

# TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Tuesday, December 28, 2021 7:00 P.M.

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

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**DUE TO COVID-19 PANDEMIC, THE PLANNING BOARD 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/87905071091>

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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.\*\***
- **#508-V:** Kathi DeClerk, Robert Devlin, and Deborah Devlin are requesting a 49.7 ft. front yard setback variance from Woodcliff Acres Rd., 10.1 ft. front yard setback variance from Boulder Drive, and a 2.7 ft. side yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to renovate the existing one-bedroom Single Family Dwelling with a loft (904 sq. ft. of living area) and construct a new addition to the existing single family dwelling. The addition will consist of a new bedroom with master bathroom, living room, laundry, and loft (to be used only as an office), 120 sq. ft. screened porch and 312 sq. ft. deck (Total 1,626 sq. ft. living area). Property is located at 38 Woodcliff Acres Road, identified by Tax Map Parcel #: 120.6-2-17, in Zoning District Moderate Intensity.

**OLD BUSINESS:** None.

## NEW BUSINESS AND PUBLIC HEARINGS:

- **#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.

**Last Revised 12/27/2021 2:35 PM**

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

**CORRESPONDENCE:**

- Zoning Administrator's Activity Report for November 2021;
- E-mail from Carol Asiello dated November 30, 2021 and received by the Zoning Office on November 30, 2021 RE: 508-V;
- E-mail from Shawn Kiernan dated November 30, 2021 and received by the Zoning Office on November 30, 2021 RE: 508-V;
- E-mail from Harry Disch dated November 30, 2021 and received by the Zoning Office on November 30, 2021 RE: 508-V;
- E-mail from Mary Jernigan dated November 30, 2021 and received by the Zoning Office on December 01, 2021 RE: 508-V;
- E-mail from Hali Goodman-Holmes dated November 30, 2021 and received by the Zoning Office on December 01, 2021 RE: 508-V;
- E-mail from Robert and Kathryn Perry dated December 01, 2021 and received by the Zoning Office on December 01, 2021 RE: 508-V;
- E-mail from John Bevilacqua dated December 02, 2021 and received by the Zoning Office on December 06, 2021 RE: 508-V;
- E-mail from Susan Wilson (Rich Bartolotta) dated December 07, 2021 and received by the Zoning Office on December 08, 2021 RE: 508-V;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on December 10, 2021 for #509-V. Form received by the Zoning Office on December 13, 2021;
- E-mail from Deborah Devlin dated December 09, 2021 and received by the Zoning Office on December 13, 2021 RE: #508-V;
- E-mail from Cynthia P. Brown dated December 18, 2021 and received by the Zoning Office on December 20, 2021 RE: #508-V;
- E-mail from Carol Asiello dated December 21, 2021 and received by the Zoning Office on December 21, 2021 RE: #508-V;
- E-mail from Carol Dube dated December 22, 2021 and received by the Zoning Office on December 22, 2021 RE: #509-V;
- E-mail from Paula Cooper dated December 23, 2021 and received by the Zoning Office on December 27, 2021 RE: #509-V.

**PUBLIC PRIVILEGE:**

**BOARD PRIVILEGE:**

**ADJOURNMENT:**