



**MINUTES OF MEETING
ZONING BOARD OF APPEALS
TOWN OF CHESTER
SEPTEMBER 27, 2016**

The meeting was called to order by Mary Jane Dower at 7:00PM.

ATTENDANCE:

Chairperson Mary Jane Dower, Bill Oliver, Bob Walp, Arnold Jensen and Tom Thorsen. Also, in attendance was Edna Wells, Meg Shantz, Barb Kearney, Donna Laurent, Rand Fosdick and Nancie Welch.

PUBLIC HEARING:

Mary Jane Dower opened public hearing at 7:01PM.

#434-V: Margaret Shantz is requesting a 41 ft. frontline setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct a 10' x 10' storage shed. Property is located at 91 Blythewood Island Rd., identified by Tax Map Parcel #: 86.5-1-13, in Zone Classification Moderate Intensity.

Mary Jane Dower stated she looked at it and the place is small and it is the only place she can construct a shed. She also said it does not require any tree cutting which is good. It is kind of hidden from view as well.

Meg Shantz stated she is a year round resident and has no garage or anything else for storage. It will be set on crushed stone and is not a permanent structure.

Arnold Jensen asked if it was a pre fab unit. Meg was unsure but most likely. Area is marked out and she has to check with builder as to design for sure.

Mary Jane Dower stated we received 4 letters in association with this variance request.

1. From Fred and Carol Monroe who whole heartedly agrees that she should be granted the variance. She has lots of enthusiasm when it comes to her place and it will be a nice asset to the island.
2. From Alexandra Copen who is also in favor of approval as it is a positive addition to the parcel.
3. From Warren County Planning Dept who states this is an issue of a local nature and has no impact on county properties.
4. From Janet Heberstock who is Meg's closet neighbor and has no problems with construction of a shed.

Motion made to close hearing at 7:13PM by Arnold Jensen, seconded by Bill Oliver, All in favor. 5-0.

Motion made at 7:14PM by Bill Oliver stating “ I make a motion to classify this project (Application # 434-V) as a type II action which does not require further review under SEQRA and to declare a negative declaration due to project having no significant impact on the environment.” Seconded by Bob Walp, 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 but only means to achieve goal.
4. Physical or environmental effects to neighborhood? No.
5. Is difficulty self-created? Yes.

Arnold Jensen made motion to approve variance request #434-V. Seconded by Tom Thorsen. All in favor. 5-0.

Mary Jane Dower stated Meg will receive notice from Zoning Office.

CORRESPONDENCE: Zoning Administrator and Sanitary Code Enforcement Officers Activity report for August 2016.

NEW BUSINESS: None.

OLD BUSINESS: Mary Jane stated that there should be a rule that you can only miss so many meetings before being dismissed from board. One member has not attended a meeting in several months. This will be up to the town board. Zoning Board also needs more alternates. Also, to find out who is behind on training as well. There will be 2 classes in Oct or Nov locally for them to attend.

MINUTES:

Arnold Jensen made motion to approve minutes from August 23, 2016. Seconded by Bob Walp. All in favor. 5-0.

PUBLIC PRIVILEGE: None.

BOARD PRIVILEGE: None.

ADJOURNMENT:

Arnold Jensen made motion to close meeting. Seconded by Bill Oliver. All in favor. 5-0.

Respectfully submitted,

Brandi Bessette
Secretary
Zoning Board of Appeals