

TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Wednesday, April 27, 2022, 7:00 P.M.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/82399006805>

Meeting ID: 823 9900 6805

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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.****
- **#509-V:** Word of Life Fellowship, Inc. are requesting multiple area variances from requirements of Section 7.04 of the Town of Chester Zoning Local Law, in order to install a 53.16 square ft. internally illuminated free-standing monument sign to include a digital display to notify motorists of community events and important information for students. Property is located at 8072 State Route 9, identified by Tax Map Parcel #: 36.-1-20, in Zoning District Hamlet. ****PUBLIC HEARING remained opened from 12/28/2021 ZBA Meeting.****

OLD BUSINESS: None.

NEW BUSINESS:

- Amendment request to the following Variance Application #506-V to revise the size of the single-family dwelling approved by the Zoning Board of Appeals on October 26, 2021:
 - **#506-V:** Eric Schenone is requesting a 167.5 ft. front yard setback variance, 65.2 ft. left side yard setback variance, 23.1 ft right side yard setback variance, and a variance for 5.3% proposed lot coverage where 5% is maximum lot coverage allowed, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct a 34'-0" x 45'-7" Three-Bedroom Single Family Dwelling with an attached rear porch and 12' x 12' screened porch, on-site septic wastewater treatment system, and water supply well. Single Family Dwelling will have a maximum of 2' overhangs on all sides. Property is located at Byrd Pond Road, identified by Tax Map Parcel #: 66.7-1-6.2, in Zoning District Resource Management.

Last Revised 4/11/2022 1:13 PM

- **Requested Amendment:** Proposed construction of a one-story 28' x 54' Three-Bedroom Single-Family Dwelling with an attached front and rear deck. Proposed single-family dwelling will not include the attached rear porch and 12' x 12' screened porch (as approved on 10/26/2021). The single-family dwelling, including deck additions, will be constructed within the building envelope with no change to the approved setbacks.

NEW BUSINESS AND PUBLIC HEARINGS:

- **#511-V:** Kiera Mosher and Paul Ansbro are requesting a 29 ft. right side yard setback variance, 53 ft. front yard setback variance, 54 ft. left side yard setback variance, and a variance for 14.97% proposed lot coverage (14.53% existing) where 5% is maximum lot coverage allowed, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct a 12' x 14' screened porch addition to an existing single-family dwelling. Property is located at 66 Bonnie Belle Farm Rd., identified by Tax Map Parcel #: 68.20-1-4, in Zoning District Resource Management.
- **#512-V:** David and Monica Herrington are requesting a 35 ft. front yard setback variance and a 17 ft. rear yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to demolish a 6' x 4' deck and 8' x 5' gable roof and construct a 13'-4" x 6' deck and 16' x 7' shed roof to an existing single-family dwelling. Property is located at 484 Rock Ave, Chestertown, NY, 12817, identified by Tax Map Parcel #: 122.-1-32, in Zoning District Rural Use.
- **#513-V:** Steven M. and Rosemary A. Matthews are requesting an 8.2 ft. front yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct an 8' x 11' front door awning to an existing structure to be renovated to a four-bedroom single-family dwelling. Property is located at 17 Bonnie Belle Farm Road, identified by Tax Map Parcel #: 85.8-2-5, in Zoning District Moderate Intensity.

MINUTES: Amend or accept minutes from Regular Meeting on March 22, 2022.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for March 2022;

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

- Amendments to Resolutions for Variance #508-V (Devlin and DeClerk) and #510-V (Batsford).
 - Amend #7 for each Resolution.

ADJOURNMENT: