

VILLAGE OF CHATHAM
ZONING BOARD OF APPEALS MEETING
April 28th, 2014
Approved Minutes

Board Present

Joanne DelRossi - Chairman
Aaron Gaylord
Brin Quell
Steve Gitto

Public Present

Public Present

Walt Simonsmeir – Building Inspector
Dennis Anderson
Grace Anderson
Joe Iuviene

Call to Order: The meeting was called to order at 7:28 PM.

Joanne DelRossi begins the meeting by introducing herself and the other new members of the Board.

The Minutes from December 18th, 2013 were approved on a motion made by Mr. Gitto, seconded by Ms. Quell all voting in favor - Aye.

Public Meeting: #4 Bushnell Ave., Dennis Anderson, Applicant; convert an existing barn into a studio dwelling unit. Dennis Anderson, the Applicant, introduces himself to the Board. Joe Iuviene, the Applicants architect states they are looking to turn the barn structure on their property to a studio apartment. He adds the lot did not meet zoning requirements for two lots or the 15 foot set back, although the footnote states that it can be adjusted. Mr. Iuviene states that Section 110-42B of the Zoning Code of the Village of Chatham says a pre-existing nonconforming structure cannot be deemed nonconforming.

Ms. Quell asks if they have discussed these plans with their neighbors. Mr. Anderson states they have mentioned it informally. Ms. Quell asks where the potential parking would be for the tenant. Mr. Anderson states it would be located in front of the building and it is already there.

Mr. Gitto asks if everything on the plans is within their property line. Mr. Iuviene states all of the property inside the fence belongs to the Andersons. Mr. Gaylord asks if they are going to need water and electric hook ups. Mr. Anderson states it is already hooked up to water and electric.

Ms. DelRossi asks how the building was used in the past. Mr. Anderson explains the Railroad had used it as a store. Mr. Gitto asks about the neighbor to the right, Mr. Anderson states it is owned by the Stalker's as a rental property. Ms. Quell states since it is a studio is the intention to rent to one person. Mr. Anderson confirms, one person and no pets.

Ms. Delrossi asks what the square footage is for the building, Mr. Iuviene states that it is under 400 square feet. Ms. Delrossi then asks if Section 110-42 is applicable. Walt Simonsmeier, the Building Inspector states he wanted the ZBA to decide if a variance is need or not. Ms. Quell

confirms with the Applicant that they are not putting up any new structures or adding on to the current structure.

Motion made by Mr. Gitto, seconded by Ms. Quell, the ZBA finds the structure is covered under Section 110-42B of the Zoning Code of the Village of Chatham being that it is a pre-existing structure and therefore the 15 foot side yard setback is not required.

Adjournment: Zoning Board of Appeals meeting of April 28th, 2014 was adjourned at 7:50PM by motion made by Ms. Quell, seconded by Mr. Gitto.

Respectfully Submitted,

Erin Costa, Secretary