

VILLAGE OF CHATHAM
ZONING BOARD OF APPEALS MEETING, and PUBLIC HEARING

Tracy Memorial Hall
77 Main Street, Chatham, NY 12037

March 17, 2022

7:00pm

Minutes

Call To Order: 7:00 pm

Present: *Chairman S. Piazza; Members M. Washburn, R. O'Mara-Garcia; E. Wagner; Village Attorney K. Dow; Village Clerk D. Kelleher; Village Deputy Clerk S. Davis; Applicant Phillip Moldoff for Prudence Properties; Engineer Heather Wyld for Applicant Prudence Properties, Engineer Morgan Moldoff for Applicant Prudence Properties*

New Business:

1. Application #2022-006; Tax Map #66.13-1-19; **20 Church Street**, Chatham, NY 12037; Section 110, Attachment 2. Variance for front and rear setback and side setback. Current side setback is 2 feet. Applicant wants to increase it to 5 feet on the east side. Seeking variance for lot width.

Applicant stated that they are seeking to tear down existing building and build a new structure that is set back from the road to enable better access for delivery vehicles as well as customer parking. Applicant wants to increase the setback to 5 feet and obtain a variance for their lot width as they do not currently meet the 100 foot minimum. Applicant is also seeking to address the parking setback on the east side.

S. Piazza confirmed that Applicant was seeking to reduce the number of parking spaces as well as the size of the structure.

Applicant asked if the structure had to have 2 stories, or floors, to meet code, or if it just needed to be the height of a 2 story building. The Applicant's current design is for a building that meets the height requirement for a 2 story building but the interior will not have 2 levels and will be used as warehouse storage. S. Piazza noted that the code regarding 2 story requirements was an attempt to foster mixed use buildings in the Village with businesses downstairs and residences upstairs. S. Piazza stated that creating a mock second story didn't make sense. E. Wagner agreed. Applicant asked if they needed to add that to the list of variances. K. Dow stated that it made sense to add to the list.

S. Piazza stated that he felt that he had all of the information that he needed. S. Piazza outlined the process of notification that will be required.

S. Piazza asked the members of the Board if they had any comments or questions and noted that they were not able to make any decision until a Public Hearing was conducted. S. Piazza asked to schedule a Public Hearing in April 2022.

(Note: The Zoning Board of Appeals did not meet in February)

Adjournment: *Motion to adjourn M. Washburn, Seconded R. O'Mara-Garcia. Meeting adjourned by S. Piazza at 7:30 pm.*

Next ZBA meeting: April 21, 2022; 7:00pm

Respectfully submitted,
Sam Davis
Village Deputy Clerk