

TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Tuesday, April 27, 2021 7:00 P.M.

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

DUE TO COVID-19 PANDEMIC AND NY ON PAUSE RESTRICTIONS, THE ZONING BOARD OF APPEALS MEETING WILL BE AVAILABLE TO THE PUBLIC ON ZOOM USING THE ACCESS LINKS BELOW. PUBLIC ACCESS WILL BE LIMITED IN THE MEETING ROOM AT THE TOWN MUNICIPAL CENTER DUE TO SOCIAL DISTANCING REQUIREMENTS.

Join Zoom Meeting

<https://us02web.zoom.us/j/83380562432>

Meeting ID: 833 8056 2432

One tap mobile

+16465588656,,83380562432# US (New York)

+13017158592,,83380562432# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 833 8056 2432

Find your local number: <https://us02web.zoom.us/u/kSElcYhm>

OLD BUSINESS:

- **#A2021-01:** Jill and William Broderick are requesting an appeal of the determination of the former Zoning Enforcement Officer, Thomas Thorsen, with regard to property located at 826 Atateka Drive, Tax Map Parcel #: 120.11-1-4, currently owned by Anthony F. and Linda T. Taverni.

NEW BUSINESS AND PUBLIC HEARINGS:

- **#493-V:** M & J Lakehouse, LLC (Lisa Esperti) is requesting a 3 ft. left side yard setback variance, according to Section 7.03(A)(1) of the Town of Chester Zoning Local Law, in order to install a 4' x 40' dock. Property is located at 99 Kingsley Lane, identified by Tax Map Parcel #: 86.14-1-26, in Zoning District Moderate Intensity.
- **#494-V:** Cynthia M. and Robert W. Monaghan are requesting a 38 ft. front yard setback variance, 9 ft. left side yard setback variance, and a 49 ft. 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 12' x 16' deck with railings. Property is located at 644 Atateka Drive, identified by Tax Map Parcel #: 120.15-1-9, in Zoning District Moderate Intensity.
- **#495-V:** Frank and Katherine Forbes are requesting a 2 ft. left side yard setback variance and a 40 ft. front yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to replace an existing deck with a new 8' x 8' deck with steps. Property is located at 75 Ferris Road, identified by Tax Map Parcel #: 103.-2-14.15, in Zoning District Rural Use.
- **#496-V:** Eric and Sara Pooler are requesting a 90 ft. front yard setback variance and a 127 ft. shoreline setback variance, according to Section 4.03, Section 7.01(B)(4) and Section 7.01(D) of the Town of Chester Zoning Local Law, in order to replace an existing wooden shoreline retaining wall with a concrete stacker-type block shoreline retaining wall (7' x 60', 420 square ft.). Property is located at 11 Carl Turner Road, identified by Tax Map Parcel #: 87.12-1-20, in Zoning District Rural Use.

Last Revised 4/13/2021 3:10 PM

- **#497-V:** Word of Life Fellowship is requesting (1) a 50 ft. shoreline setback variance for the renovations to the existing “Lake House” dwelling and to replace an existing deck with a new deck; and, (2) a 31 ft. shoreline setback variance for the renovation of an existing one-story detached structure with a proposed two-story garage addition, according to Section 7.01(B)(4) of the Town of Chester Zoning Local Law. Property is located at 8192 State Route 9, identified by Tax Map Parcel #: 36.-1-19.1, in Zoning District Moderate Intensity.
- **#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.

MINUTES: Amend or accept minutes from Regular Meeting on March 23, 2021.

CORRESPONDENCE:

- Zoning Administrator’s Activity Report for March 2021;
- Letter from Jill Broderick dated March 25, 2021 and received by the Zoning Office via e-mail on March 26, 2021 RE: Appeal #A2021-01.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: