

VILLAGE OF BUCHANAN
PLANNING BOARD
SEPTEMBER 17, 2009

PRESENT: Wayne Moraitis, Chairman
Carole Chapyak
Ben Martinelli
Jack Cito
Don Zern
Barbara Miller, Building Inspector
Rosemary Martin, Secretary

OTHERS: Ryan Travis
Rosia Travis
Priscilla Travis
Jason Travis
Angelo Iacomini
Eileen Absenger

CALL TO ORDER:

Chairman Wayne Moraitis, who informed all attending of the fire regulations and led them in the Pledge of Allegiance, called the regular meeting of the Planning Board to order at 7:30 p.m. on September 17, 2009.

APPROVAL OF MINUTES:

The minutes of August 20, 2009 were approved as written on a motion by Ben Martinelli, seconded by Don Zern, with all in favor.

LETTER OF RESIGNATION:

Chairman Moraitis read and accepted a letter of resignation from Jack Cito addressed to Mayor Donahue and the Board of Trustees with a copy to Chairman Moraitis. He is moving to Yorktown. Chairman Moraitis stated that on behalf of the Village he would like to thank Jack for his six years of service to the Planning Board.

CAL NO. 02-09-PB: DISCUSSION OF SIGN FOR DELI AT 250 TATE AVENUE (W.G. HOLDING)

Ryan Travis, president of the Circle Deli, displayed three signs his wife designed for the outside of the deli. One sign (6' x 4' and football shaped) will face Tate Avenue and another sign 2' high x 3-1/2' wide will face Westchester Avenue. Both signs were maroon. Another sign will face the rear parking area. The hours of operation will be from 6 a.m. to 9 p.m.

Chairman Moraitis read from the code the sign restrictions: "The sign shall not exceed

1 square foot per each linear foot of building facing a street or parking lot up to a maximum of 60 square feet." The front of the building is 80 feet and the side of the building is 40 feet. Chairman Moraitis stated the sign cannot exceed two feet in vertical dimension and the football shaped sign would not qualify. He advised if they wanted to use the sign, they had the option to go to the Zoning Board of Appeals for a variance.

Chairman Moraitis noted the signs are maroon in color, and other signs in the Village Circle are green and white. Because the deli is in the Circle, it is a focal point of the Village. Don Zern stated he would rather the signs be green and white to match the other signs in the Circle.

Going to the Zoning Board for a variance would be an additional expense. The Board members looked at the location of the front sign and agreed it was too large to approve. In discussing the sign, the Board members did not like the telephone number shown on the sign.

Chairman Moraitis asked the deli owners what they intended to do. Mr. Travis advised they are having a "grand opening" this Wednesday. He further advised they received approval today from the Department of Health for 19 seats. Chairman Moraitis stated there has to be agreement on the size and color of the sign. Carole Chapyak liked the maroon color. Chairman Moraitis questioned if it would be more appropriate to have a uniform approach. Don Zern stated he would agree with the majority of the Board members who liked the maroon color. Mr. Travis advised they would reduce the size of the large sign to meet the zoning code. The other two signs meet the code and do not have to be changed.

It was discussed whether the Board members had to see the sign before they approved it. The Board members concurred that if the sign conformed to zoning and met the approval of Building Inspector Miller the Board would be okay with it. The telephone number and the word "Inc" will be removed.

The Board members approved two signs and the third sign was approved if it was reduced in size and met with the approval of Building Inspector Miller. Mr. Travis was advised if they would like a different sign they have to return to the Planning Board. The Board members would like to see a circular sign (not homemade) because it is in the Village Circle. Mr. Travis stated they would try a circle or semi-circle sign without a telephone number and the word "Inc."

ADJOURNMENT:

Carole Chapyak, seconded by Ben Martinelli, with all in favor, adjourned the meeting at

8:15 p.m. on a motion. The next meeting will be October 15, 2009.

Respectfully submitted,

Rosemary Martin, Secretary