

**TOWN OF CHESTER**  
**ZONING BOARD OF APPEALS**

**RESOLUTION**

Application of Bibi Baksh, seeking an area variance of Section 98-11(A)(2) of the Zoning Ordinance of the Town of Chester, as it pertains to the applicants' property located at 63 Wilson Road, Town of Chester, New York, also known as Section 28, Block 3, Lot 7 on the Tax Map of the Town of Chester, New York, seeking an area variance to maintain an existing shed located on the property, where Section 98-11(A)(2) requires a set back of at least ten (10) feet and the existing shed is set back eight (8) feet.

Members Present:

Dimitrios Lambros, Chairman  
Julie Bell  
Gregg Feigelson  
Vincent Finizia  
Walter Popalio  
Konrad Mayer

Others:

David L. Gove, Esq.,  
ZBA Attorney  
Tanya McPhee,  
ZBA Secretary

Whereas, the application consists of a Town of Chester Zoning Board of Appeals application form, an application for a building permit, and a Building Permit Denial, and

Whereas, a Public Hearing was scheduled for July 16, 2015 at 7:00p.m.; and

Whereas said Public Hearing was posted with notice provided in compliance with Chester Town Code § 98-38; and

Whereas a Public Hearing was held on July 16, 2015, and

Whereas, the members of the Zoning Board of Appeals took into consideration the benefit to the applicant if the variance was granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant; and

Whereas, the matter was called to a vote on the granting of the variance; and

Whereas the Board voted to grant the variance with the condition that if the existing shed is altered, replaced or destroyed, any new accessory building must comply with the zoning regulations.

The roll for the vote was as follows:

Members voting to grant the variance:

Dimitrios Lambros  
Julie Bell  
Greg Feigelson  
Vincent Finizia  
Konrad Mayer  
Walter Popailo

Members voting to deny the variance:

The Chairman declared the resolution PASSED and directed the Clerk to file this resolution.

NOW THEREFORE BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Chester, New York, GRANTS the area variance of Section 98-11(A)(2) of the Zoning Ordinance of the Town of Chester, as it pertains to the applicants' property located at 63 Wilson Road, Town of Chester, New York, also known as Section 28, Block 3, Lot 7 on the Tax Map of the Town of Chester, New York, seeking an area variance to maintain an existing shed located on the property, where Section 98-11(A)(2) requires a set back of at least ten (10) feet and the existing shed is set back eight (8) feet.

IT IS FURTHER RESOLVED, that the area variance is granted under the condition that if the existing shed is altered, replaced or destroyed, any new accessory building or change in the existing one must comply with the zoning regulations.

DATED: July \_\_\_\_\_, 2015  
Chester, New York

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Dimitrios Lambros, Chairman      Date