
Members Present:

David Everett, Chairman
Suzanne Williams
Mike Hart
Don Hegeman
Bob Leary
Mitchell Khosrova
Adrian Ooms
Walt Simonsmeier, CEO

Members Absent:

None

The June 23, 2005 Zoning Board of Appeals meeting was called to order by Chairman David Everett at 7:06 PM. The Chairman recommended that the approval for the previous month's meeting be tabled until the Town Attorney could make any additions he saw fit. The Board agreed.

LARRY CAVAGNARO-REQUEST FOR AN AREA VARIANCE ON PROPERTY ON RT. 203

Chairman Everett recused himself from this project, and Co-Chairman Mitchell Khosrova took over. Mr. Cavagnaro owns property on Rt. 203 that currently has two houses on it. He wishes to subdivide this land into two pieces. Each house has its own well and septic. Mr. Cavagnaro was directed to indicate this on the map. He only has 80' road frontage, hence the area variance. The Board also required that there be a note on the map indicating that there will be a mutual easement for access and maintenance of the septic system and well. The Public Hearing will be set for the next meeting. Mr. Cavagnaro was instructed to send a notice of this hearing to the adjoining property holders.

SCOTT PALLADINO- REQUEST FOR AN AREA VARIANCE ON PROPERTY ON HARRIS RD.

Chairman Everett rejoined the meeting, and took over. Mr. Palladino provided the Board with new maps reconfiguring the property that he wishes to subdivide so that the lots will be as close to possible to the present size. The continuation of the Public Hearing was opened at 7:36PM. With the new maps the level of change will be .178 of an acre to Parcel A. Parcel B requires the 40' variance for the setback. Mike Hart moved, and David Everett seconded that approval for the area variance be given. This carried unanimously. Atty. Rappleyea will be instructed to prepare a Notice of Action for this project.

BROOKE PHILIPS-REQUEST FOR AN AREA VARIANCE ON PROPERTY ON CADY RD.

Mike Hart recused himself from this project. The applicant is seeking to purchase 10 acres and turn it into 2 lots, however in order to do so, a variance for road frontage will be required. The Zoning Board referred this to the Planning Board since it involves the placement of future lot lines.

JOSEPH HALLENBECK, JR.- REQUEST FOR AN INTERPRETATION AS TO WHETHER HIS PIGS, CHICKENS AND TURKEYS CAN BE CONSIDERED PETS AND BE ALLOWED ON HIS PROPERTY

Mr. Hallenbeck lives in an H-1 area on Rt. 203 near the Kinderhook Lake area. He has 8 chickens, 2 pot-bellied pigs and 2 turkeys that he considers to be pets. The Town of Chatham has no definition as to pets vs. farm animals. The homeowner stated that he has no commercial interest in the animals. The pigs are trained to a litter box, and have names. The Board is unclear as to whether the turkeys and chickens can fall into the category of pets, and the matter will be referred to the Town Attorney, who will check on both local and state regulations.

TERRY AND GEORGIA STACEY- REQUEST FOR A HEIGHT VARIANCE ON A FENCE ON THEIR PROPERTY

Code Enforcement Officer Walt Simonsmeier spoke on behalf of the applicant. They are asking for permission to erect a 4' high fence on their property in order to protect their son from running out into the road. This will be set up for a Public Hearing at the next meeting.

David Everett moved, and Mitchell Khosrova seconded that the meeting be adjourned. The meeting ended at 8:15 PM.

David Everett, Chairman

Respectfully submitted,

Suzanne Williams, Marilyn Cohen