

TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Special Meeting – Monday, October 02, 2023, 7:00 P.M.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/88423945554>

Meeting ID: 884 2394 5554

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OLD BUSINESS AND PUBLIC HEARINGS: None.

NEW BUSINESS AND PUBLIC HEARINGS:

- **#538-V:** Paige Pierce is requesting a 34 ft. shoreline setback variance, 5 ft. shoreline setback variance, and a 6 ft. left side yard setback variance, according to Section 4.03 and 7.01(B)(4) of the Town of Chester Zoning Local Law, in order to replace the existing roof (in-kind) and construct dormers for additional headroom to the attic (Existing roof height 17'; proposed height 21'-7"). Property is located at 157 East Shore Drive, identified by Tax Map Parcel #: 69.14-1-3, in Zoning District Moderate Intensity.
- **#539-V:** Lakeside at Loon Lake Enterprises, LLC is requesting a 52 ft. front yard setback variance, 69.4 ft. rear yard setback variance and a 12 ft. right side yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to replace (in-kind) the existing Six-Bedroom Single-Family Dwelling damaged by fire with a new 56'-7" x 60'-1/2" Six-Bedroom Single-Family Dwelling (including new porches and decks). Property is located at 5420 State Route 8, identified by Tax Map Parcel #: 103.-1-19, in Zoning District Low Intensity.
- **#540-V:** Douglas and Kim Page are requesting variances from requirements of Section 7.03(D)(1) of the Town of Chester Zoning Local Law, in order to install two (2) moorings (including any part thereof) that will each extend more than 75 ft. from the shoreline (Mooring #1: 109 ft. proposed where 75 ft. is allowed;

Last Revised 9/14/2023 1:05 PM

Mooring #2: 132 ft. proposed where 75 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.

- **Request to amend the following Variance Application #525-V approved by the ZBA on November 23, 2022:**
 - 8.2 ft. front yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to renovate the existing two-bedroom single-family dwelling and construct a new addition to the existing single-family dwelling. The 4,287 square ft. addition will consist of an expanded kitchen and living room area, four bedrooms including second floor master suite, covered porch, three-car garage and covered deck above an indoor pool. Property is located at 76-70 Clarkson Road, identified by Tax Map Parcel #: 86.19-1-2, in Zoning District Moderate Intensity.

OLD BUSINESS: None.

MINUTES: Amend or accept minutes from Regular Meeting on August 22, 2023.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for August 2023.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: