

APPROVED

VILLAGE OF CHATHAM ZONING BOARD OF APPEALS MEETING November 28, 2016 MINUTES

Board Present

Joanne DelRossi – Chairperson
Brin Quell
Stephen Gitto
Jon Morrell

Public Present

Aaron Gaylord

Call to Order: The meeting of November 28th was called to order at 7:21 p.m.

- 1. Application: One Washington Avenue; Aaron Gaylord, Applicant:** site plan review for area variance to renovate from a two family to a three family. Chairperson DelRossi reads aloud the recommendation from the Planning Board meeting on November 21. Mr. Gaylord, the Applicant submits the receipts sent to the abutters. Chairperson DelRossi states she received an email from Walt Simonsmeier, Building Inspector stating he did not object to this project.

Mr. Gaylord explains to the Board where the house is located on Washington Avenue then Chairperson DelRossi asks about parking for tenants. Mr. Gaylord states that he indicated the parking on the plans and that this project is in the best interest of the Village. The house had a fire years ago and has been vacant ever since. Mr. Gaylord adds that this was a two family six bedroom house and he wants to make it a three family three bedroom house. Mr. Gaylord presents the Board with numerous comparable houses from the tax roll. Chairperson DelRossi asks what the square footage is for the attic apartment. Mr. Gaylord states he is not sure of the square footage, however this is the purpose for the egress tower. The other apartments will both be first and second floor and the tower is for an enclosed stairway to the third floor apartment.

Chairperson DelRossi reviews the Short SEQR form and asks Mr. Gaylord why the box was checked for Rural Land Use. Mr. Gaylord states that was also a mistake and it is corrected. Chairperson DelRossi reads through part two and completes with the Board.

Chairperson DelRossi states the Public Hearing is open – no public present.

Chairperson DelRossi asks if there are any other questions or comments from the Board. Ms. Quell asks if there is any way to increase parking at all. The majority of the time parking always seems to be underestimated. Mr. Gaylord states he could probably add parking in the front of the house, but it may decrease the aesthetics, however there are two more spots than what was existing as well as street parking availability.

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Chairperson DelRossi states the application indicates there is a side yard variance, but doesn't see anything. Mr. Gaylord confirms there is no side yard variance. Chairperson DelRossi states for the record there is no side yard variance, the Application is for an area variance for 8,100 square feet for a two family to three family.

Chairperson DelRossi states the Public Hearing is now closed.

Mr. Morrell asks if the Board can now have discussion and states that the Applicant does great work and it will be a great improvement compared to many other houses around the Village.

Motion to Approve Application: One Washington Avenue; Aaron Gaylord, Applicant; site plan review for area variance to renovate from a two family to a three family.

Ms. Quell – Aye

Mr. Gitto – Aye

Mr. Morrell – Aye

Chairperson DelRossi – Aye

The Minutes from February 23, 2015 were approved by a motion made by Ms. Quell, seconded by Mr. Morrell.

Ms. Quell – Aye

Mr. Gitto – Aye

Mr. Morrell – Aye

Chairperson DelRossi – Abstains

The Minutes from December 17, 2015 were approved by motion made by Mr. Gitto, seconded by Mr. Morrell.

Ms. Quell – Abstains

Mr. Gitto – Aye

Mr. Morrell – Aye

Chairperson DelRossi – Aye

Adjournment: Zoning Board of Appeals meeting of November 28, 2016 was adjourned at 8:14 p.m.

Respectfully Submitted

Erin Reis-Costa
Secretary