



**MINUTES OF MEETING
ZONING BOARD OF APPEALS
TOWN OF CHESTER
DECEMBER 13, 2017**

The meeting was called to order by Mary Jane Dower at 7:02PM.

ATTENDANCE:

Chairperson Mary Jane Dower, John MacMillan, Arnold Jensen, Bill Oliver and Tom Thorsen. Also, in attendance was Walt Tennyson (Zoning Administrator) and Roger Kelly (representing John Kulers).

PUBLIC HEARING:

Mary Jane Dower opened public hearing at 7:03PM.

#440-V: John Kulers is requesting a 30 ft. right sideline setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct a 16' x 24' addition to an existing mobile home. Property is located at 250 Dell Culver Road, identified as Tax Map #: 16-2-2.2, in Zone Classification Rural Use.

Roger Kelly, representing John Kulers, stated he is the builder, learning the ropes of the construction business from his father and was unsure of what he should present to the board. He stated it will be an addition to an existing mobile home. The structure will be close to neighboring property which Mr. Kulers is in the process of purchasing.

John MacMillan stated that he will need to get more detailed structural drawings submitted if the variance is approved to get the actual permit.

Mary Jane Dower asked if all went to see it. Arnold Jensen and Mary Jane Dower had visited the property. Mary Jane Dower stated it looked just as the drawing shown and it is behind the trailer and can't be seen. It's on a dirt road, a pre-existing lot and the lot was bought in the 70's according to Roger Kelly.

Roger Kelly stated it used to be Essex County but then they changed the county lines and now it lies in Town of Chester.

Mary Jane Dower stated that not much else could be done with the lot. It is not a busy road. Arnold Jensen stated it would have to be a close neighbor that would have any complaints about new addition.

All board members agreed they saw no problem with granting this variance.

Motion made to close hearing at 7:07PM by Tom Thorsen, Seconded by John MacMillan, All in favor. 5/0.

Motion made by Bill Oliver at 7:08 PM to classify this project (Application # 440-V) as a Type II action which does not require further review under SEQRA and to declare a negative declaration due to the project having no significant impact on the environment. Seconded by Tom Thorsen. All in favor. 5/0.

Mary Jane stated a letter from the county was received and stated that this project will not have any adverse impacts to environment.

Motion made to approve #440-V by John MacMillan at 7:09PM. Seconded by Arnold Jensen. All in favor. 5/0.

Area Variance Criteria-

1. Can benefit be achieved by other means? No.
2. Is it a detriment to nearby properties or an undesirable change in neighborhood? No.
3. Is the request substantial? Yes.
4. Physical or environmental effects to neighborhood? No.
5. Is difficulty self-created? Yes. They want to add addition.

CORRESPONDENCE: Zoning Administrator and Sanitary Code Enforcement Officers Activity report for October and November 2017.

NEW BUSINESS: None.

OLD BUSINESS: None.

MINUTES: Arnold Jensen made motion to approve minutes from November 28, 2017. Seconded by Tom Thorsen. All in favor. 5/0.

PUBLIC PRIVILEGE: None.

BOARD PRIVILEGE: None.

ADJOURNMENT: Tom Thrsen made motion to close meeting at 7:13PM. Seconded by Bill Oliver. All in favor. 5-0.

Respectfully submitted,

Brandi Bessette
Secretary
Zoning Board of Appeals