

ZONING BOARD OF APPEALS  
TOWN OF CHESTER  
1786 Kings Hwy  
Chester, New York 10918  
September 15, 2016

**MEMBERS PRESENT:**

Vincent Finizia, Chairman  
Walter Popailo  
Julie Bell  
Gregg Feigelson  
Dan Doellinger

**ALSO PRESENT:**

David Gove, Attorney  
Alexa Burchianti, Secretary

The meeting was opened at 7:00 pm by the Chairman Vincent Finizia who led those present in the Pledge of Allegiance.

Next ZBA meeting is scheduled for October 20, 2016.

Introductions of the board

**Center for Prayer & Meditation – Interpretation**

First item on the agenda is an interpretation for the Center for Prayer & Meditation. Located at 35 Davis Hill Rd, Chester NY 10918 s/b/l 7-1-10.5 Ben Ostrer Attorney representing applicant. Chairman Finizia asked what does the applicant want this dwelling to be?

Ben: A letter was submitted from Fusco engineering regarding work that was being done to the property. And filed an appeal because they felt that the building inspectors stop work order was improper. That has been muted. A bond has been posted for the fill and an engineer of design. They gave to the highway dept. Once having filed the bond there is also an escrow deposit for inspections which will be taken care of. “The original plan to convert it to a house of worship is not going to be implemented”.

Chairman Finizia: However it is a house of worship right now according to the State of New York.

Ben: Then did apply for an exemption which they got. There are meetings there but it’s not a place where regular services are held. The original owners widow still resides in the residence she is 90 years old and will continue reside in the residence, until that changes there are no plans to make any conversion to the house. The driveway work will be completed; it was a very narrow driveway in need of repair. The variance from the 5 acre requirement for a house of worship is not something they want to approach at this time.

Chairman Finizia: When they made it a house of worship there were no structural changes? It was just a “Status” with the State of New York?

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Ben: correct, and it's a question of whether the exemption is still available if it's the parsonage for a congregation but it's going to be a house. No walls moved, no public meeting space. No increased traffic. Essentially we are here to withdraw the appeal. Chairman: So he wants to go back to being a single family residence? Back on the tax rolls? Ben: I didn't say we wanted to be back on the tax rolls we said we wanted it as a single family residence, that's really for the assessor to decide. The assessor will decide that if it's not functioning as a parsonage he will restore it on the tax rolls.

**Andre Keel – Extension Request**

Andre Keel is before the Zoning Board of Appeals for an extension of Variance for a construction trailer on the parcel of 24 Well Sweep Lane, Chester, NY 10918 s/b/l 13-1-7 to facilitate the construction of bridge to access his property.

Andre submitted progress pictures along with a schedule of progress.

Chairman Finizia: When would you like to be finished? I'm not going to hold you to the day.

Andre: In my ideal world I would like to be finished and across the stream and into the site by the end of next summer. I don't think I put an exact date. I don't really know how much time to put on this.

Chairman Finizia: There have not been any complaints, there have been questions but not in any factiousness.

Andre: I should have the first leg of the bridge up before the hard winter hits.

Chairman Finizia: Has the building inspector been there?

Andre: Yes, he was there today inspecting the rebar.

Dave: The only issue I have is the same one I mentioned previously, typically you would have to schedule a public hearing but last time board did extend it because there were no complaints. So as long as the board is comfortable with the fact that no one is complaining about the trailer being there, then we don't need a public hearing.

Dave: If we could call a vote to each board member to see if each is in favor or not in favor of granting the extension to September 21, 2016.

Gregg – Yes

Julie – Yes

Dan – Yes

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Walter – Yes

Chairman Finizia – Yes

**Silas Bowman – Area Variance**

Silas Bowman parcel being 95-97 Hidden Drive, Monroe, NY 10950 s/b/l 8-1-25.1 requesting an area variance to do an extension on an existing screened in porch, The house was built around 1937. The house is non-conforming.

Currently 10X13 and wants to make it 14X18 enclosed office/utility room. It is 132' from one property line and 120' from another property line. So the required setbacks are met. This is not going to be a bedroom.

Mailing list of 300' notification and legal notice needs to be published in the Times Herald Record. Public Hearing set for October 20, 2016

Respectfully Submitted,

Alexa Burchianti  
ZBA Secretary