

**VILLAGE OF CHATHAM
PLANNING BOARD**

77 MAIN STREET ♦ CHATHAM, NY 12037

July 15, 2019

Village of Chatham Planning Board
Case File 2018-108
Milap Seema Realty Corp. (Charron's)
2 Church Street

Re: Conditions of Site Plan approval of 2 Church Street (Charron's)

At a meeting of the Village of Chatham Planning Board on July 15, 2019, a Site Plan approval was granted for 2 Church Street, (in relation to the establishment of a new retail liquor store), subject to the following conditions. These conditions are integral to the site plan and the approval, and violation of, or nonconformance with, any of the following conditions or requirements shall constitute a violation of the site plan and site plan approval and place the owner in violation of, and noncompliance with, the approval, and all authorized enforcement may be carried out in relation thereto.

- These conditions are in addition to all specifications set out or indicated upon site plans, drawings, or other documents accepted and approved by the Planning Board.
- All plans, conditions and requirements of any previously approved permits, authorizations, or site plans shall remain in effect, unless specifically superseded by the site plan approval granted on July 15, 2019.
- Bollards on the northerly side of the building shall be relocated farther from the building such that there is sufficient space between the bollards and the building to allow the passage of pedestrians, as was required by the 2015 site plan approval, to a width sufficient to allow passage in compliance with the Americans with Disabilities Act (ADA).
- There shall be safe and easy access, in accordance with the above, from handicap parking spaces to the main entrance doors to both businesses—the convenience store and the liquor store.
- All existing or required fire lanes shall be kept open, unobstructed, and marked.
- Prominent signage shall be placed upon the building indicating that parking within the fire lane is prohibited.
- There shall be no parking or loading on the southerly side of the building between the building and the neighboring parcel to the south (Nancyscans), and signage shall be posted indicated that such parking or loading is prohibited.
- *Initially, and as long as the access to the opening to Route 203 remains for the full current width*, the opening to Route 203 shall be 2-way for both entrance and exiting (ingress and egress) of all vehicles, including trucks.
 - Trucks exiting the property onto Route 203 shall be prohibited from making right-hand turns onto Route 203 and signage to such effect shall be posted.
- *In the event access to the opening to Route 203 is reduced in width* due to a cancellation of the current agreement with the adjacent landowner or other reason, the opening to Route 203 shall be used only for exit from the property and no vehicle, whether passenger or commercial, shall be allowed to enter the property from Route 203.
 - Signage to such effect shall be posted.

END.