

TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Tuesday, February 22, 2022, 7:00 P.M.

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

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/82170957449>

Meeting ID: 821 7095 7449

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

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. ****PUBLIC HEARING remained opened from 11/23/2021 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.

Last Revised 2/8/2022 9:10 AM

NEW BUSINESS AND PUBLIC HEARINGS:

- **#510-V:** James and Maribeth Batsford are requesting a 39.7 ft. front yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to demolish an existing 12' x 22' deck and construct a new addition to an existing two-bedroom single-family dwelling. Addition will consist of a 16' x 36' bedroom/sunroom, 8' x 26' hallway and 16'-6" x 24'-5" open deck with steps. Property is located at 268 Perry Road, identified by Tax Map Parcel #: 51.-1-26.1, in Zoning District Rural Use.

MINUTES: Amend or accept minutes from Regular Meeting on December 28, 2021.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for December 2021 and January 2022;
- 2022 Meeting Schedule and Submittals;
- E-mail Correspondence between Cindy Brown and Zoning Administrator dated January 24, 2022 to January 26, 2022 RE: #508-V;

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: