

**TOWN OF CHATHAM  
ZONING BOARD OF APPEALS**

**FINAL COPY  
May 22, 2008**

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Members Present:

Dave Everett, Chairman  
Robert Leary  
Adrian Ooms  
Mitchell Khosrova  
JP Henkel  
Walt Simonsmeier, ZEO

Members Absent:

Suzanne Williams  
Kary Jablonka  
Public Present:  
Arlene Levinson  
Joe Hallenbeck, Jr

The May 22, 2008, Zoning Board of Appeals meeting was called to order by Chairman Dave Everett at 7:00 PM. The Pledge of Allegiance was recited. Mitchell Khosrova moved, and Bob Leary seconded that the meeting minutes from the previous meeting be adopted. This carried. Mitchell Khosrova complimented the clerk on her ability to capture the discussions at the previous meeting in a very professional manner.

**JOE HALLENBECK JR.- REQUEST FOR AN AREA VARIANCE WHICH  
WOULD PERMIT HIM TO PLACE A DECK AND AN ADDITION ON HIS  
PROPERTY-PUBLIC HEARING**

Mr. Hallenbeck reviewed his plans for both the deck and the front addition. ZEO Walt Simonsmeier was asked what the setbacks in this zone were. Since this is a hamlet, setbacks on all sides are 25'. Mr. Hallenbeck would need a 3' variance in the front and a 16' variance on one side. The Public Hearing was opened at 7:06 PM.

Arlene Levinson, a neighbor, was curious about safety issues, specifically whether fire trucks would have enough room to get into the property in the event of an emergency. The driveway clearance will remain the same, and Mr. Hallenbeck assured her that there is plenty of space on one of the sides. Ms. Levinson stated that improving one's property is a good thing. The Public Hearing was closed at 7:12PM. Mitchell Khosrova moved that Mr. Hallenbeck be given an area variance of up to 16 feet on the northern side of the house for the deck as designed in the plan presented to the Board, and that he be given up to a 3 foot variance on the western side near Rt. 203. Dave Everett seconded the motion and it carried unanimously. The \$25 approval fee is due, and will be forthcoming from the applicant.

The other scheduled applicant was not present, so the meeting was closed at 7:16 PM.

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David Everett, Chairman

Respectfully submitted,

Marilyn Cohen, clerk