

TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Tuesday, November 23, 2021 7:00 P.M.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/88913448082>

Meeting ID: 889 1344 8082

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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:

NEW BUSINESS AND PUBLIC HEARINGS:

- **#505-V:** Gary and Roseanne Sondermeyer are requesting a 60 ft. front yard setback variance, 13 ft. left side yard setback variance, and an 11 ft. right side yard setback variance, according to Section 4.03 of the Zoning Local Law, in order to construct a 19' x 7' x 2' retaining wall for erosion control and better use of property. Property is located at Atateka Drive, identified by Tax Map Parcel #: 120.15-1-14, in Zoning District Moderate Intensity.
- **#508-V:** Kathi DeClerk, Robert Devlin, and Deborah Devlin are requesting a 49.7 ft. front yard setback variance from Woodcliff Acres Rd., 10.1 ft. front yard setback variance from Boulder Drive, and a 2.7 ft. side yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to renovate the existing one-bedroom Single Family Dwelling with a loft (904 sq. ft. of living area) and construct a new addition to the existing single family dwelling. The addition will consist of a new bedroom with master bathroom, living room, laundry, and loft (to be used only as an office), 120 sq. ft. screened porch and 312 sq. ft. deck (Total 1,626 sq. ft. living area). Property is located at 38 Woodcliff Acres Road, identified by Tax Map Parcel #: 120.6-2-17, in Zoning District Moderate Intensity.

MINUTES: Amend or accept minutes from Regular Meeting on October 26, 2021.

CORRESPONDENCE:

Last Revised 11/23/2021 2:08 PM

- Zoning Administrator's Activity Report for October 2021;
- Letter from Bruce A. Hiller dated November 09, 2021 and received by the Zoning Office on November 10, 2021 RE: Application #508-V;
- E-mail from Peter Heonis dated November 10, 2021 and received by the Zoning Office on November 10, 2021 RE: Application #505-V;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on November 09, 2021 for #505-V. Form received by the Zoning Office on November 15, 2021.
- Letter from Dale Gleason and Dr. G. Kirk Gleason dated November 12, 2021 and received by the Zoning Office on November 16, 2021 RE: Application #505-V;
- E-mail from Susan Severn dated November 18, 2021 and received by the Zoning Office on November 18, 2021 RE: Application #505-V.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: