

VILLAGE OF CHATHAM
ZONING BOARD OF APPEALS MEETING, and PUBLIC HEARING continued
Tracy Memorial Hall, 77 Main Street, Chatham, NY 12037

July 15, 2021

7:00pm

MINUTES

Call To Order: 7:00pm by Chairman S. Piazza

Present: Chairman S. Piazza; Members E. Wagner, M. Washburn; Village Attorney K. Dow; Village Clerk D. Kelleher; Building Inspector/Codes Enforcement Office E. Reis; Attorney for Applicant J. Castiglione; Shaker Museum L. Schutz and J. Grant; Residents J. Laurange, D. Meyers, G. Miles, W. Fahey.

PUBLIC HEARING continued from June 17, 2021:

1. Application # 2021-045: Tax Map#66.10-2-52; 29 Jones Avenue, Chatham, NY 12037; Section 110-68B Use Variance for office/storage not allowed by the Table of Use.

--Overview of property and application given by Applicant Attorney J. Castiglione. Use will primarily be administrative offices, storage of documents and artifact, and research library.

Village Attorney K. Dow and the Board Members review criteria for hardship and members were satisfied that all were met: (1) the applicant cannot realize a reasonable return; (2) that the alleged hardship relating to the property in question is unique; (3) the requested variance, if granted, will not alter the essential character of the neighborhood; (4) the alleged hardship is not self-created.

--Resident W. Fahey questioned if the variance remains with the property if this applicant sells in the future. Village Attorney K. Dow confirms that the variance does stay with the property but that the variance is very specific and has restrictive parameters to which a future property owner would have to adhere.

--Due to the number of children and residents in the area of Jones Ave, suggestions made by Jones Ave residents D. Meyers and J. Laurange to limit access to 29 Jones from Cottage Ave rather than from Jones Ave and lower the speed limit on Jones Ave. Village Attorney K. Dow remarked that perhaps these concerns could be addressed to the Board of Trustees and the possibility of "Children at Play" signs could be considered.

--Resident G. Miles questioned how bright the lighting might be and suggested that it be compliant with Dark Sky Codes.

--Resident D. Meyers questioned if there would be a business sign. Shaker Museum L. Schutz response probably yes, but that it would conform to code.

Motion to approve Use Variance for Application #2021-045: Tax Map #66.10-2-52; 29 Jones Avenue, Chatham, NY 12037 to be used as Staff office, document and artifact storage, and Research Library/storage made by M. Washburn, seconded by E. Wagner. Approved by all.

Member M. Washburn – Aye

Member E. Wagner – Aye

Chairman S. Piazza – Aye

Close Public Hearing: *Motion to close the Public Hearing portion of the meeting by S. Piazza, seconded by E. Wagner. Approved by all.*

Motion to Approve Minutes of June 17, 2021 7:00pm by M. Washburn, seconded by E. Wagner.

Approved by all.

Other Public Comments: none.

Adjournment: Meeting ended 7:50pm

Next ZBA meeting: August 19, 2021 7:00pm

(rev.07/30/21)