

VILLAGE OF CHATHAM
ZONING BOARD OF APPEALS MEETING
June 29th and July 6th, 2015
Approved Minutes

Board Present

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

Public Present

Josh Akin
Vikki Akin

Call to Order: The meeting of June 29th was called to order at 7:30 PM.

The Minutes from February 23rd, 2015 were tabled with amendments due to not having a quorum from that meeting.

Application, #5 Church St.; Josh Akin; Applicant; site plan review to erect an 8ft. stockade fence. Chairperson DelRossi asks that this is an 8ft fence between the Akin and Simmons properties. Josh Akin, the Applicant states he has approval from Simmons to cut back trees near the chain link fence that is currently there. Vikki Akin, the Applicant explains to the Board the property line, and that Zvi Cohen is actually using 8-10ft. of Simmons' property off the back porch of Destino's. Chairperson DelRossi asks if the Applicant has actually spoken to or written a letter to Kevin or Jim Simmons. Mr. Akin states he has not actually notified either of them. Chairperson DelRossi states the Applicant must send a letter via registered mail notifying the neighbor of the fence. Chairperson DelRossi states the Board and the Applicants will meet in a week on July 6th so the abutter can be notified. Mr. Gitto asks if they intend to build off the fence currently there. Mr. Akin states they are going to start new. Mr. Gitto then asks what the length of the fence will be. Ms. Akin states it will be about 100ft.

Other Business:

Motion made by Ms. Quell, seconded by Mr. Gaylord to put language on top of the Variance Applications to send letters to all the abutting property owners.
Stephen Gitto – Aye
Chairperson DelRossi – Aye

Ms. Quell asks if the ZBA could send a letter to Walt Simonsmeier, the Building Inspector and the Village Board of Trustees regarding the Zoning Code Enforcement and violations and fines. Chairperson DelRossi asks Ms. Quell to draft the letter for review by the ZBA on July 6th, 2015

Adjournment: Zoning Board of Appeals meeting of June 29th, 2015 was adjourned at 8:07PM keeping the public hearing open.

Board Present

Public Present

Joanne DelRossi – Chairperson
Brin Quell
Aaron Gaylord

Josh Akin
Vikki Akin

Call to Order: The meeting of July 6th was called to order at 7:30 PM.

Application, #5 Church St.; Josh Akin; Applicant; site plan review to erect an 8ft. stockade fence. Chairperson DelRossi asks the Applicants if they have notified the neighbor. Mr. Akin presents the Board with the receipts for the registered mail and states he received the address from the Village Clerk. Chairperson DelRossi asks the reason behind an 8ft fence. Mr. Akin states that a 6ft. fence would do the job, however an 8ft fence would give more privacy, and hopefully lower the amount of noise from the kitchen. Ms. Akin adds that there is also a huge dumpster that they would like to block the view of. Mr. Akin adds that the fence really wont be visible to anyone and Ms. Akin states that the kitchen door to Destino's is always open till late.

Mr. Gaylord states that it is a business with excessive mess and noise that an 8ft fence should be granted. Chairperson DelRossi agrees that it is against a business and that the nicer side needs to face the neighboring properties.

Motion made by Mr. Gaylord to approve Application, #5 Church St.; Josh Akin; Applicant; site plan review to erect an 8ft. stockade fence that will not go any further than indicated on the site plan and will be no longer than 11 10ft panels, seconded by Ms. Quell.
Chairperson DelRossi – Aye

Other Business:

The Letter from drafted by Ms. Quell regarding Zoning Code Enforcement is reviewed by the Board. Chairperson DelRossi states to change the wording from fees to fines instead.

Adjournment: Zoning Board of Appeals meeting of July 6th, 2015 was adjourned at 7:56PM.

Respectfully Submitted,

Erin Reis-Costa, Secretary