

ZONING BOARD OF APPEALS
TOWN OF CHESTER
1786 Kings Hwy
Chester, New York 10918
September 8, 2022

Meeting called to order: 7:00PM

Members present: Dan DOELLINGER, Member
Tom ATKIN, Member
Julie BELL, Member
Giuseppe Cassara, Alternate Member

Members absent: Walter POPPAILO, Member
Chairman Feigelson

Also present: Melissa FOOTE, Secretary
Robert DICKOVER, Counsel

Member Doellinger: called the meeting to order at 7 :00 PM and opened with the Pledge of Allegiance.

Motion to Adopt Minutes: Thom Atkin

Second: Julie Bell

Motion to appoint acting Chairman as Dan Doellinger by: Julie Bell

Second by: Tom

All in Favor: 4 Ayes

Dan DOELLINGER: We have an application for Area Variance from an OTR for Ed Young of 279 Bull Mill Road. Applicant has representative Rommel Lasso here to discuss Area Variance. Please go through what your client is looking to do.

Rommel LASSO: Applicant had a pool put in, and when the Building Inspector came for the Final Inspection, she noticed the fence that was put up by the clients themselves was too high, and she issued an OTR.

Dan DOELLINGER: Referring to Counsels Memo. No SEQRA required.

Counsel DICKOVER: This is a Type II Action, Lead Agency

Motion to declare Type II: Julie Bell

Second: Thom Atkins

All in favor: 4 Ayes

Rommel LASSO: The wood used to make the fence is pressure treated ply wood.

Melissa FOOTE: Mentioned the height of the Gate is a hazard.

Rommel LASSO: Applicant said it would be rectified.

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Julie BELL: Why does he want this fence so high?

Rommel LASSO: He constructed it himself, it's to be used as a canvas in the inside of the fence. That's why the height was chosen. It's not a standard fence.

Tom ATKIN: The property line is farther away.

Dan DOELLINGER: Do you know why it can't be more than feet

JB: How close to neighbors? This could be an issue for the Public Hearing. Where is he?

Rommel LASSO: He couldn't make it.

Counsel DICKOVER: Pics on sheet 1 of 3 – Fence 81 ½ inches above graded floor.

Rommel LASSO: It's a 9 ½ inches over the town code.

Counsel DICKOVER: With respect to the neighbors what is to the right & left. Property yard on left, Right is the driveway. How far is the neighbor on the right from the fence?

Rommel LASSO: At least 45 feet, not quite sure.

Counsel DICKOVER: Neighbor on the left, the distance from the fence? 37.5. Are there any other houses in the area that have fences that exceed 6 ft.

Rommel LASSO: Not that I can see.

Counsel Dickover: Is it possible to bring the fence down to 6ft, and if not why.

Rommel LASSO: We could cut it down but the murals and canvas would interfere.

Rommel LASSO: The canvas is inside.

Counsel Dickover: What will the finish be? What type? You need to have a conversation with the Building Inspector about the color/black in a residential zone.

Rommel LASSO: States the client said the Building Inspector may have known it was going to be black.

Dan DOELLINGER: Are we ready for a Public Hearing?

Counsel DICKOVER: If they are going to propose a solid wood fence 8 ft high, I think we should maybe confer with the Public Hearing.

Motion to set Public Hearing October 13: Julie Bell

Second Giuseppe Cassara

All in favor: 4 Ayes

Motion to adjourn the meeting by Dan DOELLINGER

Second by Tom ATKIN