

**ZONING BOARD OF APPEALS**  
**VILLAGE OF CHESTER, NEW YORK**  
**PUBLIC HEARING**  
**JANUARY 17, 2024**

NOTICE IS HEREBY GIVEN, that the Zoning Board of Appeals of the Village of Chester, New York, will hold a Public Hearing at the Chester Senior Center, 81 Laroe Road, Chester, NY 10918, on January 17, 2024 at 7:00 P.M., or as soon thereafter as the matter can be heard, concerning the application of Leentjes Amusement Corp DBA The Castle. The applicant is requesting an Area Variance from the Village Schedule of District Regulations for a B2 Zone, Column 7, for Maximum Building Height. The maximum building height allowed in a B2 Zone is 35 feet; the proposed average building height on the front of the building is 36 feet 9.36 inches and the proposed height of the tower is 43 feet, 6.96 inches.

The property is located in the Village of Chester, New York, at 109 Brookside Avenue and is listed on the Village Tax Map as Section 107, Block 2, Lot 14.2, in a B2 Zone.

The Zoning Board of Appeals of the Village of Chester, New York, will hear all persons interested at the aforementioned time and place.

For anyone unable to participate at the time of the meeting, written comments can be submitted in advance by mail to Village Hall or email to [planning@villageofchesterny.com](mailto:planning@villageofchesterny.com).

BY: ORDER OF THE ZONING BOARD OF APPEALS  
VILLAGE OF CHESTER, NEW YORK  
DAVID STEVENSON, CHAIR