



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

The meeting was called to order by Chairman MacMillen at 7:00pm

ATTENDANCE:

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

OLD BUSINESS:

#453-V: Jeanne M. Hawkey and Robert G. Treiling are requesting a 96.5 ft. frontline setback variance and 70 ft. backline setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct an addition to existing camp with roof extension and enclosure of existing deck. Property is located at 36 Pines Lakeside Rd., identified by Tax Map Parcel # 136.7-1-22, in Zone Classification Rural Use.

Chairman MacMillen read the Variance Information to the Board and reminded the Board that they had reviewed this Variance at the November meeting and due to the fact that the existing deck was over the property line that they had let the property owners know that the Board could not approve the variance for something that was not on their property. A suggestion was made then to make changes and to send it back to the Board to be reviewed again once the changes were made.

A discussion took place with the members present regarding the new information provided to the Board for the Variance Application. Chairman MacMillen and members of the Board are requesting an as built survey prior to getting a Certificate of Occupancy from the Town of Chester. This survey will be a condition if the Board approves the variance at the March meeting.

Jeremy J. Little, Zoning Administrator stated another concern that he has since receiving the plans on Monday that there is 31 ft. from the side line that does not meet the 50 ft. setback for the sideline. This would be an additional variance needed by the property owner for the sideline variance; however, this was not on the original plot plan submitted to the Board or the Zoning Office. A discussion took place regarding the need for this additional variance. The Board is inviting the applicants back to the March Meeting for further presentation with the understanding that they will need a survey completed on the property. Zoning Administrator Little stated that he will send the applicants a copy of the meeting minutes.

NEW BUSINESS:

#456-V: Bradley P. and Maria C. Bloss are requesting a 35 ft. frontline setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct (2) additions to an existing single family dwelling. Property is located at 106 Kingsley Ln., identified by Tax Map Parcel #: 86.14-1-13, in Zone Classification Moderate Intensity.

Chairman MacMillen read the Variance Information to the Board and reported that the Board had received a correspondence from the Warren County Planning Department and they stated that they find that there will be no significant community or county wide impact by this project and that it is a SEQRA Type II Action and does not require any review under SEQRA.

Bradley Bloss, Applicant was present and presented to the Board regarding the variance application.

Having been duly advertised, Chairman MacMillen opened the Public Hearing at 7:24pm.

A discussion took place regarding the setback to whether or not it was to Kingsley Lane or Kingsley Lane Extension. Zoning Administrator Little stated that the variance application is for a front setback variance for Kingsley Lane.

No Correspondence had been received regarding the project.

A motion was made to close the Public Hearing by Arnold Jensen, Seconded by Christine Hayes. With all members in favor, non-opposed, the motion was carried. The Public Hearing was closed at 7:26pm.

The Board Reviewed the Criteria for a Variance for the Application-

- 1.) There was no undesirable change would be produced in 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 not substantial.
- 4.) The variance would not have an adverse impact on the physical or environmental conditions in the neighborhood.
- 5.) The Board agreed that the alleged difficulty is not self-created due to Kingsley Lane Extension being built after the house had already been built.

All Board members present agreed on the above Criteria for a Variance in regards to #456-V.

A motion was made by Arnold Jensen, Seconded by Michael Hough to approve # 456-V for Bradley P. and Maria C. Bloss who are requesting a 35 ft. frontline setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct (2) additions to an existing single family dwelling. Property is located at 106 Kingsley Ln. identified by Tax Map Parcel #: 86.14-1-13, in Zone Classification Moderate Intensity. All Board Members present were in favor, non-opposed, the motion was carried 5-0.

Chairman MacMillen congratulated the applicant present.

MINUTES:

A motion was made by Barbara Kearney, Seconded by Arnold Jensen to approve the November 27, 2018 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 Reports for November and December 2018
- Zoning Administrator's Activity Report for January 2019

PUBLIC PRIVILEGE:

Town of Chester Supervisor Craig Leggett addressed the Board regarding the 22nd Annual Adirondack Park Local Government Day Conference taking place in April 2019. Zoning Administrator Little let the Board know that March 8th is the deadline to register for this training.

BOARD PRIVILEGE:

There was no business conducted during Board Privilege.

ADJOURNMENT:

A motion was made by Arnold Jensen, Seconded by Barbara Kearney to adjourn the meeting at 7:32pm. All Board members present in favor, non-opposed, the motion was carried 5-0.

Respectfully submitted,

Jack D. Bartlett
Secretary
Zoning Board of Appeals