraro
Wayne Rose
Bonnie Lowheit
Carl Cazalet
Loretta Cassidy
Dawn Mareit
Mike Blasl

Call to order: The Village of Chatham Planning Board Public Hearing of August 18th, 2014 was called to order at 7:30 PM by Chairman Dan Herrick in the Tracy Memorial Village Hall.

1.) **Application, #59 Main St., Jake Cunningham,** Applicant; site plan review for serving pints and other farm produced products, snacks, street food and catered events. Jack Cunningham, the Applicant presented the Board with a final site plan. Chairman Herrick then read the email from Walt Simmonsmeir, the Building Inspector stating the Village Attorney said the food cart is considered an accessory use. Mr. Cunningham added they would be putting up the trellis and lighting, the lighting will be two strands of low voltage lighting. Mr. Ponter asks how the food cart will be lit. Mr. Cunningham replies that the food cart will have its own lights. Chairman Herrick asks if there will be someone working inside the food cart. Mr. Cunningham states the food cart will have someone working inside of it. Mr. Piazza asks if the food cart will be on wheels. Mr. Cunningham replies that the cart will be on wheels but will most likely stay in one spot unless it is brought indoors. Mr. Cunningham adds the outdoor seating area will have six bays, with a table at each and hops growing on the trellis for decoration. Mr. Herrick asks if the food cart and outdoor seating will be seasonal, for Spring/Summer/Fall. Mr. Cunningham replies that is the initial plan, but may do year round in the future. Chairman then asks if outdoor heaters are a consideration. Mr. Cunningham states that is a possible thought, but would come back for that.

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. Public Member Peter Pudon asks what type of would be served. Mr. Cunningham states they will be serving Bratwursts, etc...

Motion made by Mr. Piazza, seconded by Mr. Reis, all voting in favor say Aye – Aye, the Application is approved.

2.) **Application, #162 Hudson Ave., Rose & Lowheit**, Applicant; site plan review to subdivide a parcel of land into two building parcels. Wayne Rose, the Applicant approaches the Board and states they should already have a copy of the survey. Chairman Herrick states the dimensions on the map seem like they are estimated. Mr. Rose then presents the Board with an accurate survey map. Mr. Piazza states in the minutes from March of this year, Mr. Ambrosia came to the Board to discuss this property and the Board had requested that the front house needed to face Hudson Ave. and the rear house to face Bushnell Ave. Chairman Herrick adds that all houses on Hudson Ave. face the street, except the log cabin. Mr. Rose asks to confirm all the Board Members agree the front house should face Hudson Ave, the Board confirms.

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 made by Mr. Ponter, seconded by Mr. Reis, all voting in favor say Aye – Aye, the Environmental Impact is approved.

Motion made by Mr. Ponter, seconded by Mr. Reis, all voting in favor say Aye – Aye, the Application is approved.

3.) **Application, #07-002, 49 Main St., Columbia Land Conservancy**, Applicant; site plan review for second floor roof deck. Peter Pudon and Jessica Holmes, the Applicants introduce themselves to the Board and state the application is for building a deck. Mr. Pudon adds that in 2007 they did an application for renovations and the deck but never completed the deck because they ran out of funds.

Ms. Holmes presents the Board with detailed plans of the plantings and pavers they want to put behind the building. Chairman Herrick asks if the renovations will improve the water runoff of the building, the Applicants state that it will. Ms. Holmes states they are not doing anything with the paving that is already there, they are just adding the pavers, plantings and fixing the water runoff. Mr. Pudon adds the plantings they are adding are made to absorb water runoff. Mr. Ponter asks if the water is aerated or anything to prevent the mosquito issue with standing water. Mr. Pudon states the plantings are made so that there will not be water standing for any length of time.

Mr. Piazza asks the Applicants what they plan on using the deck for. Ms. Holmes states the deck will be for their staff members to use for breaks and eating lunch. Mr. Pruden adds the deck and plantings are also to make the back of the building more attractive.

Chairman Herrick reads through the short SEQR form, the Board answers unanimously.

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 made by Mr. Piazza, seconded by Mr. Reis, all voting in favor say Aye – Aye, the Application is approved.

4.) Application, #42 Kinderhook St., William Wallace, Applicant; site plan review for addition to existing building and signage. William Wallace, the Applicant states he is from Wallace Architect and had come before the Board a little over a year ago. Mr. Wallace added they had approval and a Building Permit for the sign and the addition, they went to move forward on the project and realized they were in the 13th month from when the permit was issued and it had expired, and they have also changed the height and color of the sign slightly.

Mr. Piazza asks if he has a picture of the old sign compared to the new sign. Mr. Wallace presents the Board with color photos of both signs, Mr. Piazza states as long as the new sign is within the Zoning Laws there shouldn't be an issue. Chairman Herrick asks if it still going to be perpendicular to the street and lighted, Mr. Wallace confirms. Mr. Piazza states the old sign was 4'8" and the new sign is 5'3" because it includes the post, Mr. Wallace confirms that as well. Mr. Wallace adds that Dr. Riccobono felt this design fit the neighborhood better than the old one. Mr. Piazza states the neighbors should be notified of the new design for final approval.

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 made by Mr. Piazza, seconded by Mr. Reis, all voting in favor say Aye – Aye, the Application is approved for the addition and sign pending notification of the neighbors.

5.) Application, #50 Hudson Ave., Carl Cazalet, Applicant; site plan review for signage and change of use. Carl Cazalet, the Applicant states he received a letter stating he was non compliant for the sign and change of use since it went from an antique store to pet grooming. Mr. Ponter asks to see the letter from Walt. Mr. Cazalet states there wasn't any renovations done to the interior or exterior and all water and drainage that was there is what is now being used. Mr. Cazalet adds that there is really no real need for parking because customers just drop off and pick up. Mr. Cazalet states the sign is 26" x 60", which is the same as the previous tenant. Chairman Herrick states the Board really needs to see the dimensions for the sign on paper. Mr. Cazalet then presents the Board with the photo of the sign he has on his phone. Mr. Ponter states the colors and scheme are too flamboyant and loud and it conflicts with the historic district. Mr. Cazalet asks what the process would be for a new sign. Chairman Herrick states he should submit pictures, dimensions and color scheme to Walt before next month's meeting. Mr. Piazza adds that he sees no issue with the change of use.

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 made by Mr. Piazza, seconded by Mr. Reis, all voting in favor say Aye – Aye, the Application is approved for the change of use only.

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

Other Business:

- 1.) Chairman Herrick if there is any further business up for discussion. Public Member Loretta Cassidy asks the Board about the home office located on Bushnell Ave., and if they were supposed to notify the neighbors because she was not notified. Ms. Cassidy states she is concerned about the sign, the distance that the driveway is from the neighbors and the gravel they added to the driveway. The Board states the neighbors do not need to be notified since it is within code, but they would mention it to Walt.
- 2.) Chairman Herrick makes a suggestion for an Alternate Planning Board member if there is a time when they didn't have enough members for a quorum. The Board agrees that is a good suggestion.

Motion for an Alternate Planning Board Member is made by Chairman Herrick, seconded by Mr. Ponter.

The meeting of August 18th, 2014, is adjourned at 8:35pm.

Respectfully submitted,

Erin Costa, Secretary