

TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Tuesday, February 27, 2024, 7:00 P.M.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/88353661087>

Meeting ID: 883 5366 1087

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OLD BUSINESS AND PUBLIC HEARINGS: None.

- **#545-V:** Rebecca Baroudi (Mulvey) is requesting a 15 ft. road frontage variance (185 ft. proposed; 200 ft. required), according to Section 4.03 of the Town of Chester Zoning Local Law, in order to subdivide one parcel into two (2) lots (Lot 1 will be a 4.88 ± acre building lot for construction of a single-family dwelling, on-site wastewater treatment system, water supply well and driveway and Lot 2 will remain as a 42.64 ± acre lot with 53 ft. of frontage on the southerly end for future access and subdivision). Property is located at 358 Bird Pond Road, identified by Tax Map Parcel #: 49.-1-3.2, in Zoning District Moderate Intensity and Rural Use.

NEW BUSINESS AND PUBLIC HEARINGS:

- **#546-V:** James G. and Elaine M. Pontone are requesting a 10.93 ft. right side yard setback variance, 6.7 ft. left side yard setback variance, an 18.88 ft. shoreline setback variance and a 5 ft. left side yard setback variance, according to Section 4.03 and Section 7.01(B)(4) of the Town of Chester Zoning Local Law, in order to construct a 1,075 sq. ft. addition to the existing Single-Family Dwelling and to construct a 24' x 26' Detached Garage. Property is located at 111 Blythewood Island Road, identified by Tax Map Parcel #: 86.5-1-18, in Zoning District Moderate Intensity.

Last Revised 2/20/2024 10:05 AM

- **#547-V:** Douglas and Kim Page are requesting variances from requirements of Section 7.03(B)(4) of the Town of Chester Zoning Local Law, in order to replace an existing dock (in-kind) with a new 65' x 4' Floating Dock. The proposed dock will have a total dock surface area of 260 sq. ft. where 240 sq. ft. is allowed and will extend offshore from the shoreline 65 ft. where 40 ft. is allowed. Property is located at 8522 State Route 9, identified by Tax Map Parcel #: 19.4-1-5, in Zoning District Low Intensity.
- **#548-V:** 13 Marina Road, LLC are requesting 26 ft. relief from Section 7.03(B)(4) (of the Town of Chester Zoning Local Law) as the existing dock, including the extension, will exceed the 40 ft. offshore requirement where 66 ft. is proposed, 24 sq. ft. relief from Section 7.03(B)(4) as the total dock area exceeds 240 sq. ft. where 264 sq. ft. is proposed, 50 ft. shoreline setback variance from Section 7.01(B)(4) and a 9.2 ft. left side yard setback variance from Section 4.03, in order to construct a 40' x 4' extension to the existing dock and construct an 88' x 4' boardwalk over wetlands. Property is located at 13 Marina Road, identified by Tax Map Parcel #: 86.13-1-13.3, in Zoning District Moderate Intensity.
- **#549-V:** Jonathan Peter Angell is requesting a 12'-2" front yard setback variance, 12'-4" right side yard setback variance, 7'-6" left side yard setback variance and a 13'-11" shoreline setback variance, according to Section 4.03 and 7.01(B)(4) of the Town of Chester Zoning Local Law, in order to construct a 623 sq. ft. addition to the existing single-family dwelling. The addition will consist of an expansion to the existing living room, new covered porch and one bedroom. Property is located at 19 Tabernacle Foot Path, identified by Tax Map Parcel #: 102.40-1-34, in Zoning District Hamlet.
- **#550-V:** Work Hard, Play Harder LLC (Members: Luke and Jessica Getty, Kyle and Rella Getty) are requesting multiple variances from Section 2.03, 4.03, 7.03(C)(3,4 and 5) and Section 7.03(B)(4) of the Town of Chester Zoning Local Law, in order to renovate the existing boathouse, including repairs to the foundation, replacement of the roof with a flat roof to including safety railings, expansion of the height of the boathouse (Existing Height: 16'-6"; Proposed Height: 22'-10") and construction of stairs, in-kind replacement of the existing 450 sq. ft. shoreline deck, construction of a new 30' x 8' dock and construction of a new 10' x 10' deck attached to the side of the existing boathouse. Property is located at 9 Pine Tree Drive, identified by Tax Map Parcel #: 136.6-1-18, in Zoning District Rural Use.

OLD BUSINESS: None.

MINUTES: Amend or accept minutes from the Regular Meeting on January 24, 2024.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for January 2024;
- E-mail received from Bonnie and Tim Sullivan dated January 30, 2024 and received by the Zoning Office on January 31, 2024 RE: Variance Application #546-V;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on February 16, 2024 for Variance Application #547-V, #548-V and #549-V. Forms received by the Zoning Office on February 20, 2024.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: