

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

By JT
DATE: 10/28/20

PART I: OWNER INFORMATION - Please type or print below

Property Location: 15 Davis Hill Road, Chester NY, 10918
Owner(s) of Record: Full name(s) YOGESH PAL, ARADHNA PAL
Home Phone#: () - Work #: () - Cell #: (845) 699 - 9302
Email address: Sunnyqa1000@yahoo.com, maneshpal@hotmail.com
Mailing Address of Owners(s): 15 Davis Hill Road, Chester NY, 10918
City, State, Zip Code: Chester, NY, 10918

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

Agent Name: MICHAEL MCGOVERN - LAN ASSOCIATES, LLP
Work #: (845) 615-0350 Cell #: () -
Email address: michael.mcGovern@lanassociates.com
Mailing Address of Agent: 252 MAIN STREET
City, State, Zip Code: GOSHEN, NY 10924

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: 7-1-51 Section/Block/Lot 7 / 1 / 51
Zoning District: AR-3 Lot Size 2.13 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:
Non-conforming buildings, structures, + uses, & setback requirements.

~~Requesting variance to use pre-existing non-conforming structures + their foundations~~

Requesting variance to use pre-existing non-conforming structures + their foundations as-is in a project to create an addition to the current dwelling w/ an attached covered breezeway.

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

The structure which will be used for an addition is a pre-existing, non-conforming structure which was created prior to the creation of the current ordinances. Practical difficulty lies in changing the foundation of the current structure to comply with the setbacks, as well as financially increasing cost, and environmentally altering the footprint.

Describe any circumstances supporting this application:

This would allow the family to stay together while maintaining social distancing/privacy. This would also allow for their son (Maneesh Pal) to stay local to the area, in regards to multiple families/relationships being within a 1 mile radius. Finally, this would allow for their son Maneesh to care for his parents in their elderly years.

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: 11/18/10 - Denied, 7/23/20 - Denied

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, YOGESH PAL

OWNER

residing at 15 Davis Hill Road Chester NY 10918

OWNER ADDRESS

being the owner of premises 15 Davis Hill Road Chester NY 10918

PROPERTY LOCATION

also known as Orange County Tax Map #: 7-1-51

TAX MAP

hereby authorize LAN Associates

AGENT

whose mailing address is 252 Main Street, Goshen NY, 10924

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 Additions to existing structure w/ roof replacement + electrical/plumbing upgrades - converted breezeway

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.

[Signature]
OWNER SIGNATURE

Sworn to before me this 28

Day of October, 2020

Notary Public

VERONICA E. MORENO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01M06406673
Qualified in Orange County
My Commission Expires April 6, 2024

ZONING BOARD OF APPEALS

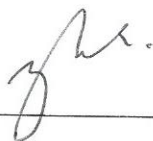
OWNERS AUTHORIZATION FOR A SITE VISIT

I (Please print) YOGESH PAL

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:

15 Davis Hill Road, Chester, NY 10918

Signed,



Date:

10/28/20

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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 land and structures have existed for a minimum of 50 years and will stay consistent w/ the character of the neighborhood without causing detriment to nearby properties

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

NO. Area variance is required because the structure(s) on the lot are existing, non-conformities

Is the variance is substantial?

No. There would be no substantial changes to the structure(s) footprints or the character of the neighborhood if this variance was to be approved.

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

No. There will be no adverse impacts on the neighborhood since the footprint will remain the same, and the house will remain contextual with the area.

Is this a self-created difficulty?

Yes, because all area variances in question are a result of an alteration to an existing non-conformity. Any alteration would necessitate an appearance before the zoning board, so in asking for the addition/alteration, the difficulty is self created & unavoidable