

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: 11/7/18

Property Location: 1392 KINGS HIGHWAY

Owner(s) of Record: Full name(s) RAEHEL BERTONI - FINSTAD + ROBERT E. FINSTAD

Home Phone#: (845) 469-6808 Work #: 845 469-0993 Cell #: (845) 494-5763

Email address: bertoni@optonline.net

Mailing Address of Owners(s): PO BOX 563

City, State, Zip Code: SUGAR LOAF, NY 10981

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

Agent Name: N/A

Work #: () - Cell #: () - N/A

Email address: N/A

Mailing Address of Agent: N/A

City, State, Zip Code: N/A

PART III: ATTORNEY INFORMATION

Attorney for Applicant: N/A

Mailing Address of Attorney: N/A

City, State, Zip Code: N/A Phone # () - N/A

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 141 4 2.1

Zoning District: LBSL Lot Size 1.01

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:

TWO SHEDS HAVE BEEN IN MY YARD SINCE
1970'S. THEY ARE APPROXIMATELY 2.5 FT
FROM OUR PROPERTY LINE. THE MINIMUM IS CURRENTLY
5 FT. I WOULD LIKE A VARIANCE IN ORDER TO
GET A VALID PERMIT TO LEAVE THEM THERE

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

I DON'T THINK I CAN SELL MY PROPERTY WITH
SHEDS AS THEY REMAIN WITHOUT A VARIANCE.

Describe any circumstances supporting this application:

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

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OWNER AUTHORIZATION

STATE OF NEW YORK

COUNTY OF ORANGE

I, RACHEL BERTONI-FINSTAD
OWNER
residing at 1392 KINGS HIGHWAY
OWNER ADDRESS
being the owner of premises 1392 KINGS HIGHWAY
PROPERTY LOCATION
also known as Orange County Tax Map #: LBSL
TAX MAP
hereby authorize N/A
AGENT
whose mailing address is N/A
AGENT ADDRESS
to appear on my behalf before the N/A
of the Town of Chester, and to file any documents required with reference to my
application for N/A

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.

Rachel Bertoni-Finstad

OWNER SIGNATURE

Sworn to before me this 7th
Day of November, 2018

Notary Public

Heidi Schmid

HEIDI SCHMID
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SC6285472
Qualified in Orange County
My Commission Expires July 08, 20 21

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

I (Please print) RAEHEL BURTONI-FINSTAD

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:

1392 KINGS HIGHWAY
Sugar Loaf, NY 10981

Signed,

Raehele Burdoni-Finstad

Date:

11.7.18

ZONING BOARD OF APPEALS
INTER-COMMUNITY IMPACT FORM
239 DISCLOSURE

Applicant Name RACHEL BERTONI - FINSTAD

Property Address 1392 KINGS HIGHWAY, SUGAR LOAF, NY 10981

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~~ YES 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.

Rachel Bertoni - Finstad
Applicant Signature

Name (please print): RACHEL BERTONI - FINSTAD

Date: 11.7.18

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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?

2 SHEDS WERE INSTALLED DECADES AGO

ORANGE COUNTY

(AKA: KINGS HIGHWAY)

