

**ZONING BOARD OF APPEALS MEETING**  
**AND PUBLIC HEARING**

**November 21, 2024; 7:00pm**

**MINUTES**

**Call to Order:** *7pm by J. Wojick, who was asked by Chairman Piazza to chair the meeting in his absence this evening.*

**Present:** *Members J. Wojick, M. Washburn, L. McDermott, E. Wagner; Code Enforcement Office E. Reis; Attorney K. Dow; Clerk D. Kelleher; Residents Sue and Butch Adams. Boy Scout Troop 42 (Chatham); applicant K. Borut. Not present: Chairman S. Piazza; Deputy Clerk S. Davis.*

*-J. Wojick welcomed the members of Boy Scout Troop 42 who were present in order to observe the process of the Zoning Board, as part of their work to earn their Civic Merit Badge.*

*-K. Dow provided a brief overview of local government and the code system and that the local government sets the rules for constraints. Planning and Zoning Boards make rulings based on the set of rules established by the local government.*

**Old Business:**

*The Public Hearing for 1 Washington Avenue was opened by J. Wojick.*

- 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.

*-Residents S. and R. Adams expressed some concern about how the fence will possibly impact the visibility on Hoffman and Washington Ave, and therefore could negatively impact the safety of students and parents at school dismissal time. Traffic in that area is too fast and there are issues with parking. Depending on the design of the fence, and to the position of*

*the fence relative to the STOP sign at the end of Washington Ave, the fence could interfere with line of sight.*

*-KD: The Zoning Board is here to review the requested height variance of 4". If there was not the question of this variance in height the applicant would be able to put the fence on his property without being required to present it first to Planning or Zoning, as long as it complies with code.*

***This Board is here to review the height ONLY. The application in front of them concerns ONLY the height.***

*-For safety reasons, R. Adams strongly urged the Zoning Board members to consider the line-of-sight obstruction due to placement of the fence, and to construction of fence.*

*-The plan should indicate the location of the fire hydrant, stop line, stop sign, property lines and distance the fence will be from all these things. Establish where the fence will be relative to something that can be measured on the map.*

*-ZBA member M. Washburn made a motion to table the application in order to give the members more time to investigate how the placement of the fence would impact the line-of-sight and the safety of passersby. Motion seconded by E. Wagner. Approved by all to Table for one month in order to collect further information.*

***-J. Wojick re-stated that the application will be held over until 12/19/24 for collection of further information, and she indicated that the Public Hearing remains open at this time.***

**Approve Minutes:** *October 17, 2024. So moved by J. Wojick, seconded by M. Washburn, and approved by all.*

**Next ZBA meeting:** *December 19, 2024; 7:00pm.*

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

**Adjournment:** *So moved by L. McDermott, seconded by E. Wagner. Approved by all at 7:47pm.*

Respectfully submitted,  
Desiree Kelleher  
Village Clerk