

TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Wednesday, July 27, 2022, 7:00 P.M.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/84908818158>

Meeting ID: 849 0881 8158

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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.****
- **#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. ****PUBLIC HEARING remained opened from 06/22/2022 ZBA Meeting.****

OLD BUSINESS: None.

NEW BUSINESS AND PUBLIC HEARINGS:

- **#520-V:** Henry and Mary T. Sonnemann are requesting a 26 ft. front yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to replace the existing decks with a one-story 14' x 24' (with 1' o/h) addition and a 14'-5.5" x 16' (with 1' o/h) screened porch addition to the existing single-family dwelling. Property is located at 20 Circle Drive, identified by Tax Map Parcel #: 136.7-1-4, in Zoning District Moderate Intensity.

Last Revised 7/22/2022 4:17 PM

- **#521-V:** M & J Lakehouse LLC are requesting a 24 ft. front yard setback variance and a 5.5 ft. left side yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct a 15'-6" x 20' living/gathering room addition and two (2) deck additions (14' x 14' and 14' x 12'-9") to the existing single-family dwelling. Property is located at 99 Kingsley Lane, identified by Tax Map Parcel #: 86.14-1-26, in Zoning District Moderate Intensity.

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

CORRESPONDENCE:

- Zoning Administrator's Activity Report for June 2022;
- Adirondack Park Agency SEQR Lead Agency response letter dated June 28, 2022 and received by the Zoning Office on June 28, 2022 RE: SEQR Lead Agency Status for the Word of Life Freestanding Wall Sign;
- Association of Towns and New York Planning Federation 2022 Fall Planning and Zoning Schools;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on July 18, 2022 for #520-V. Form received by the Zoning Office on July 19, 2022;
- Letter from John Pelletier dated July 19, 2022 and received by the Zoning Office on July 21, 2022 RE: Variance #520-V.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: