



**MINUTES OF MEETING
TOWN OF CHESTER ZONING BOARD OF APPEALS
Regular Meeting
January 26, 2021**

Chairman John MacMillen called the meeting to order at 7:00 p.m.

ATTENDANCE:

Chairman John MacMillen, Barbara Kearney (Via Zoom), Mary Clark, Michael Hough, Jack D. Bartlett (Secretary), and Jeremy Little (Zoning Administrator) (Via Zoom). Absent was Arnold Jensen.

OLD BUSINESS AND PUBLIC HEARINGS:

#481-V: Anthony F. and Linda T. Taverni are requesting a 13'-9" side yard setback variance and 10' rear yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to replace a storage shed that was demolished pursuant to issued permits with a structure of same size (232 sf. ±) in existing footprint. Property is located at 826 Atateka Dr., identified by Tax Map Parcel #: 120.11-1-4, in Zoning District Moderate Intensity. ****PUBLIC HEARING remained open from 07/28/2020 Meeting.****

Chairman MacMillen advised that the application had been withdrawn.

#488-V: O Valentine Park LLC (Rich Farina) is requesting a 50 ft. front yard setback variance, 23.9 ft. left side yard setback variance, 44.4 ft. right side yard setback variance, and variance from Section 8.01(B) for minimum area requirements, according to Section 4.03 and 8.01 of the Town of Chester Zoning Local Law, in order to construct a 54' x 26' Three-Bedroom Single Family Dwelling with 2 ft. overhangs. Property is located at Valentine Park Road, identified by Tax Map Parcel #: 136.6-1-11, in Zoning District Rural Use. ****PUBLIC HEARING remained open from 11/24/2020 Meeting.****

Chairman MacMillen stated that Cedarwood Engineering has requested additional time to review the Engineering Report. #488-V was tabled until the February Meeting of the Zoning Board of Appeals.

MINUTES:

A motion was made by Mary Clark, Seconded by Michael Hough to approve the December 22, 2020 Minutes of the Zoning Board of Appeals. A Roll Call Vote was called by Secretary Bartlett-

Chairman MacMillen- Yes, Ms. Clark- Yes, Mr. Hough- Yes, Ms. Kearney- Yes. The motion was carried 4-0.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for December 2020;
- Letter from John D. Wright (Bartlett, Pontiff, Stewart and Rhodes) dated January 13, 2021 with attachments and received by the Zoning Office on January 13, 2021 RE: Area Variance Application #488-V (O Valentine Park, LLC);
- Letter from Anthony and Linda Taverni dated January 20, 2021 RE: Withdrawal of Variance Application #481-V (Received from Linda Taverni by the Zoning Office via e-mail on January 20, 2021);
- Letter from Zoning Enforcement Officer dated January 20, 2021 and received by the Zoning Office on January 21, 2021 to Tony and Linda Taverni RE: Termination of Stop Work Order for #ZC2018-10;
- Letter from Cedarwood Engineering dated January 22, 2021 and received by the Zoning Office on January 22, 2021 RE: Review of O Valentine Park (#488-V).

PUBLIC PRIVILEGE: None

BOARD PRIVILEGE: None

ADJOURNMENT:

A motion was made by Mary Clark, seconded by Michael Hough to adjourn the meeting at 7:03pm. A Roll Call Vote was called by Secretary Bartlett- Chairman MacMillen- Yes, Mr. Hough- Yes, Ms. Clark- Yes, Ms. Kearney- Yes. Motion carried 4-0.

Respectfully submitted,

Jack D. Bartlett
Secretary
Zoning Board of Appeals