

**VILLAGE OF CHATHAM**  
**ZONING BOARD OF APPEALS MEETING**  
**July 21<sup>st</sup>, 2015**  
*Approved Minutes*

**Board Present**

Joanne DelRossi – Chairperson  
Brin Quell – Absentia  
Stephen Gitto  
Aaron Gaylord  
Jon Morrell

**Public Present**

**Call to Order:** The meeting of July 21<sup>st</sup> was called to order at 7:32 PM.

**The Minutes** from June 29<sup>th</sup>, 2015 were approved by motion made by Mr. Gaylord, seconded by Mr. Gitto.

**The Minutes** from November 24<sup>th</sup>, 2014 were tabled due to not having a quorum from that meeting.

1. **Application, #2015-034, 7 Line St.; Aaron Gaylord; Applicant;** site plan review to construct new building within minimum setback. Chairperson DelRossi states Mr. Gaylord recluses himself from the Board and will open the hearing immediately since there is no public present. Chairperson DelRossi asks for a motion to make ZBA lead agency per the Planning Board's recommendation.

Motion to make ZBA lead agency for Application, #2015-034, 7 Line St.; Aaron Gaylord; Applicant; site plan review to construct new building within minimum setback, made by Mr. Gitto, seconded by Mr. Morrell.

Chairperson DelRossi asks if anyone else has done a site visit, the other members confirm a site visit has been made. Mr. Gaylord presents the Board with colored photos of the intersection and the tree line and where the proposed house will be and adds that you will not really be able to even see the house due to the trees.

Chairperson DelRossi reads aloud the SEQR form. Mr. Gaylord states that this exceeds the standards for solar potential and Chairperson DelRossi adds that to the form. Chairperson DelRossi then makes changes to #17 regarding drainage and checks the second box on the bottom of the form. Chairperson DelRossi asks for a motion to accept the SEQR Form with changes.

Motion to accept SEQR Form with changes for Application, #2015-034, 7 Line St.; Aaron Gaylord; Applicant; site plan review to construct new building within minimum setback, made by Mr. Gitto, seconded by Mr. Morrell.

Chairperson DelRossi asks if there is any comment from the Public, Mr. Gaylord states that he spoke with neighbor, Eric Valdina. Mr. Gaylord also explains the colored pictures and the map and where the set back is located. Chairperson DelRossi closes the public comment. Chairperson DelRossi adds that the Applicant is looking for a 9ft side yard variance instead of the current 12ft.

Motion to Approve Application, #2015-034, 7 Line St.; Aaron Gaylord; Applicant; site plan review to construct new building within minimum setback made by Mr. Gitto, seconded by Mr. Morrell.

2. **Application, 164 Hudson Ave.; Gretchen Gnaedinger; Applicant;** site plan review enlarge existing carriage barn. Applicant did not appear.

**Adjournment:** Zoning Board of Appeals meeting of July 21<sup>st</sup>, 2015 was adjourned at 7:56PM by motion made by Mr. Morrell, seconded by Mr. Gitto.

Respectfully Submitted,

Erin Reis-Costa, Secretary