



**MINUTES OF MEETING
TOWN OF CHESTER ZONING BOARD OF APPEALS
Regular Meeting
February 22, 2022**

Chairwoman Barbara Kearney called the meeting to order at 7:00pm.

ATTENDANCE:

Chairwoman Barbara Kearney, Vice-Chair Michael Hough, Victor Greco, Mary Clark, Bryan Bilfield (Alternate), Jack D. Bartlett (Secretary), and Jeremy J. Little (Zoning Administrator) (Via Zoom). Absent was Jim Batsford.

Bryan Bilfield sat on the Board this evening due to the absence of Jim Batsford.

Chairwoman Kearney welcomed everyone to the meeting and reminded the public of the rules of the Board and that everyone would have a chance to be heard during the public sections of the meetings.

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.

Not Present.

#508-V: Kathi DeClerk, Robert Devlin, and Deborah Devlin are requesting a 49.7 ft. front yard setback variance from Woodcliff Acres Rd., 10.1 ft. front yard setback variance from Boulder Drive, and a 2.7 ft. side yard setback variance, 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), 120 sq. ft. screened porch and 312 sq. ft. deck (Total 1,626 sq. ft. living area). Property is located at 38 Woodcliff Acres Road, identified by Tax Map Parcel #: 120.6-2-17, in Zoning District Moderate Intensity.

Not Present.

#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.

Not Present.

Chairwoman Kearney informed the Board that there is an unpermitted existing sign installed that will require further approval for the signs already on the property before review of Variance Application #509-V can proceed.

NEW BUSINESS AND PUBLIC HEARINGS:

#510-V: James and Maribeth Batsford are requesting a 39.7 ft. front yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to demolish an existing 12' x 22' deck and construct a new addition to an existing two-bedroom 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.

Bret Winchip from Winchip Engineering was present at the meeting representing the Applicant. Mr. Winchip stated that the Applicant is looking to add an addition to his residence, with the addition he would be removing a bedroom. The system that is designed for the house is for 4 bedrooms in case a bedroom was to be added later. The den will be used for access to the addition and the residence will be in the existing footprint.

Chairwoman Kearney asked why the addition could not move behind the residence? Mr. Winchip said that while he cannot speak for the Applicant, he stated that it may be for the flow and design purposes. Chairwoman Kearney stated that the Board is to grant the minimum variance that it shall deem necessary.

Chairwoman Kearney stated that no correspondences have been received from the neighbors for the project. This project would be a non-conforming structure.

The Board expressed the wish for the property owner to be present with Mr. Winchip to answer some of their questions.

Having been duly advertised, Chairwoman Kearney opened the public hearing at 7:20pm.

No comments were made during the Public Hearing

Chairwoman Kearney stated that she would like to keep the public hearing open and allow for Mr. Batsford to answer questions from the Board.

The public hearing will remain open until the March 22, 2022 meeting of the Zoning Board of Appeals.

MINUTES:

Mary Clark stated that there was a typographical error (an additional “he”) in a sentence on Page 5 of the December 28, 2021 Meeting Minutes, which read the following:

“Chairman Kearney stated the he public hearing will remain open as the Board has not received all of the information...”

A motion was made by Mary Clark, seconded by Victor Greco to approve the December 28, 2021 Minutes of the Zoning Board of Appeals, with the amendment to remove “he” after “the” in the above sentence on Page 5.

AYES: Kearney, Hough, Greco, Clark
NAYES: NONE
ABSTAIN: Bilfield
ABSENT: Batsford

The motion carried 4-0.

CORRESPONDENCE:

- Zoning Administrator’s Activity Report for December 2021 and January 2022;
- 2022 Meeting Schedule and Submittals;
- E-mail Correspondence between Cindy Brown and Zoning Administrator dated January 24, 2022 to January 26, 2022 RE: #508-V.

PUBLIC PRIVILEGE: None.

BOARD PRIVILEGE: None.

ADJOURNMENT:

A motion was made by Mary Clark, seconded by Michael Hough to adjourn the meeting at 8:47pm.

AYES: Kearney, Hough, Greco, Clark, Bilfield
NAYES: NONE
ABSTAIN: NONE
ABSENT: Batsford

The motion carried 5-0.

Respectfully submitted,

Jack D. Bartlett
Secretary
Zoning Board of Appeals