

# TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Tuesday, May 23, 2023, 7:00 P.M.

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

---

Join Zoom Meeting

<https://us02web.zoom.us/j/84927521633>

Meeting ID: 849 2752 1633

One tap mobile

+16469313860,,84927521633# US

+16465588656,,84927521633# US (New York)

Dial by your location

+1 646 931 3860 US

+1 646 558 8656 US (New York)

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

Meeting ID: 849 2752 1633

Find your local number: <https://us02web.zoom.us/j/84927521633>

## 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.\*\***
  - **VARIANCE APPLICATION #498-V WITHDRAWN, PER E-MAIL DATED 05/05/2023 FROM JENNIFER R. DINGMAN OF BARTLETT, PONTIFF, STEWART & RHODES, PC.**

## NEW BUSINESS AND PUBLIC HEARINGS:

- **#532-V:** Roy E. Jensen is requesting a 15 ft. rear yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct a 30'-6" x 24'-6" x 5' addition/expansion to the existing 30'-6" x 24'-6" x 12'-3" detached garage. Property is located at 6299 State Route 9, identified by Tax Map Parcel #: 104.14-1-56, in Zoning District Hamlet.
- **#533-V:** Joseph F. and Julianne Leonard are requesting a 50 ft. front yard setback variance, 31.5 ft. rear yard setback variance and an 8 ft. shoreline setback variance, according to Section 4.03 and 7.01(B)(4) of the Town of Chester Zoning Local Law, in order to install an 8' x 12' Storage Shed (After-the-Fact) and

**Last Revised 5/8/2023 2:20 PM**

construct a patio and walkway (Total approximately 438 ± sq. ft.) with retaining wall for wheelchair access. Property is located at 24 Atateka Lane, identified by Tax Map Parcel #: 120.11-1-28, in Zoning District Moderate Intensity.

**OLD BUSINESS:** None.

**MINUTES:** Amend or accept minutes from Regular Meeting on April 26, 2023.

**CORRESPONDENCE:**

- Zoning Administrator's Activity Report for April 2023;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on May 08, 2023 for Variance #532-V and #533-V. Forms received by the Zoning Office on May 08, 2023.

**PUBLIC PRIVILEGE:**

**BOARD PRIVILEGE:**

**ADJOURNMENT:**