

VILLAGE OF CHATHAM
ZONING BOARD OF APPEALS MEETING
September 29th, 2014
Approved Minutes

Board Present

Joanne DelRossi - Chairperson
Aaron Gaylord
Brin Quell
Steve Gitto

Public Present

Paul Hausman

Call to Order: The meeting was called to order at 7:32 PM.

Chairperson Joanne DelRossi begins the meeting with the roll call.

The Minutes from April 28th, 2014 were approved on a motion made by Mr. Gaylor, seconded by Mr. Gitto.

Ms. Quell – Aye

Chairperson DelRossi – Aye

Application #14-049, 31 Hoffman St., Paul Hausman, Applicant; construct a new storage shed. Mr. Hausman, the Applicant presents color photos of the location and frame of the shed. Chairperson DelRossi reads a letter from Walt Simonsmieur, the Building Inspector, regarding the permit requirements and 5ft. side yard set back and 2.5ft. set back from the rear. She then asks Mr. Hausman if he has spoken to his abutters, which include CSX and the Rochesters. Mr. Hausman states he has not spoken with the Rochester's, but since they have a bunch of cars in their yard he didn't think they would object to his shed. Ms. Quell adds that it looks like the shed lines up with the existing building that already does not meet code. Mr. Gaylord states the site plan shows the Rochester's also have a building that is on the property line. Ms. Quell adds since the new building doesn't meet code and the existing building doesn't meet code and it won't be seen in the back that maybe it could go next to the garage instead. Mr. Hausman states that his vegetable garden is next to the garage. Chairperson DelRossi states the building will not change the character of the neighborhood. Mr. Hausman adds that CSX's property is completely overgrown and you wouldn't be able to see the building through it.

Chairperson DelRossi asks if there are any other questions. Mr. Gitto states his concern is if CSX had any type of concerns the Board could be held liable. Ms. Quell states the old garage is so close to CSX's property line even without the shed. Mr. Hausman adds this building has been there for 12 years and he has lived there for 34 years and there was another building in this spot before he rebuilt it 12 years ago, and CSX has never addressed it. Ms. Quell asks if the new building moved over at all to meet the code 12 years ago. Mr. Hausman states it did not. Chairperson DelRossi states she has no objection with regard to CSX due to the tremendous effort it would take to contact them.

Chairperson DelRossi asks if there is any further discussion. Ms. Quell states she does not object since the current building is not in compliance. Chairperson DelRossi adds that this would not change the character of the neighborhood. Mr. Gitto states he feels legally there should at least be the attempt to contact CSX before building the shed. Mr. Gaylord adds the shed is not going to be on CSX's property and the current building does not meet code, therefore he does not have an issue. Mr. Hausman adds that he has put up a runner for his dog and taken two trees down in back and never heard anything from CSX.

A motion to approve Application #14-049, 31 Hoffman St., Paul Hausman, the Applicant to construct a new storage shed is made by Mr. Gaylord, seconded by Ms. Quell.

Mr. Gitto – Abstain

Chairperson DelRossi – Aye

Other Business: Chairperson DelRossi states that there isn't a lot of time left for trainings or many available for the remainder of this year, but would like all members to try to plan for next years annual training at the Sagamore.

Chairperson DelRossi states in the future she would like to see all Applicants notify their abutters prior to coming before the ZBA. Mr. Gaylord adds that the Village Attorney may also be able to advise on how to contact CSX or if it necessary.

Adjournment: Zoning Board of Appeals meeting of September 29th, 2014 was adjourned at 8:22PM.

Respectfully Submitted,

Erin Reis-Costa, Secretary