

TOWN OF CHESTER ZONING BOARD OF APPEALS AGENDA

Tuesday, April 23, 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:

- **#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****
- **#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

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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 Law. The property is located at 37 Kohl Road, identified by Tax Map Parcel #: 34.-1-25, in Zoning District Rural Use. ****PUBLIC HEARING REMAINED OPEN AT THE MARCH 26, 2024 ZBA MEETING****

NEW BUSINESS AND PUBLIC HEARINGS:

- **#556-V:** Woodcliffe Acres Property Owners Association, Inc. are requesting relief from Section 7.03(B)(4) of the Town of Chester Zoning Local Law to increase the existing dock surface area from a total of 1,560 sq. ft. to 1,608 sq. ft. where 240 sq. ft. is allowed. The proposed project involves a 48 sq. ft. expansion to the existing dock system and will increase the width of the existing dock system from 150 ft. to 162 ft. The property is located at 47 and 48 Woodcliff Acres Road, identified by Tax Map Parcel #s: 120.6-2-14 and 120.6-2-15, in Zoning District Moderate Intensity.
- **#557-V:** Gary and Roseanne Sondermeyer are requesting a 30 ft. front yard setback variance and a 5 ft. rear yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to remove the existing 8' x 10'-2" Front Porch and construct a new 8' x 16' Front Porch with 2 ft. overhangs. The property is located at 652 Atateka Drive, identified by Tax Map Parcel #: 120.15-1-6, in Zoning District Moderate Intensity.
- **#558-V:** Douglas A. Strait is requesting a 7 ft. left side yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, in order to demolish an 11' x 14' portion of the existing Single-Family Dwelling and construct a new 4' x 14' Porch and Two-Story 14' x 22' Addition. The addition will consist of a new kitchen, entry and laundry on the first floor and a master bedroom with bath on the second floor. The existing two bedrooms on the first floor will become one bedroom (no change in the number of bedrooms). The property is located at 49 Clarkson Road, identified by Tax Map Parcel #: 86.19-1-60, in Zoning District Moderate Intensity.
- **#559-V:** Loon Lake Properties, LLC is requesting 8.3 ft. relief from Section 7.04(F)(10) of the Town of Chester Zoning Local Law, for the installation of a 6' x 4' Freestanding Sign (After-the-Fact) for The Lodge at Loon Lake. The location of the sign is 2.7 ft. from the right-of-way of State Route 8 where 11 ft. is required for a 24 sq. ft. freestanding sign. The property is located at 5381 State Route 8, identified by Tax Map Parcel #: 103.-1-17.1, in Zoning District Moderate Intensity.
- **#560-V:** Robert and Lori Stitt are requesting a 69.8 ft. front yard setback variance, according to Section 4.03 of the Town of Chester Zoning Local Law, for the construction of a 16' x 10' Storage Shed and 4.5' x 4' Self-Contained Toilet Structure (After-the-Fact). The property is located at 275 Rock Avenue, identified by Tax Map Parcel #: 121.-1-27, in Zoning District Resource Management.
- **#561-V:** Herman and Kathleen Nied are requesting an 8 ft. front yard setback variance, 53 ft. shoreline setback variance and a variance for 26.4% proposed lot coverage (24.9% existing lot coverage) where 15% is maximum allowed, according to Section 4.03 and Section 7.01(B)(4) of the Town of Chester Zoning Local Law, in order to construct a new foundation under the existing structure, a new 15' x 12' Addition consisting of a kitchen and storage above, two (2) new decks

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(12' x 12' and 12' x 20') and additions to each side of the existing entry porch (4'-7" x 9'-8" and 3' x 9'-8"). The property is located at 12 Pine Tree Drive, identified by Tax Map Parcel #: 136.6-1-19, in Zoning District Rural Use.

OLD BUSINESS: None.

MINUTES: Amend or accept minutes from the Regular Meeting on March 26, 2024.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for March 2024;
- Correspondence from Robert W. Burgdorf dated April 01, 2024 and received by the Zoning Office on April 02, 2024 RE: Variance Application #554-V;
- Correspondence from Robert W. Burgdorf dated April 02, 2024 and received by the Zoning Office on April 03, 2024 RE: Variance Application #554-V;
- Letter from Jim Dower and Dawna Jackson, including accompanying documentation, received by the Zoning Office on April 09, 2024 RE: Variance Application #554-V;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on April 12, 2024 for Variance Application #557-V and #559-V. Forms received by the Zoning Office on April 15, 2024;
- E-mail from Hali and Steve Holmes received by the Zoning Office on April 18, 2024 RE: Variance Application #556-V;
- E-mail with attached letter from M. Sherry Gold received by the Zoning Office on April 18, 2024 RE: Variance Application #556-V;
- E-mail from John Bevilacqua received by the Zoning Office on April 19, 2024 RE: Variance Application #556-V;
- E-mail from Gale Chang received by the Zoning Office on April 22, 2024 RE: Variance Application #556-V.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: