

TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Tuesday, October 26, 2021 7:00 P.M.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/82626970545>

Meeting ID: 826 2697 0545

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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.****

OLD BUSINESS:

- **#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. ****PUBLIC HEARING closed at 09/28/2021 ZBA Meeting.****

NEW BUSINESS AND PUBLIC HEARINGS:

- **#506-V:** Eric Schenone is requesting a 167.5 ft. front yard setback variance, 65.2 ft. left side yard setback variance, 23.1 ft right side yard setback variance, and a variance for 5.3% proposed lot coverage where 5% is maximum lot coverage allowed, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct a 34'-0" x 45'-7" Three-Bedroom Single Family Dwelling with an attached rear porch and 12' x 12' screened porch, on-site septic wastewater treatment system, and water supply well. Single Family Dwelling will have a maximum of 2' overhangs on all sides. Property is located at Byrd Pond Road, identified by Tax Map Parcel #: 66.7-1-6.2, in Zoning District Resource Management.
- **#507-V:** Michael and Susan Anderson are requesting a 44 ft. front yard setback variance and a 35 ft. left side yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to

install and place a 10' x 12' storage shed. Property is located at Carl Turner Road, identified by Tax Map Parcel #: 87.12-1-11, in Zoning District Rural Use.

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

CORRESPONDENCE:

- Zoning Administrator's Activity Report for September 2021;
- Letter from John D. Wright (Bartlett, Pontiff, Stewart & Rhodes, P.C.) dated October 08, 2021 with attachments and received by the Zoning Office via e-mail on October 13, 2021 RE: Area Variance Application #488-V (O Valentine Park, LLC);
- Letter from John D. Wright (Bartlett, Pontiff, Stewart & Rhodes, P.C.) dated October 08, 2021 with attachments and received by the Zoning Office via e-mail on October 13, 2021 RE: Area Variance Application #488-V (O Valentine Park, LLC);
- Letter from Mary Elizabeth Slevin (Stockli Slevin, LLP) dated October 12, 2021 and received by the Zoning Office via e-mail on October 13, 2021 RE: Area Variance Application #488-V (O Valentine Park, LLC);
- "Map of a Survey of Lands of James Christopher Mrazek proposed to be conveyed to Haley Isabelle Grygiel" dated May 22, 2021 and revised October 06, 2021 with neighboring well(s) located and topographic data added. Map received by Haley Grygiel on October 13, 2021;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on October 14, 2021 for #506-V and #507-V. Forms received by the Zoning Office on October 15, 2021;
- Letter from Mark Schachner (Town Counsel) dated October 19, 2021 and received by the Zoning Office on October 21, 2021 RE: Valentine Park Assoc., Inc. v. Town of Chester ZBA, et al.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: