



**MINUTES OF MEETING  
TOWN OF CHESTER ZONING BOARD OF APPEALS  
Regular Meeting  
Tuesday, January 28, 2020**

Chairman MacMillen called the meeting to order at 7:03 p.m.

**ATTENDANCE:**

Chairman John MacMillen, Arnold Jensen, Barbara Kearney, Mary Clark (Alternate), Jack Bartlett (Secretary), Jeremy Little (Zoning Administrator). Absent were Christine Hayes, and Michael Hough.

**PUBLIC HEARINGS AND NEW BUSINESS:**

**#475-V:** Loonhaven Realty LLC (Agent/Representative: Nelson Silverstrim) is requesting a 36 ft. front yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct 57 sq. ft. of stairs and platforms leading to the beach. Property is located at 7197 State Route 9, identified by Tax Map Parcel #: 69.-1-63, in Zoning District Moderate Intensity.

Chairman MacMillen read the Variance information to the Board. Nelson Silverstrim representing Loon Haven Realty LLC presented the Variance. Mr. Jensen asked about the prior platform, and Mr. Silverstrim stated that they had had one prior, he also stated that he spoke to Warren County and they stated that it would be landscaping and that he just needed to come before the Town of Chester Board. Chairman MacMillen asked if this was already existing. Mr. Silverstrim responded yes. Mr. Jensen stated that he agreed that this was just landscaping. Mr. Silverstrim stated that no water is being taken in and that the county advised him that he would need footings. Ms. Clark asked if this would affect the lake. Mr. Silverstrim responded no.

Having been duly advertised, Chairman MacMillen opened the Public Hearing at 7:16pm.

No comments were made during the Public Hearing.

Mr. Jensen made a motion to close the Public Hearing, seconded by Ms. Kearney. With all members in favor, non-opposed, the motion was carried 4-0.

A motion was made by Ms. Kearney to approve #475-V: Loonhaven Realty LLC (Agent/Representative: Nelson Silverstrim) is requesting a 36 ft. front yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct 57 sq. ft. of stairs and platforms leading to the beach. Property is located at 7197 State Route 9, identified by Tax Map Parcel #: 69.-1-63, in Zoning District Moderate Intensity. As part of her motion, Ms. Kearney reviewed the Criteria for Approving a Variance-

1. There is no feasible alternative to the variance that can provide the benefit sought by the applicant as the house is already built.
2. The requested variance is not substantial.

3. The variance would not have an adverse impact on the physical or environmental conditions in the neighborhood.
4. The alleged difficulty is self-created.

The motion was seconded by Ms. Clark, with all members in favor, non-opposed, the motion was carried 4-0.

**MINUTES:**

Mr. Jensen stated that amendments needed to be made to the December 17, 2019 Minutes. He presented the amendments and Secretary Jack Bartlett stated that he would make the changes and submit them to the Board.

A motion to approve the minutes of the December 17, 2019 Meeting of the Zoning Board of Appeals with the amendments presented by Mr. Jensen, Seconded by Ms. Kearney. With all members in favor, non-opposed, the motion was carried 4-0.

**CORRESPONDENCE:**

- Zoning Administrator's Activity Report for December 2019.
- Save-The-Date flyer for the 2020 Adirondack Park Local Government Day Conference on Wednesday and Thursday, April 29 & 30, 2020.
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on January 21, 2020, for #475-V. Form received by the Zoning Office on January 23, 2020.

**PUBLIC PRIVILEGE:** None

**BOARD PRIVILEGE:**

No Business took place during Board Privilege.

**ADJOURNMENT:**

A motion was made by Mr. Jensen, seconded by Ms. Clark to adjourn the meeting at 7:24pm. With all members in favor, non-opposed, the motion was carried 4-0.

Respectfully submitted,

Jack D. Bartlett  
Secretary  
Zoning Board of Appeals