

Minutes of the Town of Chesterfield Zoning Board of Appeals Public Hearing and Special Meeting held on Wednesday, August 17<sup>th</sup>, 2022 at the Town of Chesterfield Office, 1 Vine Street, in Keeseville, County of Essex, State of New York Pursuant to Due Notice.

Chairman Bresette called the Public Hearing to order at 6:00.

Everyone stood for Pledge of Allegiance.

Those Present were:

Chairman: Maurice Bresette

Member: Robert Armstrong

Supervisor: Clayton Barber

Secretary: Bruce Bourgeois

Those Absent were:

Member: Kevin Greene

Member: Darwin Nolan (available by phone)

Guests Present were:

Phil Thomas

Upon a motion by Clayton Barber and seconded by Robert Armstrong and unanimously carried it was

#18 Resolved: The minutes for the Zoning Board of Appeals Meeting held on July 27<sup>th</sup>, 2022 be accepted.

Chairman Bresette called the Public Hearing to order at 6:01 concerning Application Number 22-05 made by Janet and Phil Thomas for an area variance specifically for change of shed to bunkhouse and setback for such building.

Chairman Bresette asked Secretary Bourgeois to read the Legal Notice.

Chairman Bresette reviewed adjoining property owners notice.

Upon a motion by Robert Armstrong and seconded by Clayton Barber and unanimously carried it was

#19 Resolved: To close the Public Hearing with no public community for Application 22-05 at 6:04 PM.

Chairman Bresette opened the Special Meeting at 6:04 PM to discussion.

Supervisor Barber asked Mr. Thomas if the project was on existing footprint.

Mr. Thomas replied he would like to just increase the footprint into his property, not towards neighboring parcels. there will be no water, an incinerator toilet; and adding space for a bunkhouse for use by his growing family when they visit. He stated it is not for public use.

Supervisor Barber asked what the rules were for expansion.

Chairman Bresette stated 25% growth which by plans should be within limits.

Supervisor Barber asked if that was for growing taller as there will be a loft added.

It was decided that Zoning Officer Randy Pray would review the specifications to make sure the plans are within code.

The criteria for variance was reviewed and all were in agreement that there would be no change to the character of the neighborhood, the benefit could not be achieved by other means, the requested variance is not substantial, the proposed variance will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood and the difficulty was not self-created.

Upon a motion by Robert Armstrong and seconded by Clayton Barber and approved by roll call vote with

Chairman Bresette voting AYE

Robert Armstrong voting AYE

Clayton Barber voting AYE

#20 Resolved: That the variance application 05 of 2022 be granted with the understanding that the project will remain within the constraints of being not more than 25% larger than the existing building as determined by Code Enforcement Officer Pray and that the use will not be for public access or short term rental.

Upon a motion by Maurice Bresette and seconded by Robert Armstrong and unanimously carried it was

#21 Resolved: That with no further business to be brought before the Zoning Board of Appeals, this meeting is adjourned at 6:14 PM.

Bruce Bourgeois Secretary

Zoning Board of Appeals