

# TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Tuesday, February 28, 2023, 7:00 P.M.

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

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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:

- **#527-V:** Bradley and Maria Bloss are requesting a 48 ft. front yard setback variance (Kingsley Lane), according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct a two-car 24' x 26' two-car garage with storage above. Property is located at 106 Kingsley Lane, identified by Tax Map Parcel #: 86.14-1-13, in Zoning District Moderate Intensity.
- **#528-V:** Richard Stolen and Cheryl Carlson are requesting an 18 ft. front yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct a 24' x 24' second story addition (After-the-Fact) to the existing two-car garage with a 3' x 5' landing and stairs. Addition to only be used for storage. Property is located at 43 Marina Road, identified by Tax Map Parcel #: 86.13-1-18, in Zoning District Moderate Intensity.

**Last Revised 2/24/2023 12:23 PM**

**OLD BUSINESS:** None.

**MINUTES:** Amend or accept minutes from Regular Meeting on January 24, 2023.

**CORRESPONDENCE:**

- Zoning Administrator's Activity Report for January 2023;
- Save-the-Date for the 2023 Adirondack Planning Forum scheduled for April 26 and 27, 2023;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on February 10, 2023 for Variance #528-V. Form received by the Zoning Office on February 14, 2023;
- E-mail from Ruth and Louis Barry received by the Zoning Office on February 17, 2023 RE: Variance #528-V;
- Letter from LeRoy H. Layton dated February 16, 2023 and received by the Zoning Office on February 21, 2023 RE: Variance #528-V.

**PUBLIC PRIVILEGE:**

**BOARD PRIVILEGE:**

- Board members interested in attending:
  - 2023 Adirondack Planning Forum scheduled for April 26 and 27, 2023 at the Hotel Saranac, Saranac Lake, New York.

**ADJOURNMENT:**