

**`VILLAGE OF CHATHAM
PLANNING BOARD MEETING
June 20th, 2016
Approved Minutes**

Board Present:

Chairman Dan Herrick
Stephen Piazza
Harry Pisila
Leo Ponter

Public Present:

Carl Cazalet
Joseph Castiglione, Esq.
Aaron Gaylord
Chad Rood
Laura Hausman
Paul Hausman
Tom Hope

Call to order: The Village of Chatham Planning Board Public Hearing of June 20th, 2016 was called to order at 7:30 PM by Chairman Dan Herrick in the Tracy Memorial Village Hall.

1.) **Application; 41 Main St., Tom Hope**, Applicant; site plan review for change of use. Chairman Herrick states this is a hallway now, so it is actually going from no use to an ice cream shop. Tom Hope, the Applicant states he is hoping to open up as soon as possible till November, then shut down to renovate to a bigger shop and open back up in the spring. Mr. Hope adds that there is a screening door that pulls across the hallway to keep the public out while he is closed at night and to renovate. Mr. Pisila asks if the other shops will need the egress if the screen is closed. Mr. Hope states the other shops will be closed when he is closed. Mr. Piazza states that Walt Simonsmeier, the Building Inspector, will know what is needed for fire exits. Mr. Hope adds that the building is already wired for exits and emergency lighting.

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 to approve Application; 41 Main St., Tom Hope, Applicant; site plan review for change of use, was made by Mr. Piazza, seconded by Mr. Ponter.

Mr. Pisila – Aye

Mr. Piazza – Aye

Mr. Ponter – Aye

Chairman Herrick – Aye

2.) **Applicant; 25 Kinderhook St., Aaron Gaylord**, Applicant; site plan review for demolition and siding. Joe Castaline, the Attorney for the Applicant states they want to secure the structure and make it a more modern and livable structure. Mr. Castaline states that the map wasn't clear as to whether or not the house was in the historic district when they began work. Aaron Gaylor, the Applicant states they want to be historically accurate by replacing the siding and the tin roof to copper. Mr. Pisila states the house is located in the residential commercial and historic overzones. Mr. Gaylord then explains to the Board the confusion with getting the initial permit for the demolition when the Building Inspector was out and there was an interim Building Inspector filling in. Mr. Piazza asks if the paperwork they have shows what has been demoed and what still needs to be demoed, since there are no elevations provided. Mr. Gaylord states that, that is correct. Mr. Castaline states they are also taking the old siding off and replacing it with new, updated siding. Mr. Ponter asks if they are dealing with a renovation as well or just the demolition. Mr. Gaylord states it is just the demolition for the part of the building that is unsalvageable. Mr. Piazza states this is a situation where the Applicant has created his own hardship and the site plan presented is not complete. Chairman Herrick suggests putting a fence around the building to make it safe in the mean time. Mr. Castaline states that a hardship is not for a Planning Board to determine, and adds that they are just attempting to stabilize and improve the building as well as the building surrounding. Mr. Pisila reads the code that states it is the Planning Boards responsibility to determine if a building is unsafe, which they did not get the chance to do since part of the building is already demoed and is now considered unsafe.

Chairman Herrick states the Board is unable to act on something they don't have, therefore they are unable to make a motion tonight.

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.

Application; 25 Kinderhook St., Aaron Gaylord, Applicant; site plan review for demolition and siding tabled till July 18th, 2016 by motion made by Mr. Pisila, seconded by Mr. Piazza.

Mr. Ponter - Aye

Mr. Pisila – Aye

Mr. Piazza – Aye

Chairman Herrick – Aye

Mr. Pisila adds it needs to be in compliance with section 110-50E. Mr. Castaline asks if there is a way to meet sooner than the 30 days. Chairman Herrick states that there is not proof that the building needs to be demoed, therefore it will have to wait until the next meeting.

3.) **Application; #2016-025; 6 Main St., Joseph Iuviene**, Applicant; site plan review to convert first floor into two commercial spaces and combine two properties into one parcel.

Motion to accept the Columbia County Planning Boards recommendation on Application; #2016-025; 6 Main St., Joseph Iuviene, Applicant; site plan review to convert first floor into two commercial spaces and combine two properties into one parcel made by Mr. Pisila, seconded by Mr. Piazza.

Mr. Ponter - Aye

Mr. Pisila – Aye

Mr. Piazza – Aye

Chairman Herrick – Aye

4.) **Application; 90 Hudson Ave., Aaron Gaylord**, Applicant; site plan review for change of use and signage. Chairman Herrick states that this is just a change of use not signage. Mr. Gaylord states that he did not realize this was a change of use and that he had submitted a dark grey color chip for painting the exterior of the building. Mr. Gaylord adds that this is just for the building closest to Hudson Ave. and is going to be used for storage of furniture, tractors, etc... Chairman Herrick asks if there is going to be anything stored outside the building such as unlicensed vehicles, etc... Mr. Ponter asks what if they decide later on they want to do storage outside of the building. Chairman Herrick states they need to be specific as to what will be stored outside the building if anything. Mr. Piazza states the application just does not have enough information to make a decision. Chairman Herrick states the application is tabled till July 18th, 2016.

Other Business:

Chad Rood, the Applicant for Application #2016-027; 48-50 Hudson Ave. presents the Board with a color photo of this sign they would like to use. Mr. Pisila states that cornices can hang over the property line but signs cannot. Mr. Rood states that they did not order the sign yet, but it is 3 foot by 3 foot.

Motion to approve Application; #2016-027; 48-50 Hudson Ave., Carl Cazalet, Applicant; site plan review for signage made by Mr. Piazza, seconded by Mr. Pisila.

Mr. Ponter - Aye

Mr. Pisila – Aye

Mr. Piazza – Aye

Chairman Herrick – Aye

A motion to approve the minutes of the May 16th, 2016 meeting with amendments was made by Mr. Piazza, seconded by Mr. Pisila.

Mr. Ponter - Aye

Mr. Pisila – Aye

Mr. Piazza – Aye

Chairman Herrick – Aye

The meeting of June 20th, 2016 is adjourned at 8:30 pm.

Respectfully submitted,

Erin Reis-Costa, Secretary