

**VILLAGE OF CHATHAM  
PLANNING BOARD MEETING  
March 18, 2013  
Approved Minutes**

**Board Present:**

Chairman Dan Herrick  
Leo Ponter  
Stephen Piazza  
Aaron Gaylord

**Public Present:**

Andrew Branley  
Monica Lippera  
Phil Moldoff  
Bill Wallace  
Jay Thorn  
Lennie Van Tassel  
W. Coon  
Patricia Coon  
Steve Gallagher  
MaryAnn Gleason

**Call to order:** The Village of Chatham Planning Board Public Hearing of March 18, 2013 was called to order at 7:30 PM by Chairman Dan Herrick in the Tracy Memorial Village Hall.

**1.) Application # 12-028 , Jay Thorn,** Applicant; 51 Church St. Site plan review for additional 1600sq. ft. of gym floor space. Mr. Herrick asks the applicant if the addition is in the back of the building. Mr. Thorn, the applicant, states yes it is and that the building will have a metal roof with masonry and clap board siding. Mr. Piazza asks if they will be adding additional parking as well. The applicant states all the parking spots are already there and from the front of the building you won't even notice the addition is there.

Mr. Herrick asks if there are any other questions from the Board. Mr. Herrick then asks what will be on the ground underneath the addition. The applicant states there will be insulation under the floor. Mr. Gaylord asks what color the siding will be on the addition, the Applicant states the siding and the roof will match the current building. Mr. Herrick asks if there are any other questions from the Board – no other questions. Mr. Herrick then opens the floor to the public – no comments from the public.

Motion made by Mr. Piazza for no environmental impact, seconded by Mr. Ponter. All voting in favor, motion approved.

Motion made by Mr. Piazza, seconded by Mr. Ponter. All voting in favor, application approved.

**2.) Application #13-006, Peter Stefanopoulos,** Applicant; 29 Hudson Ave., site plan review for new sign. Applicant submitted color photo to the Board for final approval.

Motion made by Mr. Piazza, seconded by Mr. Gaylord. All voting in favor, application approved.

Mr. Herrick made a statement regarding Application #12-029, David Birch, Applicant; 2 Main St., site plan review for ice cream parlor and sign is being withdrawn by the Applicant.

Mr. Herrick asks the public if there are any other applications not on the agenda. Public member Andrew Branley and Monica Lippera reply with Application #13-011; 25-27 Hudson Ave.; site plan review to remove and replace vinyl siding with a darker shade. Mr. Branley states they wanted to change the shading of the siding not the color to highlight around the windows and doors where the siding is falling off. Mr. Piazza asks the Applicant why they wouldn't want to use the lighter color that is there now. Ms. Lippera states that since the siding has to be replaced, they wanted to use a deeper tone on the bottom section to look nicer. Mr. Herrick states since the building is located in the historic zone, if they want to change the color or the shade they would have to get on the agenda and come back to next month's meeting. Ms. Lippera states they will keep the color the same so they don't have to wait till next month.

Public member William Wallace replied next with Application #13-013; 42 Kinderhook St.; site plan review for 500sq. ft. addition to existing building and new sign. Mr. Wallace states the addition would square the building off in the back and put a new sign out front. Mr. Piazza asks if they will be adding up to the building and the Applicant states no it will be one level.

Mr. Wallace states the sign they want to move out closer to the road since at night many people drive by and don't see the current sign. The Applicant adds the signage will be within the zoning code, with a light only lit when the office is open and it will shine down just on the sign. Mr. Piazza states, the only issue with the sign may be that if they allow a sign by the road that it may start a trend on that street. The character of the street currently is that the signs are only located on the building, or if they wanted to propose a second option with the sign parallel to the street as well as perpendicular they could do that as well. Mr. Wallace adds he would like to propose it as is, with a second option perpendicular to the road.

Public member Phil Moldoff approached the Board to talk about buying the Napa store on Church St. Mr. Moldoff states he would like to tear down the current building and replace it with a new building. Mr. Piazza asks what the new building would be made out of, Mr. Moldoff states it would be a steel frame with wood. Mr. Moldoff asks if the Board had any suggestions on the looks of the building. Mr. Herrick states it would be a good idea to possibly match Stewarts look with hardie-board siding. Mr. Piazza also states that it is not located in the historic zone so they wouldn't be so limited. Mr. Herrick adds the property is in the industrial zone so they would have more leeway with the looks of the

building. Mr. Moldoff adds that they would plan on making the new building smaller than the one that is there now. Mr. Ponter asks if it will be a single story store, and Mr. Moldoff states “yes it will be”.

A Motion to approve February’s minutes made by Mr. Piazza, seconded by Mr. Ponter. All voting in favor, minutes were approved.

Meeting adjourned 8:55pm

Respectfully submitted,

Erin Costa, Secretary