

# TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Wednesday, January 24, 2024, 7:00 P.M. **\*\*RESCHEDULED\*\***  
Town of Chester Municipal Center – 6307 State Route 9, Chestertown

---

Join Zoom Meeting

<https://us02web.zoom.us/j/88353661087>

Meeting ID: 883 5366 1087

One tap mobile

+16469313860,,88353661087# US

+16465588656,,88353661087# US (New York)

Dial by your location

- +1 646 931 3860 US
- +1 646 558 8656 US (New York)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 301 715 8592 US (Washington DC)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 9128 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US

Meeting ID: 883 5366 1087

Find your local number: <https://us02web.zoom.us/j/88353661087>

**OLD BUSINESS AND PUBLIC HEARINGS:** None.

## **NEW BUSINESS AND PUBLIC HEARINGS:**

- **#545-V:** Rebecca Baroudi (Mulvey) is requesting a 15 ft. road frontage variance (185 ft. proposed; 200 ft. required), according to Section 4.03 of the Town of Chester Zoning Local Law, in order to subdivide one parcel into two (2) lots (Lot 1 will be a 4.88 ± acre building lot for construction of a single-family dwelling, on-site wastewater treatment system, water supply well and driveway and Lot 2 will remain as a 42.64 ± acre lot with 53 ft. of frontage on the southerly end for future access and subdivision). Property is located at 358 Bird Pond Road, identified by Tax Map Parcel #: 49.-1-3.2, in Zoning District Moderate Intensity and Rural Use.
- **#546-V:** James G. and Elaine M. Pontone are requesting a 10.93 ft. right side yard setback variance, 6.7 ft. left side yard setback variance, an 18.88 ft. shoreline setback variance and a 5 ft. left side yard setback variance, according to Section 4.03 and Section 7.01(B)(4) of the Town of Chester Zoning Local Law, in order to construct a 1,075 sq. ft. addition to the existing Single-Family Dwelling and to construct a 24' x 26' Detached Garage. Property is located at 111 Blythewood Island Road, identified by Tax Map Parcel #: 86.5-1-18, in Zoning District Moderate Intensity.

**OLD BUSINESS:** None.

***Last Revised 1/24/2024 11:18 AM***

**MINUTES:** Amend or accept minutes from the Regular Meeting on November 28, 2023.

**CORRESPONDENCE:**

- Zoning Administrator's Activity Report for November 2023 and December 2023;
- 2024 Meeting Schedule and Submittals;
- E-mail from Krista and Mark Kulaga dated January 16, 2024 and received by the Zoning Office on January 17, 2024 RE: Variance Application #545-V;
- E-mail from Gregory Heitmann dated January 19, 2024 and received by the Zoning Office on January 19, 2024 RE: Variance Application #546-V;
- Letter from Alexandra and Peter Koppen dated January 19, 2024 and received by the Zoning Office on January 24, 2024 RE: Variance Application #546-V.

**PUBLIC PRIVILEGE:**

**BOARD PRIVILEGE:**

- Discussion RE: Reschedule December 24, 2024 ZBA Meeting date.

**ADJOURNMENT:**