

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: 3966 SUMMERVILLE WAY CHESTER NY

Owner(s) of Record: Full name(s) RACHEL MANDEL

Home Phone#: () - Work #: () - Cell #: (917) 642 - 0410

Email address: SHRAGY@CCOFNY.COM

Mailing Address of Owners(s): 14 BRIARWOOD LANE

City, State, Zip Code: SUFFERN, NY 10901

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

Agent Name: ENGINEERING AND SURVEYING PROPERTIES

Work #: (845) 457 - 7727 Cell #: () -

Email address: ROSS@EP-PC.COM

Mailing Address of Agent: 71 CLINTON STREET

City, State, Zip Code: MONTGOMERY NY 12549

PART III: ATTORNEY INFORMATION

Attorney for Applicant: Fabricant Lipman & Frishberg, PLLC

Mailing Address of Attorney: One Harriman Square, P.O. Box 60

City, State, Zip Code: Goshen, NY 10924 Phone # () 845 - 294-7944

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 6 / 1 / 36.11
36.12

Zoning District: SR-6 Lot Size 4.06 +/-

Type of Variance Sought: (check one or more)

☒ Area Variance (IF NECESSARY) See attached letter.

☐ 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:

INTERPRETATION OF PLANNING BOARD DETERMINATION THAT ALL LOTS MEET FRONTAGE AND LOT
WIDTH REQUIREMENTS OF THE TOWN OF CHESTER CODE REGARDLESS OF WHERE LOT ACCESS IS PROVIDED

See attached letter

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

FAILURE TO GRANT RELIEF WOULD LIMIT DEVELOPMENT OF TWO LOTS THAT CONFORM WITH ALL ASPECTS
OF ZONING

Describe any circumstances supporting this application:

NYSDOT HAS GRANTED CONCEPT APPROVAL FOR THE NEW DRIVEWAY LOCATION AS IT IS THE ONLY SAFE ACCESS
(SEE ATTACHED)

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 : VILLAGE OF CHESTER)

☒ 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, RACHEL MANDEL
OWNER
residing at 14 BRIARWOOD LANE; SUFFERN, NY 10901
OWNER ADDRESS
being the owner of premises 3966 SUMMERVILLE WAY CHESTER NY
PROPERTY LOCATION
also known as Orange County Tax Map #: 6-1-36.11, 6-1-36.12, 6-1-37.1
TAX MAP
hereby authorize ENGINEERING AND SURVEYING PROPERTIES
AGENT
whose mailing address is 71 CLINTON STREET MONTGOMERY NY
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 3966 SUMMERVILLE WAY

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.

Rachel Mandel

OWNER SIGNATURE

Sworn to before me this 24

Day of Oct, 2022

Notary Public Zalman Grunberger

ZALMAN GRUNBERGER
Notary Public, State of New York
NO. 01GR6408834
Qualified in Rockland County
Commission Expires Sep. 14, 2024

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

I (Please print) RACHEL MANDEL

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:

3966 SUMMERVILLE WAY CHESTER NY

Signed,

Rachel Mandel

Date:

10/24/2022

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

Applicant Name RACHEL MANDEL

Property Address 3966 SUMMERVILLE WAY CHESTER NY

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

VILLAGE OF CHESTER

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

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

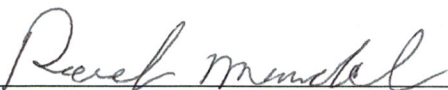
X The right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway; or

_____ 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

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

_____ 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): Rachel Mandel
Date: 10/24/2022