

TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Tuesday, March 22, 2022, 7:00 P.M.

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

DUE TO COVID-19 PANDEMIC, THE PLANNING BOARD MEETING WILL BE AVAILABLE TO THE PUBLIC ON ZOOM USING THE ACCESS LINKS BELOW. PUBLIC ACCESS WILL BE LIMITED IN THE MEETING ROOM AT THE TOWN MUNICIPAL CENTER DUE TO SOCIAL DISTANCING REQUIREMENTS.

Join Zoom Meeting

<https://us02web.zoom.us/j/89149942450>

Meeting ID: 891 4994 2450

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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.****
- **#508-V:** Kathi DeClerk, Robert Devlin, and Deborah Devlin are requesting a 36.4 ft. front yard setback variance from Woodcliff Acres Rd. and 14.4 ft. front yard setback variance from Boulder Drive, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to renovate the existing one-bedroom Single-Family Dwelling with a loft (904 sq. ft. of living area) and construct a new addition to the existing single-family dwelling. The addition will consist of a new bedroom with master bathroom, living room, laundry, and loft (to be used only as an office), screened porch and deck (Total 1,384 sq. ft. living area for proposed addition). Property is located at 38 Woodcliff Acres Road, identified by Tax Map Parcel #: 120.6-2-17, in Zoning District Moderate Intensity. ****PUBLIC HEARING remained opened from 11/23/2021 ZBA Meeting.****
- **#509-V:** Word of Life Fellowship, Inc. are requesting multiple area variances from requirements of Section 7.04 of the Town of Chester Zoning Local Law, in order to install a 53.16 square ft. internally illuminated free-standing monument sign to include a digital display to notify motorists of community events and important information for students. Property is located at 8072 State Route 9, identified by Tax Map Parcel #: 36.-1-20, in Zoning District Hamlet. ****PUBLIC HEARING remained opened from 12/28/2021 ZBA Meeting.****
- **#510-V:** James and Maribeth Batsford are requesting a 39.7 ft. front yard setback, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to demolish an existing 12' x 22' deck and

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construct a new addition to an existing single-family dwelling. Addition will consist of a 16' x 36' bedroom/sunroom, 8' x 26' hallway and 16'-6" x 24'-5" open deck with steps. Property is located at 268 Perry Road, identified by Tax Map Parcel #: 51.-1-26.1, in Zoning District Rural Use. ****PUBLIC HEARING remained opened from 02/22/2022 ZBA Meeting.****

OLD BUSINESS: None.

NEW BUSINESS AND PUBLIC HEARINGS: None.

MINUTES: Amend or accept minutes from Regular Meeting on February 22, 2022.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for February 2022;
- Revised Site Plan and Architectural Renderings received from Deborah Devlin RE: Variance #508-V;
- Letter from Cindy Brown dated March 06, 2022 and received by the Zoning Office via e-mail on March 07, 2022 RE: Variance #508-V;
- Letter from Bret W. Winchip dated March 07, 2022 and received by the Zoning Office on March 07, 2022 RE: Variance #510-V, Examination of the loading of the existing roof structure and residential building code related issues for construction of addition on rear of existing dwelling;
- Letter from Randall Ryan dated March 21, 2022 and received by the Zoning Office on March 21, 2022 RE: Variance #510-V.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: