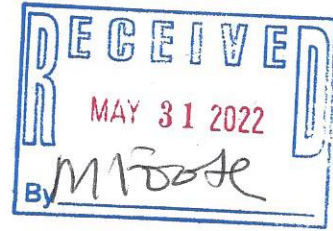


BUILDING PERMIT DENIAL

(PLEASE PRINT)



DATE: 5/19/22

NAME OF RESIDENT: Ron Arnstein

ADDRESS OF RESIDENT: ~~4077~~ Southside Dr.

SECTION 10 BLOCK 13 LOT 5

REFERRAL TO:

(vacant parcel on midway)

PLANNING BOARD

☐

ZONING BOARD OF APPEALS

☒

TYPE OF VARIANCE:

AREA

☒

USE

☐

INTERPRETATION

☐

SITE PLAN APPROVAL

☐

ARCHITECTURAL REVIEW

☐

DESCRIPTION AND SIZE OF VARIANCE/S NEEDED:

area variance according to section 98-9D

SECTION OF CODE:

98-9D
[Signature]

BUILDING INSPECTOR

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: _____

Property Location: Lake Region Blvd

Owner(s) of Record: Full name(s) Ron Arnstein

Home Phone#: () - Work #: () - Cell #: (914) 261-2030

Email address: RonArnstein@yahoo.com

Mailing Address of Owners(s): 46 Southside Dr.

City, State, Zip Code: Monroe, NY 10950

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: Neal Frishbergh

Mailing Address of Attorney: 1 W. Main St.

City, State, Zip Code: Goshen NY 10924

Phone # (845) 294-7944 (office)
845-721-3061 (cell)

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 10 / 13 / 5

Zoning District: SR2 Lot Size 8654 sq. ft.

Type of Variance Sought: (check one or more)

☒ Area Variance

☐ Use Variance

☐ Interpretation

Referred by:

☐ Planning Board

☒ Code Enforcement Officer

Town Of Chester Zoning Board of Appeals
1786 Kings Highway, Chester, New York 10918
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OWNER AUTHORIZATION

STATE OF NEW YORK

COUNTY OF ORANGE

I, Ron Arnstein
OWNER

residing at 71 Southside Dr.
OWNER ADDRESS

being the owner of premises 46 Southside Dr. Midway Drive
PROPERTY LOCATION

also known as Orange County Tax Map #: 10-13-5
TAX MAP

hereby authorize Neal Frishbergh
AGENT

whose mailing address is 1 W. Main St. 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 Variance for 46 Southside Dr.

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 2nd

Day of June, 2022

Notary Public [Signature]

NANETTE BATISTA PEREZ
Notary Public - State of New York
No. 01BA6401422
Qualified in Orange County
My Commission Expires Dec. 9, 2023

ZONING BOARD OF APPEALS
INTER-COMMUNITY IMPACT FORM
239 DISCLOSURE

Applicant Name Ron Arnstein

Property Address 10-13-5 vacant land

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 ☒ YES ☐ if you answered yes, which other municipality or municipalities?

2. Is the property within 500 feet of any of the following?

N/A The boundary of any existing or proposed county or state park or any other recreation area

N/A The right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway; or

N/A 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

N/A The existing or proposed boundary of any county or state owned land on which a public building or institution is situated; or

N/A 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

Ron Arnstein
Applicant Signature

Name (please print): Ron Arnstein
Date: 6/2/22

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

I (Please print) Ron Amstein

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:

10-13-5 Vacant Parcel on Midway

Signed, 

Date: 5/20/22

Town Of Chester Zoning Board of Appeals
1786 Kings Highway, Chester, New York 10918
(845) 469-7000, Ext. 338

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

State in factual terms the exact manner in which applicant seeks from the Zoning Board of Appeals:

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

according to 98-9 A - should be able to build within setbacks
but because of 98-9(B) it's being denied.

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

