

Town Of Chester Zoning Board of Appeals
1786 Kings Highway, Chester, New York 10918
Phone: (845) 469-7000, ext. 338 Fax: (845) 469-9242

APPLICATION TO THE ZONING BOARD OF APPEALS

PART I: OWNER INFORMATION - Please type or print below

DATE: 11/26/19

Property Location: 49 GIBSON HILL RD., CHESTER, NY 10918

Owner(s) of Record: Full name(s) RUSSELL M. LEINER + DONNA E. LEINER

Home Phone#: (845) 610-3114 Work #: () - Cell #: (845) 591-9050

Email address: masterswimmer@gmail.com

Mailing Address of Owners(s): 49 GIBSON HILL RD., CHESTER, NY 10918

City, State, Zip Code: _____

PART II: AGENT INFORMATION - If applicable (Please attach Owner Authorization letter)

Agent Name: N/A

Work #: () - Cell #: () -

Email address: _____

Mailing Address of Agent: _____

City, State, Zip Code: _____

PART III: ATTORNEY INFORMATION

Attorney for Applicant: N/A

Mailing Address of Attorney: _____

City, State, Zip Code: _____ Phone # () -

PART IV: APPLICATION DETAILS

Note: If this application is being made by someone other than the owner, the owner must sign the owner's authorization attached to this document.

Orange County Tax Map Number: 8037 Section/Block/Lot 15 / 1 / 8.1

Zoning District: AR3 Lot Size 3 ACRES

Type of Variance Sought: (check one or more)

☒ Area Variance

☐ Use Variance

☐ Interpretation

Referred by:

☐ Planning Board

☒ Code Enforcement Officer

State in factual terms the exact manner in which applicant seeks from the Zoning Board of Appeals:

Zoning data requires 30' side yard and total 80'. Variance needed.
All other zoning requirements are satisfied.

A summary statement of the practical difficulty because of the existing zoning regulations for the subject premises as follows:

Our current setbacks are ~~38'-8"~~^{38'-8"} and ~~89'-11"~~^{89'-11"}

The single story proposed addition is 16' x 20'.

This addition will bring us to a final setback of 20'-4".

The other side yard setback will be untouched and remain 89'-11".

Describe any circumstances supporting this application:

The side of our home we are adding this addition borders an undeveloped parcel owned by the Palisades Interstate Park Commission. There will be no disturbance of that border.

Has a variance or special exception use ever been applied for on this property?

☐ Yes ☒ No

If yes, indicate the Zoning Board of Appeals date of decision: _____

Is the subject property located within 500 feet of any of the following?

☐ Town or Village boundary line (if yes, indicate which Town or Village : _____)

☒ State road, park, or other recreational facility

☒ County Road or right of way

☐ Federal owned property

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

I (Please print) RUSSELL M. LEINER

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:

49 GIBSON HILL RD
CHESTER, NY 10918
S:1.5 B:1 L:8.1

Signed,

Russell M. Leiner

Date:

11/26/19

**ZONING BOARD OF APPEALS
INTER-COMMUNITY IMPACT FORM
239 DISCLOSURE**

Applicant Name RUSSELL M. + DONNA E. LEINER

Property Address 49 GIBSON HILL RD., CHESTER, NY 10918

The law requires that certain applications be provided to neighboring communities and to the County. Please state if any of the following are applicable:

1. This property is within 500 feet of any other municipality (including any other Town or Village)?
NO ☒ YES ☐ if you answered yes, which other municipality or municipalities?

2. Is the property within 500 feet of any of the following?

☒ The boundary of any existing or proposed county or state park or any other recreation area

☒ The right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway; or

☐ The existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines; or

☐ The existing or proposed boundary of any county or state owned land on which a public building or institution is situated; or

☐ The boundary of a farm operation located in an agricultural district, as defined by article twenty-five-AA of the agriculture and markets law, except this subparagraph shall not apply to the granting of area variances.

Please note that the answers to these questions are needed in order to deem the application complete.

Donna E. Leiner
Russell M. Leiner
Applicant Signature

DONNA E. LEINER
Name (please print): RUSSELL M. LEINER
Date: 11-26-19

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Area Variance Only

Please answer the following:

Will there be an undesirable change in the character of the neighborhood, or a detriment to nearby properties if this variance is granted?

No

Can you achieve your goals via a reasonable alternative which does not involve the necessity of an area variance?

No

Is the variance is substantial?

No

Will the variance have an adverse impact on physical or environmental conditions in the neighborhood or district?

No

Is this a self-created difficulty?

No



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Residential

[Property Info](#)[Owner/Sales](#)[Inventory](#)[Improvements](#)[Tax Info](#)[Report](#)[Comparables](#)

Municipality of Chester

SWIS:	332289	Tax ID:	15-1-8.1
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Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	49 Gibson Hill Rd		
Property Class:	210 - 1 Family Res	Site Property Class:	210 - 1 Family Res
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zonning Code:	AR3* -	Bldg. Style:	Cape Cod
Neighborhood:	00013 -	School District:	Monroe-Woodbury
Property Description:	LT 8.1 SMITH SUB MAP 8037		
Total Acreage/Size:	3.00	Equalization Rate:	----
Land Assessment:	2019 - \$70,000	Total Assessment:	2019 - \$174,700
Full Market Value:	2019 - \$300,200		
Deed Book:	4504	Deed Page:	306
Grid East:	560525	Grid North:	899126
Bank Code:	0130715		

Special Districts for 2019

Description	Units	Percent	Type	Value
FD004-Chester fire	0	0%		0
RG017-Town refuse	10	0%		0

Photographs

No Photo Available

[Pictometry Connect](#)

Documents

No documents found for this parcel

Maps

[View Tax Map](#)
[Pin Property on GIS Map](#)
[View in Google Maps](#)
[View in Bing Maps](#)

Map Disclaimer

ENTIRE LOT

100439'
N11°22'52"W

Existing two-story
wood framed dwelling
Proposed 16' x 20'
single-story addition

Existing Closest
Distances: 38'-8"

Proposed Closest
Distance: 20'-4"

STONE WALL
16'-9"

GIBSON HILL ROAD
(COUNTY ROAD NO. 82)

S.T. L.B.1
CHESTER HILL ASSOC.
3/2/166

LEINER - PROPOSED SITE PLAN WITH ADDITION
49 GIBSON HILL ROAD | SECTION 15, BLOCK 1, LOT 8.1

NOV. 20, 19
SCALE 1" = 20'-0"

ARCHITECT
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