

## ZONING BOARD OF APPEALS MEETING

November 16, 2023; 7:00pm

### MINUTES

**Regular Meeting Call to Order:** 7pm by Chairman S. Piazza.

**Present:** Chairman S. Piazza; Members L. McDermott, E. Wagner, M. Washburn, J. Wojick. Clerk D. Kelleher; Dep Clerk S. Davis, Jr.; Applicants Scott and Sofi Gabriel.

**Not present:** Attorney K. Dow; Liaison P. Minahan.

#### New Business:

**1. Application #2023-147: Tax Map #66.10-3-15; Scott Gabriel; 15-17 School Street, Chatham, NY. Area variance to convert a 4-unit dwelling into a 6-unit dwelling, on an undersized lot. Adding two additional dwelling units in the empty oversized attic.**

*-Chairman S. Piazza had some questions about the calculation of required square footage for 4-units vs 6-units. He made note that he will need to ask the Building Inspector. Also, what is the ceiling height now, what will the ceiling height be, and is this an attic or is it considered a 3<sup>rd</sup> floor? IS the ceiling height greater than or equal to 7ft? How many egresses are required on the 3<sup>rd</sup> floor? Will the exterior fire escapes extend beyond the footprint and therefore affect the set-backs?*

*-Motion by J. Wojick to set Public hearing for next ZBA meeting, December 21, 2023; 7pm, motion seconded by M. Washburn. Approved by all. Applicant was advised that E. Reis will give him a list of abutters to which he will need to send a copy of the notice of public hearing. Receipts for the certified mail will need to be provided to E. Reis via email or brought to the public hearing.*

*- Motion by M. Washburn to table the application for the public hearing, motion seconded by J. Wojick. Approved by all.*

*-Clerk requested 4 color copies of the plans be mailed by the applicant to the Village prior to the public hearing so they can be given to, and reviewed by the CPD, CFD, DPW for their opinions.*

**Other Business:** Annual 4-hours of training and submission of certificates. Members please complete the training and bring certificate to Clerk Office.

**Other Public Comments:** No comments.

**Approve Minutes:** September 21, 2023; No meeting held in October. So moved by S. Piazza, seconded by L. McDermott. Approved by all.

**Adjournment:** 7:30pm by S. Piazza.

**Next ZBA meeting:** December 21, 2023; 7:00pm.

**Meeting location:** VILLAGE OF CHATHAM, Tracy Memorial Hall, 77 Main Street, Chatham, NY 12037.

Respectfully submitted,  
Desiree Kelleher, Village Clerk  
November 25, 2023