

**TOWN OF CHESTER
1786 KINGS HIGHWAY
CHESTER, NY 10918**

**NOTICE OF PUBLIC HEARING
ON PROPOSED LOCAL LAW**

The Town Board of the Town of Chester will hold a public hearing on a proposed local law entitled:

INTRODUCTORY LOCAL LAW NO. 4 OF 2022

**A LOCAL LAW TO AMEND THE TOWN OF CHESTER ZONING MAP ADOPTED PURSUANT TO TOWN CODE §98-4
OF THE TOWN CODE OF THE TOWN OF CHESTER**

Be it enacted by the Town of Chester in the County of Orange, as follows:

Section 1. Purpose and Intent.

It is the intent and purpose of this Local Law to amend the Town of Chester Zoning Map, previously enacted and adopted pursuant to Section 98-4 of the Town Code of the Town of Chester. The effect of the amendment of the Zoning Map is to change the zoning district classification of the premises described herein (hereinafter the "Premises").

Section 2. Legislative Findings.

The Premises to be rezoned are presently owned by Ronald J. Nelson and Marjorie B. Nelson, consisting of lands improved by a single-family residential dwelling. The Premises are currently zoned in the AR-.3 District. The property owners, Ronald J. Nelson and Marjorie B. Nelson, also own property adjacent to the Premises, with such adjacent property being located in the AI District. The adjacent property, designated as Section 1, Block 1, Lot 77.2 on the Tax Map of the Town of Chester, is currently an undersized lot. This is a non-conforming use which restricts the construction of a single-family residential dwelling on the adjacent parcel. The rezoning of the Premises to an AI District classification will permit a lot line change between the Premises and the adjacent parcel, bringing the adjacent parcel into conformity for the purposes of the construction of a single-family residential dwelling.

Said public hearing will take place in the Town Hall Meeting Room, 1786 Kings Highway, Chester, NY on Wednesday, December 14, 2022 at 7 PM or as soon thereafter as the matter may be heard.

All persons interested in the subject matter may appear in person or by agent. All written communications should be addressed to the Board at the above address.

**BY ORDER OF THE TOWN BOARD
TOWN OF CHESTER**

**LINDA A. ZAPPALA,
TOWN CLERK**

Dated: November 10, 2022