

TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Tuesday, May 25, 2021 7:00 P.M.

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

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/88162104283>

Meeting ID: 881 6210 4283

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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.

NEW BUSINESS AND PUBLIC HEARINGS:

- **#499-V:** Randall and Karen Ryan are requesting an 18 ft. front yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct a 30' x 24' Two-Bay Garage with an attached 12' x 30' Car Port. Property is located at 316 Perry Rd., identified by Tax Map Parcel #: 51.-1-16, in Zoning District Rural Use.
- **#500-V:** Mary Rohde is requesting an area variance for the installation of a second dock (3' x 40') on an existing contractual access lot consisting of 125 ft. of shoreline where 75 ft. of shoreline is required per dock (150 ft. total required for two docks), according to Section 7.03(B)(5) of the Town of Chester Zoning Local Law. The purpose for the installation of the second dock is to accommodate additional boats for backlot property owners. Property is located at 136 Jones Rd., identified by Tax Map Parcel #: 86.10-1-49.2, in Zoning District Moderate Intensity. ****VARIANCE APPLICATION #500-V WITHDRAWN BY PROPERTY OWNER ON 05/24/2021****

MINUTES: Amend or accept minutes from Regular Meeting on April 27, 2021.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for April 2021;
- Letter from Stefanie DiLallo Bitter dated May 14, 2021 and received by the Zoning Office on May 14, 2021 RE: C. Thomas Luciano and Darlene Luciano (Variance #498-V);

Last Revised 5/25/2021 10:07 AM

- E-mail from Linda Saunders dated May 18, 2021 and received by the Zoning Office on May 19, 2021 RE: #500-V (Rohde);
- E-mail from Kevin and Susan Roach dated May 18, 2021 and received by the Zoning Office on May 19, 2021 RE #500-V (Rohde);
- E-mail from Mary Anne Walker dated May 19, 2021 and received by the Zoning Office on May 19, 2021 RE: #500-V (Rohde);
- Letter from Chris Devaney dated May 18, 2021 and received by the Zoning Office via e-mail on May 19, 2021 RE: #500-V (Rohde);
- E-mail from Donna Broker dated May 19, 2021 and received by the Zoning Office on May 19, 2021 RE: #500-V (Rohde);
- Letter from Joan Saunders Little and Jean Beadle dated May 19, 2021 and received by the Zoning Office via e-mail on May 20, 2021 RE #500-V (Rohde);
- E-mail from Sandra Fajans dated May 19, 2021 and received by the Zoning Office on May 20, 2021 RE #500-V (Rohde);
- E-mail from Kevin Roach dated May 20, 2021 with attachment and received by the Zoning Office on May 20, 2021 RE #500-V (Rohde);
- E-mail from Thomas Gagnon dated May 20, 2021 and received by the Zoning Office on May 20, 2021 RE #500-V (Rohde);
- E-mail from Richard Ellis dated May 20, 2021 and received by the Zoning Office on May 20, 2021 RE #500-V (Rohde);
- E-mail from Karen Linn dated May 21, 2021 and received by the Zoning Office on May 21, 2021 RE #500-V (Rohde).

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: