

ZONING BOARD OF APPEALS
TOWN OF CHESTER
1786 Kings Highway
Chester, New York 10918
May 15, 2014

Members Present: Chairman Dimitrios Lambros, Gregg Feigelson, Walter Popailo, Ernie Damiani, Konrad Mayer, David Aikman- attorney.

Members Absent: Vinnie Finizia, Julie Bell

The next ZBA meeting will be held on June 19, 2014 at 7:00 PM.

John Onorevale: 19 Adams Drive, Monroe, NY 10950 – Work Session

This property is located in the SR2 zoning district and in the Lake Hill Farms development. The Onorevale's were given a denial for a building permit by Joe Mlcoch, He referred to Section 98-8, section A (non conforming buildings). The Onorevale's are looking to get a three (3) foot area variance to construct a roof over top of a stoop to protect it from the elements. This requires a thirty five foot (35') front yard setback and the Onorevale's have only thirty two feet (32').

A motion was made by Chairman Lambros and seconded by Ernie Damiani to move this applicant forward to a public hearing. Motion carried in favor.

The applicant will appear before the Board on June 19, 2014 at 7:00 PM.

David & Caroline Hamling: 36 Natures Trail, Chester, NY 10918 - Work Session

This is the Hamling's third appearance before the Board. They could not produce any evidence that the barn was converted into living space prior to 1974. As of May 2014 it is being taxed by the Town of Chester Assessors Office. Presently there are no permits or certificates of occupancy on this dwelling. The Hamling's son and daughter are presently living there while waiting to build a house. The Hamling's future plans are to subdivide their property. Chairman Lambros and the Board members discussed the issue and what could be done.

The decision was that Chairman Lambros would draft a letter to Alex Jamieson (Town Supervisor) and Joe Mlcoch (Building Inspector) to see if it is possible to issue a temporary certificate of occupancy or variance.

Chairman Lambros made a motion which was seconded by Konrad Mayer to have the Hamling's attend another work session on June 19th, 2014 at 7:30 p.m. Motion carried in favor.

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Primo Sports – Glenmere Road and Route 94 - Work Session

The owner Luca Spensieri and his manager are before the Board to get a twenty five acre (25) area variance where fifty acres (50) is required to build a sports complex. This property is located on Glenmere Road and NYS Route 94. The property is in the SR1 Zone and consists of 25.80 acres.

They had a meeting with the town supervisor (Alex Jamieson) who told them they would need to come to the Zoning Board to get a variance. The Board has not received any paperwork on this except for the ones presented tonight. They would like to get the variance the fastest way.

They stated that they had originally looked at other properties in different towns but would like to build in Chester.

Chairman Lambros stated the Supervisor Jamieson would like to see a project like this in our town and was excited to get the necessary steps started. This property has to have a minimum of fifty acres where the property only has 25.80 acres. This is just a preliminary meeting to get the project started.

Primo Sports will be 45,000 square feet and have soccer fields, athletic fields, concession stand, coffee shop, offices, party rooms and a store. Parking will be located in the front.

They would like to start as soon as possible. Mr. Jamieson told the applicant that it might be even possible to get a grading permit soon. There are no wetlands except the pond. They will be bringing a lot of topsoil in.

Ernie Damiani stated that under the zoning for SR1 this is not a permitted use.

Mr. Spensieri stated that they would be working with their engineer to see and correct problems.

This project will require site plan approval from the Planning Board.

Primo Sports will charge a membership fee.

The concern of the Board with this application is 98-29 (1) which states membership clubs shall be conducted as a service to members and not as a business enterprise.

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The Board further discussed the issues with this application.

A motion was made by Lambros and seconded by Damiani to move this applicant to a Public Hearing. Motion carried.

Pending required paperwork and fees the applicant is scheduled for a Public Hearing on June 19, 2014 at 8:00 PM.

A motion was made by Lambros and seconded by Damiani to close this meeting at 8:35 PM. Motion carried.

Respectfully submitted,

Dot Wierzbicki
Zoning Board Clerk