

# TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Wednesday, May 25, 2022, 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.\*\***
- **#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 AND PUBLIC HEARINGS:

- **#514-V:** Charles and Rosemary M. William are requesting a 26 ft. front yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct a 12' x 16' deck addition to the existing single-family dwelling. Property is located at 6941 State Route 9, identified by Tax Map Parcel #: 85.12-1-6, in Zoning District Moderate Intensity.
- **#515-V:** Edward J. Fitzpatrick is requesting a 36.72 ft. front yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct a 14' x 38' (including overhangs) screened porch addition to the existing single-family dwelling. Property is located at 443 Chester Shores View, identified by Tax Map Parcel #: 86.18-1-76, in Zoning District Moderate Intensity.

**MINUTES:** Amend or accept minutes from Regular Meeting on April 27, 2022.

**Last Revised 5/9/2022 9:52 AM**

**CORRESPONDENCE:**

- Zoning Administrator's Activity Report for April 2022;

**PUBLIC PRIVILEGE:**

**BOARD PRIVILEGE:**

**ADJOURNMENT:**