

ZONING BOARD OF APPEALS MEETING

And Public Hearing

April 18, 2024; 7:00pm

MINUTES

Regular Meeting Call to Order: 7:07 p.m. by S. Piazza

Present: Chairman S. Piazza; Members L. McDermott, E. Wagner, J. Wojick, M. Washburn; Village Clerk D. Kelleher; Deputy Clerk S. Davis; Village Attorney K. Dow; Code Enforcement Officer E. Reis; Applicants H. Patel and M. Patel; L. Korda

Public Hearing for Application #2024-029: Tax Map #66.17-2-11; Heena Patel; 52 Payn Ave., Chatham, NY. Motion to open Public Hearing made by J. Wojick at 7:05 p.m. Motion seconded by E. Wagner and approved by all.

Piazza asked applicant if she had notified all of her adjacent neighbors via certified mail as to the time and date of the Public Hearing. Applicant stated that she had and then provided the certified mail receipts to the Board.

The Public Hearing remains open until the next meeting of the Board on May 16, 2024.

Old Business:

Application #2024-029: Tax Map #66.17-2-11; Heena Patel; 52 Payn Ave., Chatham, NY.

Village Code, Chapter 110; Table 2, Density Control. Applicant seeks Area Variance to create an undersized, 50 ft. width lot; a 60 ft. width is required. Lot length is over 150 ft. which would equate roughly to a lot area of 7,800 sq. ft. K. Dow asked the applicant if the original of the photo copy of the older survey is on file at the County Clerk's Office. The applicant confirmed that it is. S. Piazza read aloud the opinion provided by Village DPW Working Foreman P. Genovese. K. Dow noted that the Village has a right to the water drain because it is needed to keep the highway in good condition. General discussion regarding the location of a water drain on the property and a road which appears to have been planned years ago which might affect the proposed changes to the property. K. Dow asked that a determination be made as to whether the original plan for the proposed road had been formally abandoned. The Board identified the need for the Village to precisely indicate the location of the water drain in relation to the property line. The Board questioned if the water drain line had a set-back requirement. The Code Enforcement Officer stated that would be a question for the DPW Working Foreman. K. Dow asked that the property owner provide the deeds for the properties. The Board raised the question of whether it is possible that the line be moved within 10 ft. of the existing swimming pool with a variance. The Board asked that an answer be provided by the Code Enforcement Officer.

New Business: *None*

Approve Minutes: March 21, 2024: *Motion to approve the minutes made by M. Washburn, seconded by L. McDermott, approved by all.*

Adjournment: *7:50 p.m.*

Next ZBA meeting: May 16, 2024; 7:00pm.

Meeting location: Tracy Memorial Village Hall, 77 Main Street, Chatham, NY 120370

Respectfully submitted,

Sam Davis Jr., Deputy Clerk

(v.5/02/2024)