



**MINUTES OF MEETING
ZONING BOARD OF APPEALS
TOWN OF CHESTER
NOVEMBER 28, 2017**

The meeting was called to order by Mary Jane Dower at 7:03PM.

ATTENDANCE:

Chairperson Mary Jane Dower, John MacMillan, Arnold Jensen, Bob Walp (alternate) and Tom Thorsen. Also, in attendance was Walt Tennyson (Zoning Administrator), Rand & Nancie Fosdick, Floyd & Edna Wells, Brett Winchip and Larry Turcotte.

PUBLIC HEARING:

Mary Jane Dower opened public hearing at 7:04PM.

#439-V: Lynn Majarian is requesting a 16.1 ft. frontline setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct an entry porch to a single family dwelling. Property is located at 189 Chester Shores Drive, identified by Tax Map #: 86.18-1-26, in Zone Classification Moderate Intensity.

Bret Winchip to represent and speak for Lynn Majarian. He states the home has been under reconstruction and was demolished to the first floor and deck is being rebuilt. Upon reconstruction they realized a covered porch would be needed as well. Right now, a 13.9 ft non-conformity exists and to construct a 6ft x 8ft wide entry porch for protection from the eaves and whatnot. This increases the non-conformity to 2.2 ft. for a 16.1 total variance.

Mary Jane Dower asked if everyone took a look at it. They all had seen it. Does anyone have any questions?

Bob Walp questioned if a variance was even needed? If all existing structures are non-conforming why is one needed?

Bret Winchip said he believes that is only true if it is in the hamlet. Walt Tennyson Zoning Administrator agreed.

Bret Winchip stated that the house was built in the 60's which was prior to APA.

Arnold Jensen stated that it is just a small entryway added to existing structure and sees no problems with it.

Mary Jane stated a letter was received from Warren County stating "Warren County planning dept. finds that the project will not create any significant inter-municipal or county wide impacts to the items identified in GML 239."

Arnold Jensen stated this was the easiest zoning decision they had yet.

Motion to close public hearing at 7:06 p.m. made by Arnold Jensen, Seconded by John MacMillan, All in favor. 5/0.

Bob Walp made motion at 7:07pm to “classify this project (Application #439-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 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? No.
4. Physical or environmental effects to neighborhood? No.
5. Is difficulty self-created? Yes. They want covered entryway for safety.

Arnold Jensen made motion to approve Application #439-V at 7:08 p.m., Seconded by John MacMillan. All in favor. 5-0.

CORRESPONDENCE: Zoning Administrator and Sanitary Code Enforcement Officers Activity report for June, July, August, September and October 2017.

NEW BUSINESS: None.

OLD BUSINESS: None.

MINUTES: Tom Thorsen made motion to approve minutes from June 27, 2017. Seconded by John MacMillan. 4 in favor , Mary Jane abstained due to absence.

PUBLIC PRIVILEGE: None.

BOARD PRIVILEGE: None.

ADJOURNMENT: John MacMillan made motion to close meeting at 7:14PM. Seconded by Bob Walp. All in favor. 5-0.

Respectfully submitted,

Brandi Bessette
Secretary
Zoning Board of Appeals