



**MINUTES OF MEETING
TOWN OF CHESTER ZONING BOARD OF APPEALS
Regular Meeting
July 27, 2021**

Acting Chairman Arnold Jensen called the meeting to order at 7:08 p.m.

ATTENDANCE:

Michael Hough, Arnold Jensen, Mary Clark, Barbara Kearney (Acting Secretary), and Jeremy Little (Zoning Administrator). Absent was Chairman John MacMillen, and Jack D. Bartlett (Secretary).

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.

The applicants were not present.

NEW BUSINESS AND PUBLIC HEARINGS:

#502-V: Diane Nagle is requesting a 13 ft. front yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to replace an existing porch with a new 6' x 6' wood-framed porch with steps. Property is located at 897 Atateka Drive, identified by Tax Map Parcel #: 120.7-1-1, in Zoning District Moderate Intensity.

No applicant was present at the meeting.

MINUTES:

A motion was made by Michael Hough, Seconded by Arnold Jensen to approve the June 22, 2021 Minutes of the Zoning Board of Appeals.

A Roll Call Vote was called by Barbara Kearney-

Mr. Hough- Yes, Mr. Jensen- Yes, Ms. Clark- Abstained, Ms. Kearney- Abstained.

With no majority present, the approval was tabled until the August 24th Meeting of the Zoning Board of Appeals.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for June 2021;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on July 16, 2021 for Variance #502-V. Form received by the Zoning Office on July 21, 2021.

PUBLIC PRIVILEGE:

None

BOARD PRIVILEGE:

None

ADJOURNMENT:

A motion was made by Barbara Kearney, seconded by Michael Hough to adjourn the meeting at 7:13pm. With all Board Members in favor, the motion was carried 4-0.

Respectfully submitted,

Jack D. Bartlett
Secretary
Zoning Board of Appeals