

**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: 3/10/15

Property Location: 219 Bull Mill Road Chester N.Y. 10918

Owner(s) of Record: Full name(s) Shane + Nicole Ferraro

Home Phone#: (845) 238-2559 Work #: (917) 939-8903 Cell #: (845) 494-2648

Email address: Beardown845@yahoo.com Tricky7876@yahoo.com

Mailing Address of Owners(s): 219 Bull Mill Road

City, State, Zip Code: Chester N.Y. 10918

**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 8 / 1 / 6

Zoning District: \_\_\_\_\_ Lot Size 1.000 acres

**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:

Requesting a reduction in side yard setback from 30' to 24'. Project will still be ~~within~~ over the total side yard setback of 60'

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

Requesting to add 2 additional bedrooms. Restricted in rear because of existing septic + ~~pool~~ swimming pool.

Describe any circumstances supporting this application:

N/A

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, Shane Ferraro OWNER

residing at 219 Bull Mill Road OWNER ADDRESS

being the owner of premises 219 Bull Mill Rd. PROPERTY LOCATION

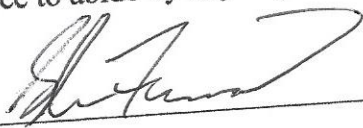
also known as Orange County Tax Map #: 8 TAX MAP

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 Area Variance (residential)

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 10<sup>th</sup>  
Day of March, 2015

Notary Public

LINDA ANN ZAPPALA  
Notary Public, State of New York  
No. 01ZA6312671  
Qualified in Orange County  
Commission Expires October 6, 2018

ZONING BOARD OF APPEALS

OWNERS AUTHORIZATION FOR A SITE VISIT

I (Please print) Shane Ferraro

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:

219 Bull Mill Road

Chester N.Y. 10918

Signed,



Date:

3/15



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**Interpretation Only**

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

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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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?

No