

TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Tuesday, March 26, 2024, 7:00 P.M.

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

Join Zoom Meeting

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

Meeting ID: 883 5366 1087

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OLD BUSINESS AND PUBLIC HEARINGS: None.

- **#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. ****PUBLIC HEARING CLOSED AT THE JANUARY 24, 2024 ZBA MEETING** **VARIANCE APPLICATION #545-V WITHDRAWN BY REBECCA BAROUDI VIA E-MAIL ON MARCH 12, 2024****
- **#548-V:** 13 Marina Road, LLC are requesting 20 ft. relief from Section 7.03(B)(4) (of the Town of Chester Zoning Local Law) as the proposed dock will exceed the 40 ft. offshore requirement where 60 ft. is proposed, 50 ft. shoreline setback variance from Section 7.01(B)(4) and a 9.2 ft. left side yard setback variance from Section 4.03, in order to construct a 60' x 4' dock and construct

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an 88' x 4' boardwalk over wetlands. Property is located at 13 Marina Road, identified by Tax Map Parcel #: 86.13-1-13.3, in Zoning District Moderate Intensity. ****PUBLIC HEARING REMAINED OPEN AT THE FEBRUARY 27, 2024 ZBA MEETING****

- **#549-V:** Jonathan Peter Angell is requesting a 12'-2" front yard setback variance, 10' right side yard setback variance, 7'-6" left side yard setback variance and a 13'-11" shoreline setback variance, according to Section 4.03 and 7.01(B)(4) of the Town of Chester Zoning Local Law, in order to construct a 623 sq. ft. addition to the existing single-family dwelling. The addition will consist of an expansion to the existing living room, new covered porch and one bedroom. Property is located at 19 Tabernacle Foot Path, identified by Tax Map Parcel #: 102.40-1-34, in Zoning District Hamlet. ****PUBLIC HEARING REMAINED OPEN AT THE FEBRUARY 27, 2024 ZBA MEETING****
- **#550-V:** Work Hard, Play Harder LLC (Members: Luke and Jessica Getty, Kyle and Rella Getty) are requesting multiple variances from Section 2.03, 4.03, 7.03(C)(3,4 and 5) and Section 7.03(B)(4) of the Town of Chester Zoning Local Law, in order to renovate the existing boathouse, including repairs to the foundation, replacement of the roof with a flat roof to including safety railings, expansion of the height of the boathouse (Existing Height: 16'-6"; Proposed Height: 22'-10") and construction of stairs, in-kind replacement of the existing 450 sq. ft. shoreline deck, construction of a new 30' x 8' dock and construction of a new 10' x 10' deck attached to the side of the existing boathouse. Property is located at 9 Pine Tree Drive, identified by Tax Map Parcel #: 136.6-1-18, in Zoning District Rural Use. ****PUBLIC HEARING REMAINED OPEN AT THE FEBRUARY 27, 2024 ZBA MEETING****

NEW BUSINESS AND PUBLIC HEARINGS:

- **#551-V:** Richard and Sharon Pfluger are requesting a 24 ft. left side yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to install and place a 16' x 24' Steel Carport. Property is located at 131 Pine Notch Road, identified by Tax Map Parcel #: 103.-1-3, in Zoning District Rural Use.
- **#552-V:** Richard E. and Mary J. Irish are requesting a 60 ft. front yard setback variance and a 31 ft. left side yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to construct an 858 sq. ft. Detached Garage. Property is located at 27 Rock Ledge Road, identified by Tax Map Parcel #: 136.6-1-24, in Zoning District Rural Use.
- **#553-V:** RKH Land Holdings, LLC is requesting a 10 ft. right side yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to demolish an existing 40' x 14' Storage Shed and construct a 32' x 20' Storage Shed with 2 ft. overhangs. Property is located at 6260 State Route 9, identified by Tax Map Parcel #: 104.14-1-35, in Zoning District Hamlet.
- **#554-V:** Hidden Lake Timber, LLC is requesting a use variance in order to construct and operate a wireless telecommunications facility consisting of a 149' monopine wireless telecommunications tower and antennas, a 4' x 8' equipment cabinet, a 4' x 8' battery cabinet and other associated improvements. The Project is a Major Public Utility Use and is prohibited in Zoning District Rural Use, according to Section 4.02(D) and the Town Use Chart of the Town of Chester Zoning Local

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Law. The property is located at 37 Kohl Road, identified by Tax Map Parcel #: 34.-1-25, in Zoning District Rural Use.

- **#555-V:** Gregory Galustian is requesting relief from the .5 acres per principal building Intensity requirement of Section 4.03 of the Town of Chester Zoning Local Law where a minimum of one (1) acre is required for two (2) principal buildings on the same lot and .34 acres exists, in order to change the use of the existing Single-Family Dwelling to a Two-Family Dwelling. The property is located at 111 State Route 28N, identified by Tax Map Parcel #: 66.6-1-14, in Zoning District Hamlet.

OLD BUSINESS: None.

MINUTES: Amend or accept minutes from the Regular Meeting on February 27, 2024.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for February 2024;
- Revised Application, SEAF, Site Plan and accompanying documents received by the Zoning Office on March 06, 2024 for Variance Application #548-V;
- Revised Plans by Rucinski Hall Architecture received by the Zoning Office on March 06, 2024 for Variance Application #549-V;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on March 11, 2024 for Variance Application #553-V, #554-V and #555-V. Forms received by the Zoning Office on March 11, 2024.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: