

VILLAGE OF CHATHAM  
Tracy Memorial Hall  
77 Main Street, Chatham, NY 12037

**ZONING BOARD OF APPEALS MEETING  
(including 2 Public Hearings)**

**October 20, 2022; 7:00pm**

**MINUTES**

**Call To Order:** 7:01 pm by S. Piazza

**Present:** Chairman S. Piazza; Members E. Wagner, M. Washburn, J. Wojick; Village Attorney K. Dow; Village Clerk D. Kelleher; Village Deputy Clerk S. Davis; Acting Police Chief J. Alessi. **Not present:** Applicant D. Hocs; Building Inspector E. Reis; Zoning Board Member R. O'Mara-Garcia.

**Continue Public Hearing for 55 Spring St (opened on August 18, 2022):**

**Close Public Hearing for 55 Spring St:** Motion to close the Public Hearing made by M. Washburn, seconded by J. Wojick. Approved by all.

**Open Public Hearing for 48 Center St:** Motion to open the Public Hearing made by J. Wojick, seconded by E. Wagner. Approved by all at 7:10 pm.

**Close Public Hearing for 48 Center St:** After S. Piazza noting that there was no appearance from any member of the public and hearing no public comment, a motion to close the Public Hearing made by M. Washburn, seconded by J. Wojick. Approved by all at 7:11 pm.

Old Business:

1. Application #2022-061: Tax Map #66.6-2-5; 55 Spring Street, Chatham, NY. (Section 110-68C, Area Variance fence height); 10' high fence on North boundary of property.  
*Applicant notified the Village Clerk's Office prior to meeting that he was withdrawing this application.*

2. Application #2022-139: Tax Map #66.5-1-24; 48 Center Street, Chatham, NY. (Section 110-26, Variance required for 8ft fence); 8' high privacy and deer exclusion fencing. **Multiple Variances being sought include: 2' variance from 6' to 8' (driveway); 1' variance from 7' to 8' (barn to coop); 2' variance from 6' to 8' (behind coop); no variance needed at the back; 2' variance from 6' to 8' on the side by Mickle's property; 4' variance from 4' to 8' (cedar fence section). Per applicant, all fencing will comply with pool fence regulations.**

*S. Piazza read aloud the Planning Board recommendation to only allow a 6 foot high cedar fence and to utilize deer resistant shrubbery. S. Piazza also noted that after review, the Chatham Fire Department had no position of the application. Applicant provided a photo-shopped view of the proposed 8 foot high fence and stated that he planned to plant shrubs between the fence and the street. After general discussion by the board and review of the code by Attorney K. Dow, the Board agreed that the variances requested in this application were warranted. Motion to approve Application #2022-139: Tax Map*

*#66.5-1-24; 48 Center Street, Chatham, NY. (Section 110-26, Variance required for 8ft fence); 8' high privacy and deer exclusion fencing with all variances noted on the map submitted with application as part of the record, and relief from open percentage requirement, made by M. Washburn, seconded by J. Wojick. Approved by all.*

New Business: *None*

Other Business:

REMINDER: Annual 4-hours of training and submission of certificates. Please complete the training and bring certificate to Clerk Office

**Other Public Comments:** *None*

**Approve Minutes: September 15, 2022.** *So moved by M. Washburn, seconded by J. Wojick. Approved by all at 7:11 pm.*

**Adjournment:** *7:40 pm by S. Piazza.*

Next ZBA meeting: November 17, 2022; 7:00pm

Respectfully submitted,  
Sam Davis  
Deputy Village Clerk  
October 27, 2022