

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: 6/25/2026

Property Location: 154 Hambletonian Rd, Chester NY 10918

Owner(s) of Record: Full name(s) George Nicaj, Violet Nicaj

Home Phone#: () - Work #: () - Cell #: (845)598-0249

Email address: royalranchllc@gmail.com

Mailing Address of Owners(s): Same

City, State, Zip Code: _____

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: Alex McManus

Mailing Address of Attorney: 14 Oakland Ave

City, State, Zip Code: Warwick NY 10990 Phone # (845)986-7660

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 17 /1 / 5.3

Zoning District: AR - 3 Lot Size -23.9

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 am looking to cover an existing horse arena 150x80 dimension. This will make it an indoor arena and allow the current riders the opportunity to ride horses in inclement weather conditions.

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

It was brought to my attention that the zoning law only allows buildings at a height of 24' This arena will be a total height of 29'.

Describe any circumstances supporting this application:

The area where the existing arena is located cannot be seen by any neighbors or from any road. It is in an area of the property that is completely private. The height of the building being built over this arena will not impede any view from any angle. the Tree line is substantially higher than the highest part on this building. in addition, My house is the most viewable portion of this property and it's rooofline is at least 150' higher than the highest peak of this proposed structure.

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? No

☐ 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) George Nicaj

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:

154 Hambletonian Rd, Chester NY 10918

Signed,



Date:

6/25/2026

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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

If 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
