

TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Tuesday, January 24, 2023, 7:00 P.M.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/83379737113>

Meeting ID: 833 7973 7113

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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.****

NEW BUSINESS AND PUBLIC HEARINGS:

- **#526-V:** Cooper Management Associates, LLC (Deborah Freer) is requesting a 27'-7" shoreline setback variance and an area variance for 22 proposed parking spaces where 38 parking spaces are required (based on one space for each 100 sq. ft. of gross floor area), according to Section 4.03 and 7.06(C) of the Town of Chester Zoning Local Law, in order to renovate and construct additions to the existing restaurant to provide for expanded indoor and new outdoor dining. The proposed additions will consist of a 519 sq. ft. addition for indoor dining and a 507 sq. ft. outdoor covered patio. Property is located at 5810 State Route 8, identified by Tax Map Parcel #: 104.1-2-1, in Zoning District Hamlet.

OLD BUSINESS: None.

Last Revised 1/13/2023 2:12 PM

MINUTES: Amend or accept minutes from Regular Meeting on November 23, 2022.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for November and December 2022;
- 2023 Meeting Schedule and Submittals;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on January 12, 2023 for Variance #526-V. Form received by the Zoning Office on January 13, 2023.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

- Discussion to change December ZBA meeting date from December 26, 2023 to _____.

ADJOURNMENT: