

TOWN OF CHESTER
ZONING BOARD OF APPEALS

RESOLUTION

Application of Shane and Nicole Ferraro, seeking a variance of Section 98-9(A) of the Zoning Ordinance of the Town of Chester, as it pertains to the applicants' property located at 219 Bull Mill Road, Chester, New York, also known as Section 8, Block 1, Lot 6 on the Tax Map of the Town of Chester, New York, for permission to construct an addition to the existing home which would reduce the side yard setback to twenty-four feet (24') where thirty feet (30') is required.

Members Present:

Dimitrios Lambros, Chairman
Julie Bell
Walter Popailo
Gregg Feigelson
Bob Garstak

Others:

J. David Aikman, Esq.,
ZBA Attorney
Tanya McPhee, ZBA Secretary

Whereas, the application consists of a Town of Chester Zoning Board of Appeals application form, a survey map, and a letter from the Orange County Department of Planning ; and

Whereas, the granting of the variance will not produce an undesirable change in the character of the neighborhood, and a detriment to nearby properties will not be created; and

Whereas, the applicant could achieve his objective via another reasonable alternative which does not involve the necessity of an area variance; and

Whereas, the variance sought by the applicant is not substantial in nature; and

Whereas, the variance will not have an adverse impact on physical or environmental conditions in the neighborhood; and

Whereas, the hardship is self-created.

All of the above votes were unanimous.

MOTION made to grant the variance made by: DIMITRIOS LAMBROS

Second made by: WALTER POPAILO.

The roll for the vote was as follows:

Members voting to grant the variance:

Dimitrios Lambros
Julie Bell
Walter Popailo
Gregg Feigelson
Bob Garstak

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 variance of Section 98-8(A) of the Zoning Ordinance of the Town of Chester, as it pertains to the applicants' property located at 219 Bull Mill Road, Chester, New York, also known as Section 8, Block 1, Lot 6 on the Tax Map of the Town of Chester, New York, for permission to construct an addition to the existing home which would reduce the side yard setback to twenty-four feet (24') where thirty feet (30') is required, upon the further condition that the new covered porch is never to be enclosed.

DATED:

^{May}
~~April~~ 24, 2015
Chester, New York

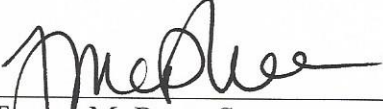


Dimitrios Lambros, Chairman

5/24/15
Date

STATE OF NEW YORK)
)ss:
COUNTY OF ORANGE)

I, TANYA MCPHEE, Secretary to the Zoning Board of Appeals of the Town of Chester, do hereby certify that the foregoing is a true and exact copy of the Resolution maintained in the office of the Town of Chester Zoning Board of Appeals, said resulting from a vote having been taken by the Zoning Board of Appeals at a meeting of said Board held on April 16 2015



TANYA MCPHEE, SECRETARY
TOWN OF CHESTER ZONING BOARD OF APPEALS

I, LINDA ZAPPALA, Clerk of the Town of Chester, do hereby certify that the foregoing Resolution was filed in the Office of the Town Clerk on _____.

LINDA ZAPPALA, CLERK
TOWN OF CHESTER