

**ZONING BOARD OF APPEALS
TOWN OF CHESTER**

1786 Kings Highway
Chester, New York 10918
April 8, 2021

PRESENT: Gregg FEIGELSON, Chairman
Julie BELL, Member
Dan Doellinger, Member
Walter Popailo, Member
Tom Atkin, Member

ABSENT: Bob Favara, Member

ALSO PRESENT: Julie Tiller, Secretary
Rob Dickover, Counsel

Chairman Feigelson called the meeting to order at 7:01 PM and opened with the Pledge of Allegiance

Chairman Feigelson: First order of business is the January 14th and February 11th meeting minutes that Julie T emailed to us. I'll make a motion to adopt the minutes, can I get a 2nd?

Member BELL: I'll 2nd

Member DOELLINGER: Yes

Member POPAILO: Yes

Member ATKINS: Yes

Chairman Feigelson: And I say yes, so **minutes are adopted.**

Our first application for this evening is **CHAZ BYRNE 60 GOOSEPOND MTN RD** this was referred to us by a building permit denial for 98:11 accessory building in the front yard in the AR3 district it is 2.6 acres so it's a preexisting non-conforming. The application is complete, it's a Type II action under SEQRA so nothing more needs to be done and no 239 county referrals needed. I'll share my screen now so you can all see the visuals and then turn it over to you Mr. Byrne to tell us what it is you are proposing.

Chaz Byrne: Hello everyone, what I'd like to do is put a car port. It's an enclosed car port essentially with metal walls on a steel structure that extends past the front line of my house. I'd like to put it in the location shown at the end of my driveway because it makes it easier to get in and out of it with our vehicles. That part of the property is setback behind a tree line so it's not visible from my neighbor's house or from the street on either Stacey Lane or Goosepond Mountain. It's also set down quite a bit so you won't be able to see the bottom part of the structure. We're a flag lot so we're set about 300 feet back from the street and the land starts to grade down quite a bit once you get to that tree line.

Chairman Feigelson: Okay thank you for that explanation, so let's open it up for board discussion but I have a question; it looks like there's a lot of space on the side, is there a reason why it couldn't go there?

Chaz Byrne: There is a lot of space but we can't use the side because we use it for our dogs and to bring the cars there we would have to extend the driveway. There's already stone there now going up to where the building is because the previous owner had a one garage there that he removed when I moved in because it was portable.

Member POPAILO: Does that garage have doors on it? And will it be attached to the house?

Chaz Byrne: Yes it does, it has metal corrugated doors. There's no attachment to the house, we have a garage under the house with a spare room on top. I'll be using the new structure to store one car, one motorcycle and some lawn equipment. It's fully enclosed with a garage door on the front so nothing will be visible, the actual term for it is an enclosed car port.

Chairman Feigelson: For purposes of the ZBA that would be considered a structure. Does the board have any other questions or comments?

Chaz Byrne: I don't think it would be any trouble or obstruction to the neighborhood

Member POPAILO: What is the actual area of the variance he needs?

Chairman Feigelson: We don't have any exact measurements so we would need that before any decisions can be made

Chaz Byrne: I just gave rough numbers to get on the agenda, I would say at least 18 feet in front of the house and I can shift it anywhere it needs to be. I can't move it backward but I could move to the left but I'd rather not.

Member POPAILO: Does it meet all the distances from the property lines?

Chaz Byrne: I believe the only one was the 15 feet on the far backside of the building, its 60 feet from that property line

Member BELL: The problem is in the front correct?

Chaz Byrne: It's the front side of the house

Member BELL: And why can't you set it back?

Chaz Byrne: Because I'd rather use that property for what I'm using it for now; which is for our dogs

Member BELL: So you can set it back without coming in for a variance

Member ATKINS: The land drops off quite a bit back there

Chaz Byrne: Yes, approximately 20 feet behind there it starts to drop off pretty drastically

Member POPAILO: Will you be cutting any trees down?

Chaz Byrne: No, I'm actually planning on planting more trees

Chairman Feigelson: Okay so if no more concerns or comments we can make a motion to schedule a public hearing on May 13th if the applicant so wishes

Chaz Byrne: Yes

Member POPAILO: I'll make a motion to schedule the public hearing

Member ATKINS: I'll 2nd

Member DOELLINGER: Yes

Member BELL: Yes

Chairman Feigelson: I say yes, so the public hearing has been scheduled for May 13th. Julie T will get you all the information and we'll see you next month.

Chaz Byrne: Okay thank you very much

Chairman Feigelson: If there's no further business then I'll make a motion to adjourn the meeting

Member DOELLINGER: I'll 2nd

All in Favor: Yes

Meeting adjourned at 7:35 pm

Respectfully submitted,

Julie Tiller
Zoning Board of Appeals Secretary