

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: 07/04

Property Location: 270 Bull Mill Road, Chester NY 10918

Owner(s) of Record: Full name(s) Edward & Cheryl D'Cruz-Young

Home Phone#: () - Work #: () - Cell #: (646) 321 - 6424

Email address: teddcy@gmail.com

Mailing Address of Owners(s): 270 Bull Mill Road

City, State, Zip Code: Chester, NY, 10918

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

Agent Name: Avid Developments LLC - Rommel Lasso

Work #: (845) 445 - 8091 Cell #: (845) 500 - 1832

Email address: RLasso@aviddevelopments.com

Mailing Address of Agent: 8 Diane Court

City, State, Zip Code: Greenwood Lake, NY, 10925

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 5 / 1 / 30.11

Zoning District: RS - 210

Lot Size _____

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:

Applicant is seeking an Area Variance for a corner section of the fence around the in-ground pool.

At the moment, a height of 81.5" is seen on a 8' horizontal section. Town Code 98-14(B) states as follows, *Fences and walls not exceeding six feet in height shall be permitted*

Custom Fence built by Homeowner on pitched landscape bed. Retaining wall completed by Pool Contractor on pool permit.

Fence will be used as a canvas for Art Displays.

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

The applicant is seeking to have the section at 81.5" high given the odd slope of the landscape bed.

As the driveway slopes down, the corner area of the pool would be highly visible from main road.

The additional 9.5 inches does not affect the property visibility as the property slopes down from front yard and main street.

Describe any circumstances supporting this application:

The 6 feet in height limit tends to control barriers that create a visual disfigurement to the landscape and property.

Given the downward slope of the property, the visible height from the street is minimal.

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, Edward & Cheryl D'Cruz-Young
OWNER
residing at 270 Bull Mill Road, Chester NY 10918
OWNER ADDRESS
being the owner of premises 270 Bull Mill Road
PROPERTY LOCATION
also known as Orange County Tax Map #: 5-1-30.11
TAX MAP
hereby authorize Rommel Lasso - Avid Developments
AGENT
whose mailing address is 8 Diane Court, Greenwood Lake NY 10925
AGENT ADDRESS
to appear on my behalf before the Zoning Board
of the Town of Chester, and to file any documents required with reference to my
application for OTR Pool Fencing - Pool Permit

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.

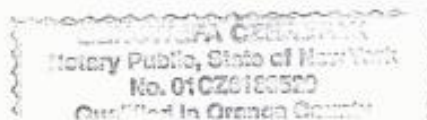
[Signature]
OWNER SIGNATURE

Sworn to before me this 27

Day of June, 2022

Notary Public

Geworki Crespo



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

I (Please print) Edward D'Cruz Young

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:

270 Bull Mill Road, Chester NY 10918

Signed,



Date:

5/27/22

**ZONING BOARD OF APPEALS
INTER-COMMUNITY IMPACT FORM
239 DISCLOSURE**

Applicant Name Edward D'Cruz Young

Property Address 270 Bull Mill Road, Chester NY 10918

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 x YES _____ if you answered yes, which other municipality or municipalities?

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

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

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

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

N 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.


Applicant Signature

Name (please print): Edward D'Cruz Young
Date: 6/27/22

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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
