

TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Wednesday, June 22, 2022, 7:00 P.M.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/85904765655>

Meeting ID: 859 0476 5655

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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.****
- **#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.****

OLD BUSINESS: None.

NEW BUSINESS AND PUBLIC HEARINGS:

- **#516-V:** Jeffrey and Kelly Stallmer are requesting a 5 ft. left side yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct a shed dormer addition to the existing single-family dwelling. Property is located at 99 Marina Road, identified by Tax Map Parcel #: 86.9-1-9, in Zoning District Moderate Intensity.
- **#517-V:** Christopher and Christin Mason are seeking relief from the .5 acres per principal building Intensity requirement of Section 4.03 of the Town of Chester Zoning Local Law where a minimum of one (1) acre is required for two (2) principal buildings on the same lot and .59 acres exists, in order to renovate an existing 33' x 36' barn to a one-bedroom single-family dwelling with sleeping loft and construct an 8' x 36' front porch addition. The property is currently improved with a single-family dwelling, located at 102 State Route 28N, identified by Tax Map Parcel #: 66.10-3-5, in Zoning District Hamlet.

Last Revised 6/10/2022 9:53 AM

- **#518-V:** David E. Brownell is requesting a 5'-10" front yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to replace a 6' x 26' deck that was removed due to ice storm damage with an 8' x 38' deck with a 6' x 8' landing and stairs to the existing single-family dwelling. Property is located at 503 Chester Shores Path, identified by Tax Map Parcel #: 86.18-1-74, in Zoning District Moderate Intensity.
- **#519-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 221.7 square ft. freestanding sign (after-the-fact) for the Word of Life Bible Institute. Property is located at 8072 State Route 9, identified by Tax Map Parcel #: 36.-1-20, in Zoning District Hamlet.

MINUTES: Amend or accept minutes from Regular Meeting on May 25, 2022.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for May 2022;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on June 09, 2022 for #517-V, #518-V and #519-V. Forms received by the Zoning Office on June 10, 2022.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: