

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: 10/2/17

Property Location: 68 GOOSEPOND MOUNTAIN ROAD

Owner(s) of Record: Full name(s) SANDRA L. MARCIANO

Home Phone#: () - Work #: () - Cell #: (845) 742 3929

Email address: _____

Mailing Address of Owners(s): 68 GOOSEPOND MOUNTAIN ROAD

City, State, Zip Code: CHESTER, NEW YORK 10918

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

Agent Name: DANIEL P. YAMOSH L.L.S.

Work #: (845) 361 - 4700 Cell #: (845) 699-0842

Email address: DAM @ YAMOSH SURVEYING.COM

Mailing Address of Agent: P.O. BOX 320

City, State, Zip Code: CIRCLEVILLE NY 10919

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: 332289 Section/Block/Lot 411 11.1

Zoning District: A12-3 Lot Size 3.09/1.82 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:

THE OWNER OF TAX LOT 4-1-11.3, CHARZ-T. BYRNE WISHES TO PURCHASE 1.27 ACRES OF LAND FROM TAX LOT 4-1-11.1- SANDRA L. MARCIANO. THIS WOULD MAKE LOT 11.3 2.60 ACRES WHICH MAKES IT CLOSER TO CONFORMING TO THE ZONING. TAX LOT 11.1 WOULD GO FROM 3.09 ACRES TO 1.82 ACRES

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

THESE LOTS WERE CREATED AS PER FILED MAP ENTITLED "SUBDIVISION LOTS OF CORNELL, FILED IN THE C. CLERK'S OFFICE ON JANUARY 25, 1996 AS MAP 6-96. THE ZONING AT THAT TIME FOR THESE LOTS WAS AR-1, AND THE MINIMUM LOT SIZE WAS 40,000 SQ. FT. NOW THE ZONING IS AR-3 - 3 ACRE MINIMUM.

Describe any circumstances supporting this application:

THIS WOULD MAKE TAX LOT 11.3 MORE CONFORMING TO THE EXISTING ZONING

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, SANDRA L. MARCIANO

OWNER

residing at 68 GOOSEPOND MOUNTAIN ROAD, CHESTER NY
OWNER ADDRESS 10918

being the owner of premises 68 GOOSEPOND MOUNTAIN ROAD, CHESTER NY
PROPERTY LOCATION 10918

also known as Orange County Tax Map #: 4-1-11.1
TAX MAP

hereby authorize DANIEL P. YANASH L.L.S.
AGENT

whose mailing address is P.O. BOX 320, CIRCLEVILLE NY 10919
AGENT ADDRESS

to appear on my behalf before the ZONING BOARD OF APPEALS
of the Town of Chester, and to file any documents required with reference to my
application for AN AREA VARIANCE

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.

Sandra Marciano

OWNER SIGNATURE

Sworn to before me this 2nd
Day of October, 2017

Notary Public

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Linda J. Paffenroth
LINDA J. PFENROTH
Notary Public, State of New York
No. 8254440, Qual. in Orange Co.
Commission Expires 2-28-19

ZONING BOARD OF APPEALS

OWNERS AUTHORIZATION FOR A SITE VISIT

I (Please print) SANDRA L. MARCIANO

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:

68 GOOSE POND MOUNTAIN ROAD
CHESTER NEW YORK 10918

Signed,

Sandra Marciano

Date:

10/2/17.

**Town Of Chester
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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?

YES