

**VILLAGE OF CHATHAM
ZONING BOARD of APPEALS MEETING
OCTOBER 15, 2020
7:30 P.M.
MINUTES**

Call to Order at 7:30 p.m.

Present: Chairman S. Piazza; Members P. Rotondo, R. O'Mara-Garcia, M. Washburn and E. Wagner; Village Attorney Ken Dow; Building Inspector E. Reis; Village Deputy Clerk P. DeLong; Representatives from the Shaker Museum; Myriel Mechling, Rehanna Rojiani, and Sara Lopergolo, Mark Strieter, and Andy Didio of Taconic Engineering.

1) Application # 2019-092: 5 Austerlitz Street, Chatham, NY; Shaker Museum and Library, Applicant; Historic Over zone/Height Variance

1) S. Piazza begins the meeting by reading the application for Area Height Variance. A. Didio presents the drawings referencing the new addition, parking, stair tower, drainage plan, and landscape. S. Lopergolo references the site plan pointing out the existing brick building, the proposed addition and how it is linked. She explains the needs for a minor height variance due to the need for the roof plan to match the existing building, noting it is more than the allowable 40' with the elevator bulkhead and the stair exceeding the average grade. She continues to explain how the existing floor levels will go across to the addition, all floor levels need to be in alignment and do not go past the existing building height. She references the plans and notes that the grade is higher by the railroad tracks. She indicates again how the levels all need to align. She explains the height of the roof, the materials on it and how the fence on the roof will hide the mechanical equipment. She references the drawings indicating the point of vision. S. Piazza asks how far that is. S. Lopergolo and A. Didio reference the plan explaining how the 3rd rendering is taken from a higher point where a person would see some of the roof top. A. Didio and S. Lopergolo refer to page 8 of the drawings and explains the measurement from the front to the existing is 40'-3 1/2" at its highest point matching with the screening wall. They reference the drawings explaining the flat elevations, show the height and peak of the existing building, explains the east elevations, the bridge and glass partition connections, the north elevation and the egress stair. S. Piazza inquires about the space in the roof area of the existing building and asks what it will be used for. A. Didio and S. Lopergolo explain this will be open truss with no attic. S. Piazza confirms this space would not be appropriate for mechanical structures. S. Lopergolo upholds that the ceiling would become too low with the addition of the appropriate duct work. A. Didio adds that the equipment is a chiller and a generator. R. O'Mara-Garcia observes that the hip roof will be removed for a gable roof. A. Didio and S. Lopergolo confirm the move to a gable roof by adjusting the ends. R. O'Mara-Garcia asks about the PV's on the roof. S. Lopergolo confirms the solar panels and adds this is in keeping with Shaker beliefs for self-sustainability. A. Didio refers to the drawing, explain the screening wall to reduce noise and stop it from transferring across. He adds how the whole building is subordinate and

their continued efforts to bring code elements to the existing building. S. Piazza observes that the old building gives the appearance of being taller as he sees nothing obvious. K. Dow explains the associated law, adds that there is no hardship necessary anymore and that they are weighing the balance. S. Piazza observes the applicant is looking for 5'. R. O'Mara-Garcia confirms that they will not be going beyond that. S. Piazza observes this is less than 10%. K. Dow notes that the application is amended for special use. M. Washburn references the drawing and asks about the 6 parking spaces. A. Didio explains the curb line. S. Piazza observes the west view of the building where a person can see quite a bit of the roof, asks about the tree line and the diameter of the trees. M. Strieter explains the trees would be 4" to 6" caliper, a thinner tree, along the lines of a red maple. K. Dow confirms the application will need to be sent to CCPB as it is within 500 feet of a state highway.

Motion made by P. Rotondo to send the application to County for review and set for Public Hearing, seconded by R. O'Mara-Garcia.

Approved by all

Motion made by M. Washburn to adjourn the meeting, seconded by R. O'Mara-Garcia.

Approved by all

ADJOURNMENT: 8:09 p.m.

Respectfully submitted,
Patricia DeLong