

Attachment to Zoning Board of Appeals Application

Backyard Chicken Coop Description & Husbandry Plan

Property: 1301 Kings Highway, Chester, NY 10918 • Tax Map # 17-1-10 • Zoning: AR-3

Applicant: David Turetsky

Overview

The applicant proposes to keep up to ten (10) hens (no roosters) as an accessory residential use for personal, non-commercial purposes. Eggs will be for household consumption only. There will be no slaughtering, no on-site sales, and no commercial signage. The coop and run already exist on the property from prior use of the land; only modest repairs (described below) will be undertaken before any birds are introduced.

Space Allocation

Existing coop structure: 10 ft × 30 ft (300 sq ft total), divided into two interior sections.

Section in use for the flock: One 10 ft × 10 ft interior room (100 sq ft). The second 10 ft × 20 ft section will remain unused for chicken housing and may be used for feed and equipment storage.

Enclosed chicken run (already procured): 10 ft × 19 ft (190 sq ft), fully enclosed and predator-resistant, attached to the coop.

Outer fenced exercise yard: 50 ft × 66 ft (3,300 sq ft), perimeter-fenced.

Per-bird space (for 10 hens):

- Interior coop space: 10.0 sq ft / hen (industry recommendation: 3–4 sq ft / hen)
- Enclosed run space: 19.0 sq ft / hen (industry recommendation: 8–10 sq ft / hen)
- Outer yard (when accessed): 330 sq ft / hen (well above any published minimum)

These ratios are well above the recommended per-bird space published by Cornell Cooperative Extension and by recognized poultry guides (e.g., Freedom Ranger Hatchery, Backyard Chickens). Generous space reduces stress, disease pressure, ammonia buildup, and noise — all factors directly relevant to the ZBA's review.

Materials & Construction

Coop walls and roof: Existing wood-framed structure with wood siding and a metal roof. The metal roof is a long-lived, fire-resistant material that also deters climbing/chewing predators. Any sections of rotted or compromised siding, trim, or fascia will be replaced in kind with pressure-treated or weather-rated lumber as part of the planned repair work.

Coop floor: Concrete slab. A concrete floor is the gold standard for backyard coops: it is impervious to rodents and burrowing predators (no animal can dig in from below), easy to disinfect, and provides a stable base for the deep-bedding manure system described below. No exposed dirt floor.

Run framing & enclosure: The procured 10 × 19 run is a pre-engineered, fully enclosed unit with a covered top, wire-mesh walls, and a lockable access door.

Outer fencing: Existing 50 × 66 perimeter fence (to be inspected and repaired as needed). Acts as a secondary containment layer outside the enclosed run.

Predator-Proofing

Predator pressure in the Chester / Sugar Loaf area includes raccoons, opossums, fishers, weasels, foxes, coyotes, hawks, and owls. The following measures will be implemented before any birds are placed:

- 1. Hardware cloth, not chicken wire.** All openings on the coop and the run (windows, vents, gaps under eaves, the lower portion of the run walls) will be covered with 1/2-inch galvanized hardware cloth, fastened with washers and screws or heavy-gauge fencing staples — never with poultry netting alone, which raccoons and dogs can tear through.
- 2. Predator apron at the run.** The coop itself sits on a concrete slab, so nothing can dig in from below. At the attached enclosed run, a 24-inch-wide skirt of 1/2-inch hardware cloth will be laid flat on the ground around the full perimeter, fastened to the base of the run and pinned with landscape staples. This prevents foxes, coyotes, and raccoons from digging under the run fence line.
- 3. Secure latches.** All access doors will use two-step / spring-loaded carabiner-style latches that raccoons cannot manipulate.
- 4. Nightly lock-up.** Hens will be closed inside the coop at dusk and released into the run in the morning, providing a fully enclosed shelter during peak predator hours.
- 5. Overhead protection.** The procured run has a covered top; the outer fenced yard will only be used during daylight hours when an adult or supervised family member is present, mitigating hawk pressure.
- 6. Clean perimeter.** Feed will be stored in sealed metal containers inside the coop or an adjacent storage area; no feed will be left in the run overnight. Eggs will be collected daily.

