

ZONING BOARD OF APPEALS MEETING

March 21, 2024; 7:00pm

MEETING MINUTES

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

Present: Chairman S. Piazza; Members; L. McDermott, E. Wagner, M. Washburn, J. Wojick; Dep Clerk S. Davis, Jr.; **Not Present:** Village Clerk D. Kelleher, Village Attorney K. Dow

New Business: **Application #2024-029: Tax Map #66.17-2-11; Heena Patel; 52 Payn Ave., Chatham, NY. Village Code, Chapter 110; Table 2, Density Control.** Applicant seeks area variance to create an undersized, 50 ft. width lot; a 60 ft. width is required. Lot length is over 150 ft. which would equate roughly to a lot area of 7,800 sq. ft. *General discussion regarding the Applicants' desire to split the existing lot in order to build a home for their son, the precise off-set distance required by the zoning code and encroachment issues, and the recent changes made to the code that reduced the required width of lots from 75 ft. to 60 ft. S. Piazza raised concerns that to now further reduce to 50 ft. could perhaps set a detrimental precedent and might negatively affect the character of the neighborhood. S. Piazza questioned whether the proposed lot line variance might create a hardship onto the Applicants' own property. S. Piazza also had questions as to when the last survey was conducted and the location of an underground storm drain. The Applicant stated that the survey was performed in 2009. S. Piazza made a motion that a Public Hearing be set for April 18, 2024 at 7 pm. The motion was seconded by J. Wojick and approved by all.*

Old Business: None

Approve Minutes: December 21, 2023 Motion to approve made by M. Washburn, seconded by J. Wojick, and approved by all.

Adjournment: 7:25 pm

Next ZBA meeting: April 18, 2024; 7:00pm.

Meeting location: Tracy Memorial Village Hall, 77 Main Street, Chatham, NY 12037

Respectfully submitted on April 11, 2024

Sam Davis, Deputy Clerk