

# TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Wednesday, April 26, 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:

- **#531-V:** Earle R. Forbes and Michele L. Lebrun are requesting a 24.3 ft. front yard setback variance and a 16.1 ft. front yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to demolish an existing single-family dwelling and detached two-car garage and construct a 26' x 60' Two-Bedroom Single-Family Dwelling with a 48 sq. ft. front porch and 20 sq. ft. side deck and new two-car 32' x 22' Detached Garage in same locations. Property is located at 563 White Schoolhouse Road, identified by Tax Map Parcel #: 69.-1-14, in Zoning District Moderate Intensity.

OLD BUSINESS: None.

**Last Revised 4/7/2023 10:12 AM**

**MINUTES:** Amend or accept minutes from Regular Meeting on March 28, 2023.

**CORRESPONDENCE:**

- Zoning Administrator's Activity Report for March 2023.

**PUBLIC PRIVILEGE:**

**BOARD PRIVILEGE:**

**ADJOURNMENT:**