

TOWN OF CHATHAM
MAY 22, 2014

ZONING BOARD OF APPEALS
DRAFT COPY

MEMBERS PRESENT: ABSENT: PUBLIC PRESENT:
David Everett, Chairman Jeffrey Lick, notified Aaron Hancock on behalf of Tom Hall
Mitchell Khosrova, V. Chairman
JP Henkel
Robert Leary
Kary Jablonka
Adrianus Ooms

Chairman Everett called the meeting to order at 7:00 pm. The Pledge of Allegiance was recited. Mitch Khosrova made a motion to approve the minutes as presented with one word correction from Bob Leary. Dave Everett seconded the motion, carried.

Informational only

Special Use Permit for Mark Knudsen of 307 Crestview Drive, Valatie, NY 12184 to build an addition to a single family residence and convert the property to a two family residence.

Aaron Hancock, standing in on behalf of Tom Hall of Hall Construction, (builder and representative for Mark Knudsen), presented the Board with additional information. The Board reviewed the information presented and suggested that the applicant provide the Board with a site plan and survey map showing where the house is located on the property and photos of the property. The property is located on Crestview Drive above the lake off of State Route 203.

JP Henkel asked that the septic be located on the map along with the location of the well. Mr. Hancock stated that there is an existing well on the property and they will add this to the site plan. Dave Everett inquired whether this was an in-law addition which would be used occasionally or full time? Mr. Hancock did not know. The Board questioned whether there would be a shared driveway as well. Mr. Hancock stated that this was still up in the air because they would need to take down some trees.

Mitch Khosrova asked whether the addition would be connected inside to the main building? Mr. Hancock stated yes with a separate entrance. Dave Everett asked why the homeowner wanted to do this? Mr. Hancock stated that the in-laws wanted to have a place to go to in the summer months. Mitch Khosrova inquired whether there would only be one door to the back yard in the new addition. Mr. Hancock stated that there would also be access through the kitchen to the back yard for the occupants to use.

The Board questioned whether this project was actually making the residence a two family dwelling or just adding a room. There would be one electrical system and there is an existing well and septic system. JP Henkel noted that the setbacks are well within the zoning limits. Mr. Hancock stated that they would be pouring a foundation for a walk out basement and mentioned that the applicants wanted to make sure that they were good with the size of the addition.

The Board asked Mr. Hancock to let the applicant know that they would need to provide the following at least 10 days in advance of the Public Hearing that would be held at 7:00 pm on June 26, 2014;

1. Location of the house on the property
2. Site Plan showing the existing well and septic
3. Determination from the Department of Health stating that the septic and well are large enough for both occupancies
4. Drawing of the driveway(s) and any parking areas

The Board asked the clerk to notify applicant Andrew Behrens to inform the Board if he will be going ahead with his application or not for the next Board meeting.

With no further business to discuss, Kary Jablonka made a motion to adjourn the meeting at 7:15 pm, seconded by Mitch Khosrova, motion carried.

David Everett, Chairman

Respectfully submitted,

Barbara A. Fischer, Clerk