

# TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Tuesday, March 28, 2023, 7:00 P.M.

Town of Chester Municipal Center – 6307 State Route 9, Chestertown

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Join Zoom Meeting

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## OLD BUSINESS AND PUBLIC HEARINGS:

- **#498-V:** C. Thomas Luciano and Darlene Luciano are (1) requesting multiple setback variances for construction of structures on proposed Lot 1 and Lot 2 and (2) seeking relief from the 8.5 acres per Principal Building Intensity requirement for a proposed two-lot subdivision, according to Section 4.03 and Section 7.01(B)(4) of the Town of Chester Zoning Local Law. The proposed two-lot subdivision will result in the creation of Lot 1 consisting of 4.56 acres and Lot 2 consisting of 6.31 acres. Property is located at Carl Turner Road currently consisting of 10.87 acres, identified by Tax Map Parcel #: 87.2-1-1.1, in Zoning District Rural Use. **\*\*PUBLIC HEARING remained opened from 04/27/2021 ZBA Meeting.\*\***

## NEW BUSINESS AND PUBLIC HEARINGS:

- **#529-V:** John and Caroline LaFleche are requesting a 24.3 ft. front yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to demolish an existing deck, construct a 721 sq. ft. addition (1,442 total sq. ft. for both floors) and a 16' x 14' deck addition to an existing single-family dwelling. The proposed addition will expand the existing kitchen and living/dining area on the first floor and create a new bedroom and storage area in the finished basement. Property is located at 185 Chester Shores Drive, identified by Tax Map Parcel #: 86.18-1-24, in Zoning District Moderate Intensity.
- **#530-V:** Jeffrey and Carolee Detrick are requesting an 11 ft. right side yard setback variance and a 13 ft. 7-inch shoreline setback variance, according to Section 4.03 and Section 7.01(B)(4) of the Town of Chester Zoning Local Law, in order to construct a 10' x 32'-4" addition to an existing four-bedroom single-family

***Last Revised 3/10/2023 3:50 PM***

dwelling. The addition will consist of an expanded kitchen and bedroom with new master bath on the first floor and new walk-in closet and office on the second floor. Property is located at 157 Chester Shores Drive, identified by Tax Map Parcel #: 86.18-1-18, in Zoning District Moderate Intensity.

**OLD BUSINESS:** None.

**MINUTES:** Amend or accept minutes from Regular Meeting on February 28, 2023.

**CORRESPONDENCE:**

- Zoning Administrator's Activity Report for February 2023.

**PUBLIC PRIVILEGE:**

**BOARD PRIVILEGE:**

**ADJOURNMENT:**