

VILLAGE OF CHATHAM
ZONING BOARD OF APPEALS MEETING
December 4th, 2014
Approved Minutes

Board Present

Joanne DelRossi - Chairperson
Aaron Gaylord
Brin Quell
Stephen Gitto
Jon Morrell

Public Present

Michael Early
John Carr
Eric Lerner
Robert Lagonia
John Carr
Chuck Jesmin
Shelly Lin
David O'Connor
Keith Knudsen

Call to Order: The meeting was called to order at 7:30 PM.

Application, Dardess Dr., Michael Early, Applicant; site plan review for directional and monumental signage. Chairperson DelRossi states this is a continuation from the meeting of November 24th, 2014. She adds that the first sign we should start with is the Monument sign on the road. Mr. Lerner presents the Board with three different versions in height and width. Mr. Lerner adds that this is the first step in attracting potential tenants. Ms. Quell asks if the colors of the signs are true to what they will be. Mr. Lerner adds they are and that each store will have their own logo on the monument signs. Chairperson DelRossi states the variance issue with this sign is the sign must be 3' feet off the ground. Mr. Lerner states they would be willing to raise the sign to 8' to meet that requirement. Mr. Gaylord suggests meeting in the middle with 2.5' feet off the ground. Mr. Lerner suggests making plantings around the bottom of the sign part of the approval. Chairperson DelRossi and Ms. Quell state they prefer sign 1B going vertical. Mr. Lerner states the sign would still be under 10' feet if they raise it to 3' feet off the ground.

Chairperson DelRossi states to move onto the Directory sign. Mr. Lerner states this sign will not be seen from the road and it will have goose neck lighting. Chairperson DelRossi adds the placement of the sign is more logical than before and the original sign was 58" x 94" and the new sign is 55.7" x 90.38". Mr. Lerner states they wanted to make it smaller but still be able to be seen while driving. Mr. Gaylord states he has no issues with this sign. Chairperson DelRossi states the variance for this sign is minimal and the new measurements are jumbled.

Chairperson DelRossi asks the Board if they feel there is time to go through the directional signs, the Board feels they do. Chairperson DelRossi states that each business is entitled to two signs, therefore a variance is needed if Price Chopper is listed on the signs, the other variance is that directional signs cannot exceed 3 sq. ft. and cannot have logos or business names on them.

Chairperson DelRossi states that at this time the Board would like to close the Public Hearing.

Motion made by Mr. Morrell, seconded by Mr. Gitto to close the Public Hearing of Application, Dardess Dr., Michael Early, Applicant; site plan review for directional and monumental signage.

Mr. Gaylord – Aye
Ms. Quell – Aye
Chairperson DelRossi – Aye

Chairperson DelRossi opens with the Monument sign. Mr. Morrell states it is important that it can be seen, Mr. Gitto and Mr. Gaylord favor 1B and Ms. Quell agrees vertical is better than horizontal. Chairperson DelRossi calls for a motion for sign 1B which includes a variance of 85 sq. ft., the colors illustrated, removal of the temporary lease sign and include a mulch bed and plantings for the new sign.

Motion made by Mr. Morrell, seconded by Mr. Gitto to approve the Monument sign, with conditions, for Application, Dardess Dr., Michael Early, Applicant; site plan review for directional and monumental signage.

Mr. Gaylord – Aye
Ms. Quell – Aye
Chairperson DelRossi – Aye

Chairperson DelRossi continues with the Directory sign, she states number 3 is the best and the colors and font should match the Monument sign. Mr. Morrell and Ms. Quell both agree that number 3 is the best of the choices. Chairperson DelRossi adds the sign should be the original size 94” x 58”.

Motion made by Ms. Quell, seconded by Mr. Gaylord to approve Directory sign number 3 with the original size, the color and font must match the monument sign and the variance is given due to the amount of business’ involved, for Application, Dardess Dr., Michael Early, Applicant; site plan review for directional and monumental signage.

Mr. Gitto – Aye
Mr. Morrell – Aye
Chairperson DelRossi – Aye

Chairperson DelRossi moves to the directional signs. Mr. Morrell states he understands the reason for the directional signs to create a synergy between the two plazas and that this is a unique situation. Ms. Quell adds she would prefer the old color, it would blend better in the parking area. Chairperson DelRossi proposes to not give a variance on the size, they would have to stay at 3 square feet. Mr. Gaylord states he would prefer a one way/truck traffic only sign over the directional signs. Mr. Morrell and Mr. Gitto state they would allow one directional sign. Chairperson DelRossi suggests adjourning and see how the Monument and Directory signs work and table the Directional signs for two months.

Motion made by Mr. Morrell, seconded by Ms. Quell to table the Directional signs for Application, Dardess Dr., Michael Early, Applicant; site plan review for directional and monumental signage.

Mr. Gitto – Aye
Mr. Gaylord – Aye
Chairperson DelRossi – Aye

Adjournment: Zoning Board of Appeals meeting of December 4th, 2014 was adjourned at 8:58PM.

Respectfully Submitted,

Erin Reis-Costa, Secretary