

# TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Wednesday, August 24, 2022, 7:00 P.M.

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

---

Join Zoom Meeting

<https://us02web.zoom.us/j/89946352224>

Meeting ID: 899 4635 2224

One tap mobile

+16465588656,,89946352224# US (New York)

+16469313860,,89946352224# US

Dial by your location

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 386 347 5053 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

Meeting ID: 899 4635 2224

Find your local number: <https://us02web.zoom.us/j/89946352224>

## 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.\*\***

**OLD BUSINESS:** None.

## NEW BUSINESS AND PUBLIC HEARINGS:

- **#522-V:** Kerry and Michael Conlan are requesting a 30.77 ft. front yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct a 948 square ft. addition to the existing single-family dwelling with a walkout basement. The project will consist of a 24' x 24' addition (bedroom, kitchenette and bath) to be utilized as an accessory apartment and a 12' x 31' addition to be utilized as a three-season room. The property is located at 106 White Schoolhouse Road, identified by Tax Map Parcel #: 86.-1-30.1, in Zoning District Low Intensity.
- **#523-V:** Bernardo Atehortua Clavijo is seeking relief from the 45,000 square ft. minimum requirement for an agricultural use involving the keeping of livestock (chickens) for personal use (After-the-Fact), according to Section 7.19(A)(1) of the Town of Chester Zoning Local Law. Property currently consists of .92 acres (40,075.2 sq. ft.) and is located at 27 Middle Agard Road, identified by Tax Map Parcel #: 35.2-1-28, in Zoning District Moderate Intensity.

***Last Revised 8/19/2022 10:53 AM***

- **#524-V:** The Cobb Family Residence Trust is requesting an 18 ft. shoreline setback variance, according to Section 7.01(B)(4) of the Town of Chester Zoning Local Law, in order to construct an 11'-4 1/4" x 12'-8 1/4" Pavilion (After-the-Fact). Property is currently located at 683 Atateka Drive, identified by Tax Map Parcel #: 120.15-1-18, in Zoning District Moderate Intensity.

**MINUTES:** Amend or accept minutes from Regular Meeting on July 27, 2022.

**CORRESPONDENCE:**

- Zoning Administrator's Activity Report for July 2022;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on August 08, 2022 for #522-V and #524-V. Forms received by the Zoning Office on August 09, 2022;
- Letter from Russell Ruehl dated August 17, 2022 and received by the Zoning Office on August 17, 2022 RE: Variance Applications #522, #523-V and #524-V;
- Letter from Nicole and John Howe received by the Zoning Office on August 18, 2022 RE: Variance Application #523-V.

**PUBLIC PRIVILEGE:**

**BOARD PRIVILEGE:**

**ADJOURNMENT:**