

TOWN OF CHESTER
ZONING BOARD OF APPEALS
RESOLUTION

Application of Hugh J. Murray, 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 18 Hidden Drive, Town of Chester, New York, also known as Section 8, Block 1, Lot 37 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 eighteen feet, three inches (18' 3") where thirty feet (30') is required .

Members Present:

Dimitrios Lambros, Chairman
Julie Bell
Gregg Feigelson
Konrad Mayer

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 of the property and a letter from the Orange County Department of Planning recommending local determination of the application 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 applicants cannot achieve their objection via another reasonable alternative which does not involve the necessity of an area variance; and

Whereas, Ms. Bell and Mr. Mayer felt the variance sought by the applicant was not substantial in nature, while Mr. Lambros and Mr. Feigelson felt that it was substantial; and

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

Whereas, the hardship was self-created.

MOTION to grant the variance made by: DIMITRIOS LAMBROS

Second made by: JULIE BELL

The roll for the vote was as follows:

Members voting to grant the variance:

Members voting to deny the variance:

Dimitrios Lambros
Julie Bell
Greg Feigelson
Konrad Mayer

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 98-9 (A) of the Zoning Ordinance of the Town of Chester, as it pertains to the applicants' property located at 18 Hidden Drive, Town of Chester, New York, also known as Section 8, Block 1, Lot 37 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 eighteen feet, three inches (18' 3") where thirty feet (30') is required .

DATED: June____, 2015
Chester, New York

Dimitrios Lambros, Chairman Date