

**VILLAGE OF CHATHAM
ZONING BOARD OF APPEALS MEETING**

May 14th, 2012
Approved Minutes

Board Present

Michael Wollowitz
Jon Morrell, absent
Kevin Ellis
Peter Wenk, Chairman
Ben Clark (in absentia)

Public Present

William Everetts, Jr.
Scott Wood
Vance Pitkin

Call to Order: The meeting was called to order at 7:30 PM.

Chairman Wenk took a moment to remember recently deceased longtime board member Ben Clark. A member since 1979, Mr. Clark helped create the zoning laws, served the community well, and will surely be missed. "Well done, good and faithful servant."

Public Meeting: #12-003, William Everetts, Applicant; Area Variance: 25 Spring Street, construct shed 38'X8 shed with 12' setback where 15' setback is required.

Mr. Everetts presented the Board with proof of service of letters notifying 3 abutters: Brownell, Grant and Moon. The file contains a letter approving the shed by property owner Greenspan. The Board reviewed the application and completed Part II of the short form EAS. ('NO' to all but C2- 'YES' aesthetic and C4-'YES'). it is attached. The Board completed Part III. The applicant stated although he built the shed six years ago, he removed the tarps last year, and stopped making changes once the building inspector contacted him about problems. There is a tin roof that hangs over 18 to 24 inches. The shed is one foot longer in front and three foot longer in back, per the applicant. The board reviewed photos and plans in the residential zone. The Chair noted no permit was requested before construction commenced. The applicant states he has cleaned roof of debris and will cut off the tin roof by 18 inches, paint and finish the shed, remove all tarps and add a door to the side. The Board considered a three foot variance for the shed only with the stipulation that the structure 1.) is only used as an unheated storage area, and 2.) that the roof overhang is cut back two feet. A motion was made by Ellis, seconded by Wenk, Wollowitz voted in favor. The applicant was requested to complete the changes by September 1st, 2012, including paint and finishing and he said he would.

Public Meeting: Application 12-003: MM Works, Scott Wood. Mr. Wood gave the Board a copy of the notification letter and all of the return receipt postcards for notifying

abutters. He presented the plans and described the elevator, height variance and area variance for parking due to the additional apartments inside the building. The Board reviews the short form EAF, appendix C, answered A-NO, B-Yes, C2-YES - improvement, C5- growth, box1-NO, box2-YES. Copy is attached to the minutes. Applicant stated the all brick elevator will match the exterior style.. Elis made a motion to grant the area variance of 1615 sq. ft. to accommodate the 5th apartment. Motion was seconded by Mr. Wenk, Wollowitz voted in favor. Motion passed. Mr. Ellis made a motion to grant a six foot height variance for the addition to house the elevator which was seconded by Mr. Wenk and All voted in favor. The motion passed.

The Minutes from April 16th, 2012 were revised to change the words “rehearing” to “hearing”. On a motion made by Ellis, seconded by Wenk, the minutes were approved.

Adjournment: Zoning Board of Appeals meeting of April 16th, 2012 was adjourned at 8:33 PM

Respectfully Submitted,
Carol Hargis, Secretary