

ZONING BOARD OF APPEALS MEETING

September 19, 2024; 7:00pm

MINUTES

Regular Meeting Call to Order: 7pm, S. Piazza

Present: Chairman S. Piazza; Members M. Washborn, J. Wojick, L. McDermott, E. Wagner; Code Enforcer E. Reis; Attorney K. Dow; Clerk D. Kelleher; D. Clerk S. Davis; Applicant for 54 Center St Adrian Zuniga. **Not Present:** Applicant for 1 Washington Ave.

New Business:

1. **Application #2024-066: Tax Map #66.13-2-31; Kyle Borut; 1 Washington Ave., Chatham, NY. Village Code, Chapter 110; Table 26, Fences and Walls.** . Variance required to extend 4' 5.5" fence with potentially less than 35% open surface/solid wall, created for dog enclosure along the two front yards as presented. Maximum allowed height in front yard is 4'. Application is as presented, a sketch and a photo of requested fence height and addition of wooden slat on the bottom open section of the fence. The fence without the additional slat is currently along the side yard between the property and the firehouse.

-Applicant not present. Board members discussed the submitted drawings briefly and motion was made by S. Piazza to set public hearing for next month, motion seconded by J. Wojick. Approved by all to set the public hearing for next month.

2. **Application #2024-139: Tax Map #66.5-1-22; Adrian Zuniga; 54 Center St., Chatham, NY. Village Code, Chapter 110; Table 2, Density Control.** Area variance required for side yard setback of 10 ft. 15 ft. is required per section 110-14D side yard for semidetached and attached dwellings. Side Yards for semidetached and attached dwellings shall be required at ends of the total structure only. Application is as presented, to extend 2-story addition onto existing structure an additional 34' on the right side and behind the original structure. Left side and rear property setbacks are met or exceeded.

-Board members briefly discussed the submitted drawings. They had questions regarding exact distances from property lines. The Board requested that the applicant provide an actual survey. Motion made by S. Piazza to table the application until survey can be provided by the applicant. Motion seconded by J. Wojick. Approved by all to Table the application until Survey is provided by applicant.

Approve Minutes: May 16, 2024. *So moved by S. Piazza, seconded by J. Wojick. Approved by all.*

Adjournment: *Motion to adjourn by S. Piazza, seconded by E. Wagner. All approved at 7:17pm to adjourn.*

Next ZBA meeting: October 17, 2024; 7:00pm.

Meeting location: Tracy Memorial Village Hall, 77 Main Street, Chatham, NY 120370

Respectfully submitted,
Desiree Kelleher
Village Clerk
(10-08-2024)