

3. Will the requested variance, if granted, alter the essential character of the neighborhood?
4. Is the alleged hardship self-created?

Town Of Chester Zoning Board of Appeals
1786 Kings Highway, Chester, New York 10918
Phone: (845) 469-7000, ext. 308 Fax: (845) 469-9242

APPLICATION TO THE ZONING BOARD OF APPEALS

PART I: OWNER INFORMATION - Please type or print below

DATE: 2/22/17

Property Location: 191 Lehigh Ave Chester NY 10918
Owner(s) of Record: Full name(s) Joel Woreberger
Home Phone#: (845) 746-9200 Work #: (845) 783-4607 Cell #: (845) 206-8076
Email address: Joel@GlobalLightInc.com
Mailing Address of Owners(s): P.O. Box 191
City, State, Zip Code: Harrison NY 10926

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 3 / 1 / 14.1
Zoning District: _____ Lot Size 1.2

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:

3.9 Acres

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

Describe any circumstances supporting this application:

Zone changed to "I" zone and is allowed to use as a contractor storage

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 : of Chester)

☒ State road, park, or other recreational facility

☒ County Road or right of way

☐ Federal owned property

Town Of Chester Zoning Board of Appeals
1786 Kings Highway, Chester, New York 10918
Phone: (845) 469-7000, ext. 308 Fax: (845) 469-9242

OWNER AUTHORIZATION

STATE OF NEW YORK

COUNTY OF ORANGE

I, Joel Werzberger

OWNER

residing at 6 Dorchester dr Airmont Ny 10952

OWNER ADDRESS

being the owner of premises 191 Lehigh Ave Chester Ny 10918

PROPERTY LOCATION

also known as Orange County Tax Map #: 3-1-14.1

TAX MAP

hereby authorize _____

AGENT

whose mailing address is _____

AGENT ADDRESS

to appear on my behalf before the _____

of the Town of Chester, and to file any documents required with reference to my
application for _____

I hereby agree to allow my agent, whose name appears above, to act on my behalf and I further
agree to abide by any requirements imposed by this Board as a condition of their approval.



OWNER SIGNATURE

Sworn to before me this 3

Day of MARCH, 2017

BERNARD MITTELMAN
Notary Public, State of New York
No. 4988244

Qualified in Orange County
Commission Expires Nov. 4, 2017

Notary Public

ZONING BOARD OF APPEALS

OWNERS AUTHORIZATION FOR A SITE VISIT

I (Please print) Joel Werzberger

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:

191 Lehigh Ave
Chester Ave N.Y. 10918

Signed, 

Date: 2/22/17

**Town of Chester
Zoning Board of Appeals
1786 Kings Highway,
Chester, New York 10918
(845) 469-7000, ext. 308**

Interpretation Only

A request for an interpretation is made for the following reason:

[This section contains horizontal lines for text entry, which are crossed out by a large diagonal blue line.]

**Town Of Chester
Zoning Board of Appeals
1786 Kings Highway,
Chester, New York 10918
(845) 469-7000, Ext. 308**

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?

yes

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

**Town Of Chester
Zoning Board of Appeals
1786 Kings Highway,
Chester, New York 10918
(845) 469-7000, Ext. 308**

Use Variance Only

Please answer the following:

The applicant cannot realize a reasonable return, provided that the lack of return is substantial as demonstrated by competent financial evidence.

The alleged hardship unique relating to the property in question, and does not apply to a substantial portion of the district or neighborhood.

Will the use variance, if granted, alter the essential character of the neighborhood?

Has the alleged hardship been self-created?
