

**VILLAGE OF CHATHAM
ZONING BOARD OF APPEALS MEETING**

**DATE: February 18, 2021
TIME: 7:00pm**

MINUTES

CALL TO ORDER: 7:00pm

Approval of Minutes: Minutes from the November 19, 2020 meeting will be distributed to the Board and put on the next agenda for approval.

PRESENT: Chairman S. Piazza; Members M. Washburn, R. O'Mara-Garcia, E. Wagner, P. Rotondo; Attorney K. Dow; Building Inspector E. Reis; Applicant A. Gaylord; Village Clerk D. Kelleher.

Tax Map# 1. Application # 2021-010: 66.9-1-57; 4 Depot Square, Chatham, NY 12037; Area variance for 6'high fence located within front yard setback.

Chairman S. Piazza begins the meeting by reading the application number. S. Piazza and Applicant A. Gaylord gave some of the history leading up to the current application including a barn that was removed leaving an empty lot, a masonry wall that was not approved/built, a plywood fence that was approved and built, and a theatre which was approved. The plywood fence remained for several years and was taken down to have fixtures for the theatre put in. The onset of COVID stopped the progression of the theatre and the fence, which stands today, was put up to conceal the empty lot once again. R. O'Mara-Garcia objects to the look of the fence, and that there was not a permit prior to the fence being constructed.

Attorney K. Dow brings the attention back to the application which is before us now. Area variance does not need to go through the County Planning Board. Type 1 SEQR, any unlisted action in close proximity to historic building (Train Station). Because it is Type 1, the "long form" is needed for the next meeting. Also, a public hearing is required as it is an Area variance. Area variance is spelled out by State Law. The purpose now is to weigh and balance the benefit to the applicant versus the detriment to the health, safety, and welfare of the community.

Motion made by R. O'mara-Garcia to table this application until next Zoning Board Meeting March 18, 2021. Seconded by M. Washburn. Approved by all.

Motion to adjourn made by R. O'Mara-Garcia. Seconded by E. Wagner. Approved by all.

ADJOURNMENT: 7:50pm

Respectfully submitted,
Desiree Kelleher
(02/24/2021)