

TOWN OF CHESTER
ZONING BOARD OF APPEALS

RESOLUTION

Application of Christopher Rodney and Laurene Iammatteo, 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 261 Pine Hill Road, Chester, New York, also known as Section 16, Block 1, Lot 66.212 on the Tax Map of the Town of Chester, New York, for permission to construct a eight foot (8') overhanging porch cover which would reduce the front yard setback to forty-two feet (42') where fifty feet (50') is required.

Members Present:

Vincent Finizia, Acting Chairman
Julie Bell
Walter Popailo
Gregg Feigelson
Konrad Mayer
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 Building Permit Application and Denial forms, a survey map, and two drawings of the proposed addition; 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 objective via another reasonable alternative which does not involve the necessity of an area variance; and

Whereas, the variance sought by the applicants 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 members were unanimous in voting on the five questions.

MOTION made to grant the variance made by: JULIE BELL

Second made by: GREGG FEIGELSON

The roll for the vote was as follows:

Members voting to grant the variance:

Vincent Finizia, Acting Chairman
Julie Bell
Walter Popailo
Gregg Feigelson
Konrad Mayer
Bob Garstak

Members voting to deny the variance:

[The Acting 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 261 Pine Hill Road, Chester, New York, also known as Section 16, Block 1, Lot 66.212 on the Tax Map of the Town of Chester, New York, for permission to construct a eight foot (8') overhanging porch cover which would reduce the front yard setback to forty-two feet (42') where fifty feet (50') is required, upon the condition that this porch cover is never to be expanded to enclose the porch.

DATED: August 31, 2015
Chester, New York



Vincent Finizia, Acting Chairman Date 8/31/2015

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 August 20, 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