

TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Special Meeting – Thursday, September 08, 2022, 7:00 P.M.
Town of Chester Municipal Center – 6307 State Route 9, Chestertown

Join Zoom Meeting

<https://us02web.zoom.us/j/83288923795>

Meeting ID: 832 8892 3795

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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.****

NEW BUSINESS AND PUBLIC HEARINGS:

- **#523-V:** Bernardo Atehortua Clavijo is seeking relief from the 45,000 square ft. minimum requirement for an agricultural use involving the keeping of livestock (chickens) for personal use (After-the-Fact), according to Section 7.19(A)(1) of the Town of Chester Zoning Local Law. Property currently consists of .92 acres (40,075.2 sq. ft.) and is located at 27 Middle Agard Road, identified by Tax Map Parcel #: 35.2-1-28, in Zoning District Moderate Intensity.
- **#524-V:** The Cobb Family Residence Trust is requesting an 18 ft. shoreline setback variance, according to Section 7.01(B)(4) of the Town of Chester Zoning Local Law, in order to construct an 11'-4 1/4" x 12'-8 1/4"

Last Revised 9/2/2022 11:42 AM

Pavilion (After-the-Fact). Property is currently located at 683 Atateka Drive, identified by Tax Map Parcel #: 120.15-1-18, in Zoning District Moderate Intensity.

OLD BUSINESS: None.

MINUTES: Amend or accept minutes from Regular Meeting on July 27, 2022 and August 24, 2022.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for July and August 2022;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on August 08, 2022 for #524-V. Form received by the Zoning Office on August 09, 2022;
- Letter from Russell Ruehl dated August 17, 2022 and received by the Zoning Office on August 17, 2022 RE: Variance Applications #522, #523-V and #524-V;
- Letter from Nicole and John Howe received by the Zoning Office on August 18, 2022 RE: Variance Application #523-V;
- Letter from Thomas Wheeler (AJ Signs) received by the Zoning Office on July 28, 2022 RE: Withdrawal of Variance Application #509-V.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: