
Members Present:

David Everett, Chairman
Robert Leary
Mike Hart
Kary Jablonka
Adrian Ooms
Mitchell Khosrova
Suzanne Williams
Tal Rapplelea, Atty.

Members Absent:

None

Public Present

Ted Miner
Lynn Cross
Arlene Levinson

The February 23, 2006 Zoning Board of Appeals meeting was called to order by Chairman Dave Everett at 7:04 PM. Mike Hart moved, and Bob Leary seconded that the minutes from the previous meeting be accepted. This carried unanimously.

**SNAGGLEY'S- REQUEST FOR A SPECIAL USE PERMIT FOR A
CONTINUATION OF AN EXISTING ACTIVITY AT THE BOWLING
FACILITY LOCATED ON RT. 295**

Corporation owners Ted Miner and Lynn Cross were present. The actual corporation name is Custom Wholesale Door, Inc., with a DBA of the Chatham Bowl. The goal of this project is to find a family oriented and profitable activity to be held once a week on the property of the Bowling Alley. The intention is to hold a weekly outdoor market with crafts, farmers' market etc. There is tremendous interest in a venture of this type, according to the applicant. Since this is an H-1 zone, it would be an expansion of a pre-existing non-conforming use of the Chatham Bowl. According to the Town of Chatham Zoning Code, 1/3 expansion is permissible and an additional 1/3 may be granted by the Zoning Board of Appeals. The discussion included questions regarding the amount of space to be utilized, the number of available parking spots (about 70, according to Mr. Miner), and the proposed number of vendors (about 40, with parking for them in the back). The proposed hours would be noon-7 on Sunday, and the bowling alley would be open from noon-9. This would be seasonal, from May-October. The horseshoe pit would not be operating during this time, but the ice cream stand would be. The miniature golf that was approved last year will not be taking place at all. Suzanne Williams stated that a site plan with topography, and a description of events would be needed. She wondered about this being precedent setting. Chairman Everett stated that last year when this was mentioned, there were questions about a flea market being considered a family recreational event. His concern is about the future use of this property that may not be appropriate. He also stated the need for a detailed site plan with actual square footage to determine the percentage of use, as the sketch seems like more than the allowed amount. Mr. Miner spoke to a craft fair and a farmers' market being a family affair with the children of the vendors participating. Mr. Khosrova stated that allowing retail sales, as it is a retail facility, could lead us to allowing a Wal-Mart also.

Mr. Miner responded by saying that a Wal-Mart doesn't get knocked down after it's used, nor is it an event held one time a week for 7 months during the year. What he is proposing will dramatically affect the community in a positive way. Chairman Everett suggested that the applicant has the option to go to the Town Board to ask for a zone change, as this property abuts against the commercial district of the Town of Chatham.

Mitchell Khosrova moved, and Suzanne Willams seconded that the meeting be adjourned. The meeting ended at 8:00 PM.

David Everett, Chairman

Respectfully submitted,

Marilyn Cohen, clerk