Ventilation

Good ventilation is the single most important factor in a healthy, low-odor coop. The 10 × 10 coop room will be ventilated to industry-recommended standards:

- **Year-round high vents:** Continuous vent openings (covered with 1/2-inch hardware cloth) along the upper portion of at least two opposing walls, protected from rain by the roof overhang. Target: a minimum of 1 sq ft of vent opening per 10 sq ft of floor area — i.e., at least 10 sq ft of high vent for a 100 sq ft coop room.
- **Warm-weather low vents:** Additional adjustable lower vents (or a screened window) for summer cross-flow, closable in winter to prevent drafts on roosting birds.
- **Roof-peak / cupola exhaust:** If the existing roof structure permits, a ridge vent or cupola will be added to vent moist, ammonia-laden air at the highest point of the coop.
- **All vents screened:** Every vent opening is covered with 1/2-inch hardware cloth (same as the windows) so ventilation never compromises predator-proofing.

Manure Management

Manure will be managed using the deep-litter method, an established backyard-chicken practice that minimizes odor, controls flies, produces high-quality compost, and reduces waste removal frequency:

- Base layer of 4–6 inches of large-flake pine shavings on the coop floor at the start of each cycle.
- Fresh bedding (additional pine shavings, dried leaves, or straw) added on top every 1–2 weeks, or whenever the surface appears soiled. Hens scratch and turn the litter naturally, allowing aerobic decomposition.
- Annual full clean-out (typically each spring), with the composted litter transferred to an on-property compost bin and aged a minimum of 6 months before any garden use. No manure runoff is generated.

- Roost area: a removable droppings board beneath the roost bar will be scraped 2–3 times per week into the same compost bin, which keeps the bulk of overnight manure out of the litter and dramatically reduces ammonia.
- Run management: the enclosed 10 × 19 run will be raked weekly; any soiled bedding is moved to compost. The outer 50 × 66 yard is large enough that hen impact on the ground is dispersed and self-degrading.
- No on-site burial or burning of waste. No discharge to any waterway, drainage swale, or wetland.
- Compost location: the active compost bin will be sited as far from neighboring dwellings as the lot configuration reasonably allows, set back from the nearest property line and from any well or surface water on the parcel. The bin will be a covered, contained unit (not an open pile) to control odor, exclude vermin, and prevent runoff, consistent with NYS Agriculture & Markets best-management practices for small-scale livestock keeping.

Biosecurity & General Husbandry

- No roosters — eliminates noise concerns.
- Hens sourced from a NPIP-certified hatchery or local NPIP-certified breeder; no live-bird auction or swap birds.
- Standard hygiene: dedicated coop boots, hand-washing after coop visits, separate tools for coop vs. garden.
- A small first-aid / sick-bay area will be available inside the unused half of the existing structure for isolating any bird that becomes ill or injured.
- Routine veterinary care via a local poultry-experienced veterinarian.

Summary of Neighbor Impact

- Noise: minimal — no roosters; hens are quiet during nightly lock-up.
- Odor: managed by deep litter, droppings board, generous ventilation, and weekly run maintenance.
- Flies / vermin: feed sealed, eggs collected daily, manure composted on schedule.
- Wildlife attraction: hardware cloth, predator apron, nightly lock-up.
- Visual: existing structure with minor repair; no new building footprint added.
- Traffic: none — non-commercial, household use only.

The combination of generous per-bird space, an existing structure, modern predator-proofing, code-compliant ventilation, and the deep-litter manure system means that ten hens at 1301 Kings Highway will produce no measurable impact on neighbors or on the rural-residential character of the AR-3 district.

**ZONING BOARD OF APPEALS
OWNERS AUTHORIZATION FOR A SITE VISIT**

I (Please print) _____

DAVID TURKESKY

grant permission for members of the Zoning Board of Appeals and/or representatives of same Board to make a site visit on my property should they deem it necessary to review my application. The property location is:

1301 Kings Hwy Chesapeake, VA 20918

Signed, _____

DT

Date: _____

5/22/2026

LOCATED IN
TOWN OF CHE
ORANGE CO., NEW

FRAME
OUT-HOUSE

FRAME
OUT-HOUSE

2 1/2 STORY
FRAME
RES.
386
SCREEN
PORCH

386
SCREEN
ROOM

KINGS

(COUNTY HWY. NO: 13)

HIGHWAY

TIFIED TO:

ES & JANET ROGERS
HEN SAVINGS BANK
RICAN TITLE INSURANCE CO.

WM. H. YOUNG
SURVEYORS
ROUTE 17

Blue area is the fence. Yellow area is the proposed chicken run. The coop is existing and the hashed area is the proposed coop for the hens.

