

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: August 20, 2021

Property Location: 26 Neil Drive Chester, NY 10918
Owner(s) of Record: Full name(s) Arthur Alzamora
Home Phone#: (917) 912 - 4832 Work #: () - Cell #: () -
Email address: arthur.alzamora@gmail.com
Mailing Address of Owners(s): 26 Neil Drive
City, State, Zip Code: Chester, NY 10918

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

Agent Name: Infinity Solar Systems
Work #: (845) 474 - 0068 Cell #: () -
Email address: inspections@infinitysolarsystems.com
Mailing Address of Agent: 575 Corporate Drive, Suite 2200
City, State, Zip Code: Mahwah, NJ 07430

PART III: ATTORNEY INFORMATION

Attorney for Applicant: Tunde Odubeken
Mailing Address of Attorney: 575 Corporate Drive, Ste 2200
City, State, Zip Code: Mahwah, NJ 07430 Phone # () 845-474-0068

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 / 90

Zoning District: _____ Lot Size _____

Type of Variance Sought: (check one or more)

☒ Area Variance

☐ Use Variance

☐ Interpretation

Referred by:

☒ Planning Board

☐ Code Enforcement Officer



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OWNER AUTHORIZATION

STATE OF NEW YORK

COUNTY OF ORANGE

I, Arthur Alzamora

OWNER

residing at 26 Neil Drive, Chester NY

OWNER ADDRESS

being the owner of premises 26 Neil Drive, Chester, NY

PROPERTY LOCATION

also known as Orange County Tax Map #: 17-1-90

TAX MAP

hereby authorize Infinity Solar Systems

AGENT

whose mailing address is 575 Corporate Drive; Ste 2200 Mahwah, NJ 07430

AGENT ADDRESS

to appear on my behalf before the Zoning Board

of the Town of Chester, and to file any documents required with reference to my
application for a ground mount solar system

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 25

Day of August, 2021

Notary Public

YASMIN OSORIO
Notary Public, State of New York
No. 010S6149645
Qualified in Bronx County
Commission Expires July 17, 2022

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

Applicant Name Infinity Solar Systems

Property Address 26 Neil Drive Chester, NY

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 X YES _____ if you answered yes, which other municipality or municipalities?

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

No The boundary of any existing or proposed county or state park or any other recreation area


No The right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway; or

No 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

No The existing or proposed boundary of any county or state owned land on which a public building or institution is situated; or

No 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.


Applicant Signature

Name (please print): Pamela Ziolkowski
Date: August 20, 2021

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

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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 - The ground mount will be screened from view.

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

No, based on configuration of 107, it is not possible.

Is the variance is substantial?

No, the variance is only required due to the lot being off a cul-da-sac.

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

No - the ground mount solar array will be screened from view.

Is this a self-created difficulty?

No, the lot is existing, the solar is non-conforming.

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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?

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PROCEDURAL FORMAT FOR A PUBLIC HEARING

A Public Hearing must be held prior to issuing an interpretation or variance to the Town of Chester zoning laws. The applicant will be notified by the Chairman of the date and time of the public hearing. An ad must be placed in the newspaper along with sending certified mailings to each property owner within 300 feet of the proposed action. Please follow the below instructions carefully.

Failure to follow the procedures will automatically cancel the public hearing without exception.

Newspaper Publication

The applicant will be responsible to publish a notice in the **Legal Notice Section** of the Middletown Times Herald Record. The Chairman must approve the notice prior to publication. This notice **MUST be published between 5 and 10** days prior to the public hearing. Typically, the newspaper requires that the notice be sent to them three days prior to the actual publishing date. **The applicant is responsible for all associated costs.**

Please note that: At the time of the hearing, the applicant is **required** to furnish the Zoning Board of Appeals with a **copy of the publicized legal notice and the date published.**

Property Owner Notification

The applicant will be responsible to notify all property owners within 300 ft. of the proposed action. The same notice published in the newspaper must be sent out to each individual property owner on the list, **and must be sent by certified mail with return receipt requested.** The official list of property owners within 300 feet is obtainable only from the **Town of Chester Zoning Board.** **The applicant is responsible for all associated costs.**

Please note that: At the time of the hearing, the applicant is required to furnish the Zoning Board of Appeals with the **proof of each certified mailing and any return receipts they may have received.** **Please organize the receipts in the same order as the list supplied by the Zoning Board.**