

VILLAGE OF CHATHAM
ZONING BOARD of APPEALS MEETING
June 20, 2019
5:00 P.M.
MINUTES

Call to Order at 5:00 p.m.

Present: Chairwoman J. DelRossi; Members B. Quell, M. Washburn, and P. Rotondo, Village Deputy Clerk P. DeLong, Village Attorney Ken Dow, Building Inspector E. Reis, Residents S. Piazza, D. Meyers, M. DeAmorim, N. DeAmorim, RR Town Properties, LLC Representative S. Kipp and his attorney M. Khosrova, 3 members of the public.

- 1. Application # 2019-050 : 63-67 Woodbridge Avenue, Chatham, NY; RR Town Properties, LLC Applicant; Area Variance. Approved by all.**
- 2. Application # 2018-025: 29 Center Street, Chatham, NY; Maria DeAmorim Applicant; Area Variance. Approved by all.**
- 3. Application # 2018-025: 9 Jones Avenue, Chatham, NY; Stephen Piazza Applicant; Area Variance. Approved by all.**

1) S. Kipp and M. Khosrova approach the board. J. DelRossi presents the letter from E. Reis and states they will only be discussing the variances tonight. All clarify map and variances. M. Khosrova clarifies north side variance 7'9", south 12', rear 11"6". J. DelRossi confirms the application is complete. J. DelRossi opens for public comment. No comments. Motion made by P. Rotondo to close the Public Hearing and seconded by B. Quell. Approved by all.

P. Rotondo raises the concerns addressed in E. Reis's letter as well as the Fire Department letters. B. Quell refers to the letter from the Fire Department and the need for outside tanks. S. Kipp states the homes will have electric heat and propane will only be for the stove. J. DelRossi states that these tanks will need be located in the back. M. Washburn asks for another clarification on the letter from E. Reis. K. Dow comments that she has researched it and this is her decision.

Motion made by P. Rotondo to allow the variances with the stipulation that any tanks be located in the back of the buildings. Seconded by M. Washburn. Approved by all.

2) N. DeAmorim and M. DeAmorim approach the board. They state that they have no adjoining neighbors. Zoning Board members discuss this in regards to the certified mailings. N. DeAmorim notes that the fence was turned around. J. DelRossi opens to the public. Resident asks why letters did not have to be sent to all their abutting neighbors and only the adjoining

neighbors. E. Reis explains there was a resolution presented to change the notification process. J. DelRossi confirms that it was not written as a zoning law; just a best practice.

Motion made by J. DelRossi to close the Public Hearing. Not seconded.

P. Rotondo inquires about the height of the fence. B. Quell states that the color is effective. She points out it was put up before getting a permit. P. Rotondo address a concern about the height of the fence. J. DelRossi states that E. Reis will approve and inspect the fence.

Motion made by B. Quell to approve the variances. B. Quell also stipulates that while they can appreciate the issues associated with the fence they do not want a precedent set to put up without a permit. Seconded by P. Rotondo. Approved by all.

J. DelRossi cautions the applicant that in the future she check with the building inspector before having work done on her property.

3) S. Piazza approaches the board. J. DelRossi clarifies this is for the variance of 1'.

J. DelRossi opens for public hearing. No Comment. J. DelRossi closes public hearing.

B. Quell confirms that all the information has been given.

Motion made by P. Rotondo to approve the 1' variance on the side yard fence. Seconded by M. Washburn. Approved by all.

ADJOURNMENT: So moved by B. Quell and seconded by J. DelRossi at 5:21 p.m.

Respectfully submitted,

Patricia DeLong