

**VILLAGE OF CHATHAM
PLANNING BOARD MEETING
September 15th, 2014
Approved Minutes**

Board Present:

Chairman Dan Herrick
Harry Pisila
Stephen Piazza

Public Present:

Mohinder Pal
Girdhari Lal
Chris Hover, Esq.
James Dollaway
Vince Pecoraro
Aaron Gaylord
Alan Miller
Jody Sauca
Bill Wallace
Kirk Kneller

Call to order: The Village of Chatham Planning Board Public Hearing of September 15th, 2014 was called to order at 7:30 PM by Chairman Dan Herrick in the Tracy Memorial Village Hall.

1.) **Application, #42 Kinderhook St., William Wallace**, Applicant; site plan review for signage. William Wallace, the Applicant, presents the Board with the return receipts from all neighboring properties for the notification of the signage. Mr. Wallace reminds the Board the increase in the height and width of the sign is due to the poles on either side of the sign.

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. Pisila, all voting in favor say Aye – Aye, the Application is approved.

2.) **Application, #50 Hudson Ave., Carl Cazalet**, Applicant; site plan review for signage. Applicant did not appear, tabled till next month.

3.) **Application, #14-043, 19 Central Square, Natalia de Amorim**, Applicant; site plan review to paint exterior of building. Alan Miller states he is representing Natalia de Amorim, the Applicant. Mr. Miller states the Board should have a sample of the color for the exterior of the building. Mr. Miller adds that part of the painting has already been done. Mr. Piazza states the Applicant is here in response to the violation letter. He then asks Mr. Miller what color the building was before they began to paint. Mr. Miller states the sides of the building were brown,

white and grey and now it will be one uniformed color. Mr. Piazza states that he feels the color chip for the sides of the building is fine, but the Board also needs to see samples of what color the trim will be and whatever else might be painted. Mr. Miller states he will need to amend the application with the trim color and include pictures of what colors will go where. He adds that he will provide photos of the proposed colors and the trim for next month.

Application is tabled till the meeting of October 20th, 2014.

4.) **Application, #14-040, 13 Main St., Aaron Gaylord**, Applicant; site plan review for screening fence. Aaron Gaylord, the Applicant, presents the Board with color photos of what the tanks look like now and what it will look like with the fence. Mr. Gaylord adds the tanks will not be enclosed. Mr. Piazza states that he does not see any issues with this, it could only help with the clean up behind these buildings. Chairman Herrick adds that he is in favor of anything that will help improve the back of these buildings as well.

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. Pisila, all voting in favor say Aye – Aye, the Application is approved.

5.) **Application, #14-050, 3 Railroad Ave., Jody Sauca**, Applicant; site plan review for signage. Jody Sauca, the Applicant, stated she is just moving everything from her Main Street location to her new location on Railroad Avenue, none of the signage or product would change. Mr. Piazza asks why is she moving off Main Street, stating it seems like a difficult location and parking may be an issue. Ms. Suaca states it is a much better location and it is bigger and less rent.

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. Pisila, all voting in favor say Aye – Aye, the Application is approved.

Other Business:

- 1.) Aaron Gaylord presents the Board with the Application and minutes from 2008 to demolish the Barn in Depot Square. Mr. Gaylord states the application was submitted too late for this meeting but would like it to be on the Agenda for the October 20th meeting. The Board asks if the building is repairable. Mr. Gaylord states the building is missing a wall and the beams are rotted, it is not salvageable. Mr. Gaylord states he has a few ideas for the empty lot that he will present next month as well.

- 2.) Mr. Gaylord presents the Board with a section of siding for an Application for 48 Main Street that was supposed to have been on the Agenda and was not received by the Board. Mr. Gaylord states all the siding has already been taken off and any unstable concrete has been removed. Mr. Gaylord adds the sample is what he wants to put on the building for the new siding, it is also reversible in case the Film Club wanted to switch it at some point.

- 3.) Jim Dollaway states he is the contractor for 123 Hudson Avenue and presents the Board with the site plan to put new gas tanks into the ground. Chairman Herrick asks if they are doing anything else besides putting the tanks back into the ground. Mr. Dollaway states they will be using the same exact footprint for the tanks Getty took out. Mr. Dollaway adds the only difference is that instead of 3 tanks they will only have 2, a regular and a super which will blend at the pump to make the medium grade. Mr. Piazza asks if the canopy will change at all. Mr. Dollaway states nothing is changing to the store or canopy, they have to be regulated by the state and that there was some contaminated soil that was already removed. Mr. Piazza asks if they will make any improvements to the store or change the signage, since it won't be Getty any longer. Mr. Dollaway states the store will stay as is and the sign will change from Getty to Citgo, but will not change in size. Chairman Herrick states they need to put the signage on the Application since it is changing names in order to get approval from the Board. Mr. Dollaway adds that it would be an economic hardship if they had to wait another month for approval since this is a six week project. Mr. Dollaway states the concrete plants all shut down the first week of December, therefore they would actually have to wait till the spring to start this project and the gas is the life of this business, going without gas till spring could potentially put them out of business. Chairman Herrick calls for a special meeting at 7PM Monday, September 29th, 2014 for 123 Hudson Avenue and 48 Main Street.

- 4.) Kirk Kneller from the Lofgren Agency asks the Board if the addition for #2 Church Street was approved. Mr. Pisila states he is the Architect and it was approved although a building permit has not been issued yet. Mr. Kneller states the contractor is Carl Audiet, and he spoke with him outside of the building a few days before. Mr. Kneller adds that there is a 15ft. easement on both sides of the property line. Mr. Pisila asks Mr. Kneller if he has documentation of the easement because he was not aware of it. Mr. Kneller states he does have the documentation and adds that most 18 wheelers are using the easement for unloading for #2 Church Street and is wondering where they will go to unload once the addition is built. Mr. Pisila adds that the plans for the addition show that there will no longer be any parking along the side of the building. Mr. Kneller states that if you look at the easement he is 18ft. from the building therefore it is in violation. Mr. Pisila states he always asks his clients for all the information they have before he starts and Mr. Patel never gave him any information of the easement.

A motion to approve the minutes of the August meeting is tabled till next month, Mr. Pisila was absentia, therefore the Board did not have a quorum.

The meeting of September 15th, 2014 is adjourned at 8:25pm.

Respectfully submitted,

Erin Costa, Secretary