



**MINUTES OF MEETING
ZONING BOARD OF APPEALS
TOWN OF CHESTER
November 26, 2019**

The meeting was called to order by Acting Chairman Arnold Jensen at 7pm.

Acting Chairman Jensen introduced himself and welcomed the public to the meeting.

ATTENDANCE:

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

Mary Clark, Alternate sat on the Board in the absence of John MacMillen.

NEW BUSINESS:

#472-V: James and Maribeth Batsford are requesting a 25 ft. front yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct an addition to an existing 18' x 24' garage. Proposed addition will consist of a 10' x 17' workshop and 40' x 60' garage/storage building. Property is located at 268 Perry Rd., identified by Tax Map Parcel #: 51.-1-26.1, in Zoning District Rural Use.

Acting Chairman Jensen read the Variance Information to the Board. Jim Batsford explained his request for the variance to the Board. No comment or questions from the Board.

Having been duly advertised, Acting Chairman Jensen opened the Public Hearing at 7:03pm.

Don Stadler of Perry Road stated that he is a neighbor of Mr. and Mrs. Batsford and he has no objection to their request for a variance.

With no further business before the Public Hearing, a motion was made by Barbara Kearney, Seconded by Mary Clark to close the Public Hearing at 7:04pm. With all Board Members in favor, non-opposed, the motion was carried 5-0.

Acting Chairman Jensen stated that Variance #472-V is a Type II Action.

A motion was made by Michael Hough, Seconded by Christine Hayes to approve # 472-V: James and Maribeth Batsford are requesting a 25 ft. front yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct an addition to an existing 18' x 24' garage. Proposed addition will consist of a 10' x 17' workshop and 40' x 60' garage/storage building. Property is located at 268 Perry Rd., identified by Tax Map Parcel #: 51.-1-26.1, in Zoning District Rural Use.

As part of his motion, Mr. Hough reviewed the Criteria for approving the Variance-

- 1.) There was no undesirable change would be produced in the character of the neighborhood or a detriment to nearby properties.
- 2.) There is no feasible alternative to the variance that can provide a benefit if sought by the applicant.
- 3.) The requested variance is substantial, however, it is not preventative of the Board approving the variance.
- 4.) The variance would not have an adverse impact on the physical or environmental conditions in the neighborhood.
- 5.) The Board agrees that the alleged difficulty is self-created.

With all Board Members present in favor, non-opposed, the motion was carried 5-0.

MINUTES:

A motion was made by Christine Hayes, Seconded by Barbara Kearney to approve the October 22, 2019 Minutes of the Zoning Board of Appeals. All Board members present in favor, non-opposed, the motion was carried 5-0.

CORRESPONDENCES:

The Zoning Board of Appeals received the following Correspondences-

- Zoning Administrator's Activity Report for October 2019.
- Letter from the Adirondack Park Agency regarding the referral of variance #448-V dated November 19, 2019 and received by the Zoning Office on November 19, 2019.

PUBLIC PRIVILEGE:

There was no business conducted during Public Privilege.

BOARD PRIVILEGE:

The next meeting of the Zoning Board of Appeals will take place on Tuesday, December 17th at 7pm.

ADJOURNMENT:

A motion was made by Michael Hough, Seconded by Christine Hayes to adjourn the meeting at 7:12pm. All Board members present in favor, non-opposed, the motion was carried 5-0.

Respectfully submitted,

Jack D. Bartlett
Secretary
Zoning Board of Appeals