

# TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Tuesday, August 24, 2021 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.\*\***
- **#502-V:** Diane Nagle is requesting a 13 ft. front yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to replace an existing porch with a new 6' x 6' wood-framed porch with steps. Property is located at 897 Atateka Drive, identified by Tax Map Parcel #: 120.7-1-1, in Zoning District Moderate Intensity.

## NEW BUSINESS AND PUBLIC HEARINGS:

- **#503-V:** James Mrazek (Agent: Haley Grygiel, Purchaser Under Contract) is requesting a 62'-2" front yard setback variance, 41'-4" rear yard setback variance, 13'-4" right side yard setback variance, 19'-11" left side yard setback variance, and variance from Section 8.01(B) for minimum area requirements, according to Section 4.03 and 8.01 of the Town of Chester Zoning Local Law, in order to construct a 49' x 25' Two-Story Single Family Dwelling with a 12' x 33' deck and 33' x 8' porch. Property is located at Grove Street, identified by Tax Map Parcel #: 137.14-1-18.6, in Zoning District Rural Use.

**MINUTES:** Amend or accept minutes from Regular Meeting on June 22, 2021 and July 27, 2021.

## CORRESPONDENCE:

- Zoning Administrator's Activity Report for July 2021;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on August 10, 2021 for Variance #503-V. Form received by the Zoning Office on August 12, 2021;
- Letter from David S. Uerz received by the Zoning Office via e-mail on August 20, 2021 RE #503-V (Mrazek, Grygiel);
- E-mail from Alina and Lenny Shovsky dated August 20, 2021 and received by the Zoning Office on August 20, 2021 RE #503-V (Mrazek, Grygiel);

***Last Revised 8/24/2021 11:05 AM***

- E-mail from Agnes Brandin Kielbiowski and Chris Kielbiowski dated August 20, 2021 and received by the Zoning Office on August 20, 2021 RE #503-V (Mrazek, Grygiel);
- E-mail from Gregory Smith dated August 22, 2021 and received by the Zoning Office on August 23, 2021 RE #503-V (Mrazek, Grygiel).

**PUBLIC PRIVILEGE:**

**BOARD PRIVILEGE:**

**ADJOURNMENT:**