

**Town of Chatham
Meeting Minutes October 22, 2015**

**Zoning Board of Appeals
Draft Copy**

ZBA Members Present:

David Everett, Chairman
Mitchell Khosrova, Deputy Chairman
JP Henkel
Robert Leary
Kary Jablonka
Jeffrey Lick
Adrian Ooms

Public Present: David & Amanda Weinraub,
John Hofelich

The Pledge of Allegiance was recited at 7:00 PM. Chairman Everett called the meeting to order. A motion to approve the September meeting minutes was made by Mr. Lick and seconded by Mr. Jablonka. Motion was carried.

Item #1 Application from Amanda and David Weinraub, 6 Pratt Road, Malden Bridge, NY 12115, seeking an area variance for an addition to an existing garage on the property.

The Weinraub property survey was presented to the ZBA. The property line was plotted. Chairman Everett asked for a review of the proposal since he was not in attendance at the last meeting in September. The contractor, Mr. Hofelich, said they are looking to bump out the end of the garage to retain a 24 ft. distance to continue use of the garage and move the doors to the side. The existing garage doors were falling down and they were able to close those off with CEO Simonsmeier's approval. Mr. Hofelich indicated where the well and steps were located. Mr. Leary said it was his understanding of the sidewalk is that the highway superintendent would have to issue a construction permit. Mr. Hofelich said he spoke with Mr. Rickert. The intention for the sidewalk is to keep feet clean and it is way of entrance and exit to the house. There is plenty of room for a three foot sidewalk. Chairman Everett wanted to know if Mr. Hofelich asked Mr. Rickert about the trucks snowplowing and trucks turning around on this property. Mr. Hofelich responded that the trucks continue through now and will not be turning around on their property. He stated that Mr. Rickert has only one rule with regard to construction of a new sidewalk: if the sidewalk was to be higher than the road, Mr. Rickert would require some sort of a curb installed. In his understanding, Mr. Hofelich said they will cross that bridge when they get to it. The application is only for the garage extension at this time. He went on to say that the grade drainage is difficult on that road and anything they do will make it better. He indicated on the original photo how far the concrete comes out and explained that they removed it because it was a problem. The entrance to the garage will be much safer now.

Chairman Everett made a motion to open the public hearing, which was seconded by Deputy Chair Khosrova. All members were in favor. There were no comments from the audience. Chairman Everett asked for a motion to close the public hearing. Deputy Chair Khosrova made the motion with a second received from Mr. Leary.

For the record, Chairman Everett stated that this is exempt from SEQR review as a side lot line variance for a single family dwelling and exempt from referral to the county for same reason because of the

town's agreement with the county. It is within 500 ft. from Route 66. He asked for a motion which was received from Mr. Lick, to grant a variance of up to 58 feet. A second was received from Mr. Khosrova. All board members were in favor and the motion to grant the variance was carried. Mr. Ooms made a motion to adjourn the meeting with a second received from Mr. Khosrova. The meeting was adjourned at 7:14 pm.

David Everett, ZBA Chairman

Respectfully submitted by
Shari Franks, ZBA Clerk