

**VILLAGE OF CHATHAM
PLANNING BOARD MEETING
November 21st, 2016
Approved Minutes**

Board Present:

Chairman Dan Herrick
Stephen Piazza
Harry Pisila

Public Present:

Zvi Cohen

Call to order: The Village of Chatham Planning Board Public Hearing of November 21st, 2016 was called to order at 7:42 PM by Chairman Dan Herrick in the Tracy Memorial Village Hall.

1.) **Application; #2016-070; 90 Hudson Ave., Zvi Cohen,** Applicant; site plan review for replacement of windows. Zvi Cohen, the Applicant presents the letters to the Abutters to the Board. Mr. Cohen states he was first going to do five windows and narrowed it down to four on one side and on the opposite side in the front will be a 12ft by 10ft overhead door. Mr. Piazza states he has no issue with the changes. Chairman Herrick asks if there will be any color changes or just windows, Mr. Cohen states it is just windows.

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; #2016-070; 90 Hudson Ave., Zvi Cohen, Applicant; site plan review for replacement of windows made by Mr. Piazza, seconded by Mr. Pisila.

Mr. Pisila – Aye

Mr. Piazza – Aye

Chairman Herrick – Aye

Mr. Cohen asks if he can just take a moment to show his appreciation to the Board. He adds that he really appreciates all the work the Board has done over the years and apologizes for his ignorance in the beginning. Mr. Cohen states that sometimes it's good to be praised, so many times all you hear is the negative.

Other Business:

1.) A motion to approve the minutes of the August 15th, 2016 and August 29th, 2016 meetings

was made by Mr. Pisila, seconded by Mr. Piazza.

Mr. Pisila – Aye

Mr. Piazza – Aye

Chairman Herrick – Aye

2.) Chairman Herrick states the Board received a letter of interest from Ralph O'Mara-Garcia for the open position for a Planning Board member. Mr. Piazza states Ralph is new in town but by his letter, he seems more than qualified. Chairman Herrick adds that he would like to meet him before making a recommendation to the Board of Trustees. Then asked if we could send Mr. O'Mara-Garcia a letter for a date and time to meet. Mr. Piazza suggests meeting at the next meeting on December 19th, 2016, even if there is no other business that night. The Board agrees on the December 19th.

3.) Application, 1 Washington Ave.; Aaron Gaylord; Applicant; site plan review for area variance to renovate from a two family to a three family. Chairman Herrick states as a two family residence this is still a stretch with only 6,900sq.ft. Mr. Piazza agrees, but adds the ZBA should make the decision on the variance. Mr. Pisila states there is also the issue of parking, with a three family there could potentially be at least six cars that would need parking. Mr. Piazza adds that there is also the proposed new egress tower and a side yard variance as well. Mr. Pisila points out the house does predate the zoning as it was and the Board could state we feel the lot is too small for a three family residence. Chairman Herrick agrees and adds that the ZBA should make the decision on the variance. Mr. Piazza adds that the Applicant is short by 11,000sq.ft., which seems to be a very big variance. Mr. Pisila adds he feels that a lot of the tenants would probably end up parking on the street and would recommend the Application not be approved.

Motion to recommend the variance not be approved by the ZBA on the basis that it is too big for Application; 1 Washington Ave.; Aaron Gaylord; Applicant; site plan review for area variance to renovate from a two family to a three family made by Mr. Piazza, seconded by Mr. Pisila.

Mr. Pisila – Aye

Mr. Piazza – Aye

Chairman Herrick – Aye

The meeting of November 21st, 2016 is adjourned at 8:03 pm.

Respectfully submitted,

Erin Reis-Costa, Secretary

