

**Town of Chatham
Meeting Minutes September 24, 2015**

**Zoning Board of Appeals
FINAL Copy**

ZBA Members Present:

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

Public Present: David Weinraub, John Hofelich

Excused: David Everett, Chairman

The meeting was called to order at 7:00 PM and the Pledge of Allegiance was recited. Deputy Chairman Khosrova stated that Chairman Everett would not be present for the meeting. Motion to approve minutes from the June 25th meeting was made by Mr. Ooms and was seconded by Mr. Lick. All members were in favor and the 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.

David Weinraub, property owner, and his contractor, John Hofelich, presented their plans to the board. Deputy Chairman Khosrova stated that he knew the applicant on a professional level, but didn't feel he needed to recuse himself from this particular application.

Mr. Hofelich stated the house was built in 1800s before zoning existed. He explained the garage is near the road and referred to the map. He went on to say that the owners purchased the property and have put a lot of time and money into the house. The laundry room is currently in the basement and the owners would like to move the laundry room to a portion of the garage. The contractor explained he would close off the garage doors that face Pratt road and create access to the garage on the side of the house. They would need to add six feet toward the barn on the property. It will be six inches back and 12 feet from the middle of the road in front of the house. The board acknowledged that the setback needs to be at least 75 feet from the center of the road. The contractor said that it is currently difficult for cars to get in and out of the driveway as it exists now. The idea is to remove the two garage doors and create a single car entrance on the side of the house instead. Deputy Chairman Khosrova asked if there is anything that shows the distance to the end of the property as the survey supplied doesn't show it. He asked if they could give a document that could provide this information. Mr. Henkel stated it is clearly not any closer to the property line and believes this change would be an improvement to the property. The road is not parallel to the house and looks like it would be further back from the property line. Mr. Leary said that the road is plowed in the winter and snow goes on their property. According to the contractor, there is a drainage issue and they have found deteriorating material while working on the house. Mr. Leary suggested that they consult the town highway department when they decide to put a sidewalk in front. The drainage problem will have to be addressed especially due to the snowplowing done in winter. Mr. Henkel stated that the highway superintendent should be consulted. Mr. Hofelich said they are not increasing any drainage onto the road. Deputy Chairman Khosrova asked if it was level ground and the reply was no, it is downhill to Rt. 66. The driveway will remain a semi-circular one.

Mr. Henkel asked if they need to see a survey to see the exact setback. Deputy Chairman Khosrova would like to have survey dimensions of the property and the road and the board was in agreement with this. He stated that they need to know the property lines from the end of the barn to the end of house and property line and road. The surveyor will be able to find out where the road is. Deputy Chairman Khosrova said they can schedule a public hearing for next month providing the survey gets done. The applicant was given documentation of notification to neighbors. A public hearing will be set for the October meeting.

A motion to adjourn the meeting was made by Mr. Leary and seconded by Mr. Lick. All members were in favor and the motion carried to adjourn at 7:31 PM.

Mitchell Khosrova, Deputy Chairman

Respectfully submitted by
Shari Franks, ZBA Clerk