

TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Tuesday, September 28, 2021 7:00 P.M.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/84320088566>

Meeting ID: 843 2008 8566

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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.****
- **#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 remained open from 08/24/2021 ZBA Meeting.****

NEW BUSINESS AND PUBLIC HEARINGS:

- **#504-V:** Thomas Gilmore is requesting a 19 ft. front yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to demolish an existing three-bedroom single family dwelling and construct a new three-bedroom single family dwelling with attached two-car garage, screened porch and entry porch. Property is located at 444 Chester Shores View, identified by Tax Map Parcel #: 86.18-1-5, in Zoning District Moderate Intensity.

MINUTES: Amend or accept minutes from Regular Meeting on August 24, 2021.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for August 2021;

Last Revised 9/27/2021 4:48 PM

- Letter from L.P. Coe received by the Zoning Office via e-mail on September 10, 2021 RE: Variance Application #503-V (Mrazek; Grygiel);
- Letter from John D. Wright (Bartlett, Pontiff, Stewart & Rhodes, P.C.) dated September 14, 2021 with attached Decision and Order and received by the Zoning Office via e-mail on September 14, 2021 RE: Area Variance Application #488-V (0 Valentine Park, LLC);
- Letter from Mary Elizabeth Slevin (Stockli Slevin, LLP) dated September 15, 2021 with attachments and received by the Zoning Office via e-mail on September 20, 2021 RE: Area Variance Application #488-V (0 Valentine Park, LLC);
- E-mail from Jeffrey Peifer dated September 20, 2021 and received by the Zoning Office on September 20, 2021 RE: Variance Application #504-V;
- Letter from John D. Wright (Bartlett, Pontiff, Stewart & Rhodes, P.C.) dated September 20, 2021 and received by the Zoning Office via e-mail on September 21, 2021 RE: Area Variance Application #488-V (0 Valentine Park, LLC);
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on September 21, 2021 for Variance #504-V. Form received by the Zoning Office on September 22, 2021.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: