

**TOWN OF CHATHAM  
MEETING MINUTES January 22, 2015**

**ZONING BOARD OF APPEALS  
FINAL COPY**

**ZBA MEMBERS PRESENT:**

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

**Audience Present:** Sharon Wing, Ian Wing, John Wapner, Reporter Emilia Teasdale.

Pledge of Allegiance was recited at 7 PM. Meeting was called to order at 7:01 PM by Chairman Everett. There were minor typographical changes to the minutes and one sentence revised. Motion to accept minutes as amended was made by Bob Leary and seconded by Jeff Lick. All board members were in favor and motion carried.

Mr. Khosrova inquired about the ZBA By-laws which were brought up at last month's meeting since he wasn't in attendance. Mr. Lick and the ZIC committee felt the document was redundant and Chairman Everett explained that the ZBA board felt it wasn't necessary to change what they already have.

***Application for a Special Use Permit from Sharon Wing, 875 County Rt. 13, Old Chatham, NY***

Sharon Wing presented an application to host small chamber concerts and cultural talks in her home that she and her husband own at 875 County Rt. 13 in Old Chatham. They would like to host anywhere from four to eight concerts per year in their parlor which can fit up to 25 chairs. Mrs. Wing explained that she works in classical music and that she and her husband moved here recently. These events are not restricted to small chamber concerts or solo concerts but would also include talks about music. It is an opportunity for them to meet other arts presenters. The ZBA board inquired as to why the Code Enforcement officer referred this project to the ZBA referring to the fact that this type of project is not in the town code. Ms. Franks replied that Mr. Simonsmeier wasn't sure where this project would fall. He likened it to the PS 21 cultural events. The Wings explained that they would eventually like to charge to help offset the costs of the musicians. Mrs. Wing then explained where they are located on County 13 and that their parking area on their property can accommodate six cars. She plans to landscape the yard to accommodate more cars and she indicated that she would be overseeing the attendance and parking. The events are by invitation only. Mr. Khosrova didn't believe the Wings need to get a permit citing this is a private use. Mrs. Wing inquired about charging for the events to help offset the costs and if that is a problem. The board felt this isn't an issue. Mr. Lick said he had spoken with Mr. Simonsmeier and that "Walt's" concern is with the parking. Chairman Everett stated to the applicant that if it becomes a weekly event with more cars and cars begin parking on County 13 that it could become a problem. Mrs. Wing then said there were two neighbors who have offered parking to happen on their property should they need additional parking. Chairman Everett explained that if they, the Wings, aren't full time residents this, too, could be an issue. Mrs. Wing assured him they are residents of the

property. Chairman Everett on behalf of the board stated for the record that a special permit isn't necessary and these are private affairs they are hosting in their home. They have been advised about parking on County Rt. 13 and if they were to change the use of the venue from a full time home to a reception hall, etc., then a special permit would need to be obtained. Mrs. Wing asked if food was allowed. Again, the board stated that this falls under private home use. Mr. Jablonka thanked the Wings for being good citizens and going through the proper channels to make sure what they are doing is allowed within the Town zoning code.

A discussion took place as to if and when a special meeting date is needed in order to accommodate PS21's Phase 2 application. The acoustical expert is unable to make the regularly scheduled ZBA meetings. The board agrees it is important to hear his report however, the board cannot find an alternate date. The February meeting will be scheduled at its regular time. The PS 21 escrow contract has been received, copy is on file in the ZBA office.

A motion to adjourn the meeting was made by Mr. Khosrova. All members were in favor and meeting adjourned at 7:24 PM.

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David Everett, ZBA Chairman

Respectfully Submitted by

Shari Franks, ZBA Clerk