

Next ZBA meeting September 21st

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

Board Members:

Gregg Feigelson
Robert Dickover

Chairman
Attorney (Dickover, Donnelly & Donovan)

Julie Bell
Dan Doellinger
Walter Popailo
Tom Atkins
Melissa Foote- Zoning/Planning Board Clerk



Variances: Relief from the Town's Zoning Ordinance is granted by the Zoning Board of Appeals in accordance with NYS Town Law 267 and Town of Chester Zoning Law Section 98-36. The board of appeals shall, in the granting of variances, have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the zoning ordinance or local law, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community. The following criteria are used for the granting of variances.

FEES:

Residential Area Variance or Interpretation	\$175 —
Commercial/Industrial Variances	\$275
Use Variance	\$350
Mailing List	\$75 (first 25 names) \$ 1 (per name after 25)
Work Session	\$ 75 <u>each</u> work session (up to a half hour)

All Applications and materials need to be
Submitted 2 weeks prior to ZBA meeting

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: 8-8-2023

Property Location: 46 Maple Ln. Monroe, NY 10950 -11-11-1

Owner(s) of Record: Full name(s) Luis Efraim Remache

Home Phone#: () - Work #: () - Cell #: (845) 406-7643

Email address: luis2016remache@gmail.com, flavio53@live.com

Mailing Address of Owners(s): 46 Maple Ln, Monroe, NY 10950

City, State, Zip Code: 4

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

Agent Name: _____

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

Email address: _____

Mailing Address of Agent: _____

City, State, Zip Code: _____

PART III: ATTORNEY INFORMATION

Attorney for Applicant: _____

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: _____ Section/Block/Lot ____/____/____

Zoning District: _____ Lot Size _____

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:

I'm requesting a permit to do an extension on the first floor in the house, in the back. The extension was level with the second floor.

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

The proposed extension will not meet the full setbacks required although it will be somewhat setback from the property line.

Describe any circumstances supporting this application:

The extension was done in the first floor on the kitchen is minimal, it not have relevant changes in the property and its surroundings.

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) Luis Errain Remache

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:

46 Maple Ln, Monroe, NY 10950

Signed,

Luis Remache

Date:

08-08-2023

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

Applicant Name Luis Efraim Remache

Property Address 46 Maple Ln Monroe, NY 10950

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.

Luis Remache
Applicant Signature

Name (please print): Luis Efraim Remache
Date: 08-08-2023

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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, neighborhood will be unaffected

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?

yes