

VILLAGE OF CHATHAM
ZONING BOARD OF APPEALS MEETING and PUBLIC HEARING

Tracy Memorial Hall
77 Main Street, Chatham, NY 12037

April 21, 2022

7:00pm

MINUTES

In Attendance: *Chairperson S. Piazza; Board Members; R. O'Mara-Garcia; M. Washburn; E. Wagner; Village Clerk D. Kelleher; Deputy Clerk S. Davis, Village Attorney K. Dow; Applicant P. Moldoff for Prudence Properties; , Engineer Heather Wyld for Applicant Prudence Properties, Engineer Morgan Moldoff for Applicant Prudence Properties; J. Wojick; Applicant P. Moldoff of Prudence Properties; J. Moldoff for Applicant Prudence Properties*

Call to Order: *By Chairperson S. Piazza at 7pm.*

Public Hearing: *Motion to open Public Hearing made by R. O'Mara-Garcia, seconded by E. Wagner. Approved by all. Chairman S. Piazza noted that there were no members of the public present. Chairman S. Piazza referenced a letter from CCPB stating that they found no significant impacts associated with the application and therefore VOC ZBA may make final action with a simple majority vote. Hearing no public comment, a motion to close the Public Hearing was made by R. O'Mara-Garcia, seconded by M. Washburn. Approved by all.*

1. Application #2022-006: Tax Map#66.13-1-19; **20 Church Street**, Chatham, NY. (Section 110-68C), Area Variance for front, rear and side setbacks; Area variance for single story. *Chairman S. Piazza asked for clarification that the building, while being the height of a two-story building, would only have one floor, not two. The applicant verified that this was true and that the overall height would be 21 feet at the peak. E. Wagner asked if there would be any delineation between applicant's property and Stewart's. Applicant replied that there will be landscaping as well as an existing wooden fence. Motion to approve Application #2022-006: Tax Map#66.13-1-19; 20 Church Street, Chatham, NY. (Section 110-68C), Area Variance for front, rear and side setbacks per the site plan dated April 2022; Area variance for single story made by E. Wagner, seconded by M. Washburn. Approved by all.*

Other Public Comments:

Approve Minutes: *Motion to approve the minutes from the ZBA Meeting of March 17, 2022 was made by R. O'Mara-Garcia, seconded by M. Washburn. Approved by all.*

Adjournment: *Motion to adjourn was made by R. O'Mara-Garcia, seconded by E. Wagner. Approved by all at 7:14pm.*

Next ZBA meeting: May 19, 2022; 7:00pm

Respectfully submitted,
Sam Davis, Jr.
Deputy Clerk