

**Town of Chester
Zoning Board of Appeals**

1786 Kings Highway
Chester, NY 10918
(845) 469-7000 x338

Chairman: Gregg Feigelson

Members: Julie Bell
Dan Doellinger
Tom Akin
Walter Popailo

Alternate: Giuseppe Cassara

Attorney: Robert Dickover
Secretary: Melissa Foote

June 27, 2023

Donald Serotta, Chairman
Town of Chester, Planning Board
1786 Kings Highway
Chester, NY 10918

RE: BDA Properties LLC. – 215 Black Meadow Road / 6-1-102.1

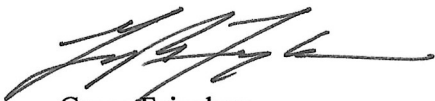
On behalf of the Town of Chester Zoning Board of Appeals, I write to inform you of our determination regarding your referral dated 25 April 2023 on the subject application.

Your referral requested that the Zoning Board of Appeals make an interpretation as to whether or not the applicant needed a 280-a “standard” or “Section F” variance.

Town Law 280-a says, in short, that no permit for the erection of any building shall be issued unless access to a street or highway meeting certain criteria are met.

Our determination is that a Town Law 280-a variance is not warranted in this case because no building permit is being sought. The solar array on the property in question already exists.

Sincerely,



Gregg Feigelson
Chairman
Town of Chester, Zoning Board of Appeals

cc: Town of Chester, Zoning Board of Appeals