

## ZONING BOARD OF APPEALS MEETING

October 17, 2024; 7:00pm

### MINUTES

**Regular Meeting Call to Order:** *by S. Piazza at 7:00 pm*

**Present:** *Chairman S. Piazza; Members; J. Wojick, M. Washburn, E. Wagner, L. McDermott; Village Clerk D. Kelleher; Deputy Clerk S. Davis; Village Attorney K. Dow; Representative for Applicant, A. Gaylord.*

#### Old Business:

- 1. Application #2024-066: Tax Map #66.13-2-31; Kyle Borut; 1 Washington Ave., Chatham, NY. Village Code, Chapter 110; Table 26, Fences and Walls. .**  
Variance required to extend 4' 5.5" fence with potentially less than 35% open surface/solid wall, created for dog enclosure along the two front yards as presented. Maximum allowed height in front yard is 4'. Application is as presented, a sketch and a photo of requested fence height and addition of wooden slat on the bottom open section of the fence. The fence without the additional slat is currently along the side yard between the property and the firehouse. *Applicant not present. Tabled until next meeting and Public Hearing. (Due to filing date being missed, public hearing will be scheduled for November 21, 2024).*
- 2. Application #2024-139: Tax Map #66.5-1-22; Adrian Zuniga; 54 Center St., Chatham, NY. Village Code, Chapter 110; Table 2, Density Control. Area**  
variance required for side yard setback of 10 ft. 15 ft. is required per section 110-14D side yard for semidetached and attached dwellings. Side Yards for semidetached and attached dwellings shall be required at ends of the total structure only. Application is as presented, to extend 2-story addition onto existing structure an additional 34' on the right side and behind the original structure. Left side and rear property setbacks are met or exceeded. *(This application was tabled by both the ZBA and the Planning Board until a survey can be provided by the applicant). General discussion by the Board and Village Attorney regarding how long an application can remain open. Attorney K. Dow suggested sending a letter to the applicant and noted that there should be a reluctance by the Board to abandon. Chairman S. Piazza stated that the application was still open. NOTE: Application subsequently withdrawn.*

**New Business:**

**3. Application #2024-201: Tax Map # 66.6-1-27 and 66.6-1-32.100; Jack Shear; 16 River Street, Chatham, NY. Village Code Ch. 110-28D1 (a&b), and Special Use Permit required for Storage/Warehouse.**

Per 110-28D1 (a&b) - Design, layout and construction of parking areas.

Location and screening:

**a.)** All off-street outdoor parking shall be located behind or to the side of the principal building, at least six feet from the side or rear lot line in the R, RS, and RC districts - and 10 feet in all other districts. Parking areas for multi-family home occupations and nonresidential uses shall, to the extent practical, be screened from public view. Adjoining parking areas shall be connected directly to one another or to a service road or alley wherever feasible to reduce turning movements onto roads.

**b.)** Within the C2 and C1 districts only, a maximum of one row of parking may be located in front of the principal building. Such parking shall be set back from the front lot line by a landscaped buffer at least 15 feet in width.

Setbacks for structures in C1: Front is 0/0, Sides are 0/0, and Rear are 15/N.R.

*After general discussion with applicant regarding the location of the lots and the existing structure, the Board set a Public Hearing for the next meeting of the ZBA, November 21, 2024. **NOTE: Application subsequently withdrawn.***

**Approve Minutes:** September 19, 2024. *Motion made to approve the minutes made by J. Wojcik, seconded by M. Washburn, approved by all.*

**Adjournment:** 7:44 pm

**Next ZBA meeting:** November 21, 2024; 7:00pm.

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

*Respectfully submitted,  
Desiree Kelleher  
Village Clerk*