

VILLAGE OF CHESTER PLANNING BOARD 2018 SCHEDULE

<u>WORK SESSION REQUEST DEADLINE</u> <i>Wednesday at NOON</i>	<u>WORK SESSION DATE</u> ^b <i>Thursday Starts at 1:30PM</i>	<u>MEETING SUBMITTAL DEADLINE</u> ^c <i>Thursday at NOON</i>	<u>MEETING DATE</u> ^c <i>Tuesday Starts at 7:30PM</i> ^a
JANUARY 3, 2018	JANUARY 4, 2018	JANUARY 11, 2018	JANUARY 23, 2018
FEBRUARY 7, 2018	FEBRUARY 8, 2018	FEBRUARY 15, 2018	FEBRUARY 27, 2018
MARCH 7, 2018	MARCH 8, 2018	MARCH 15, 2018	MARCH 27, 2018
APRIL 4, 2018	APRIL 5, 2018	APRIL 12, 2018	APRIL 24, 2018
MAY 2, 2018	MAY 3, 2018	MAY 10, 2018	MAY 22, 2018
JUNE 6, 2018	JUNE 7, 2018	JUNE 14, 2018	JUNE 26, 2018
JULY 3, 2018 *	JULY 5, 2018	JULY 12, 2018	JULY 24, 2018
AUGUST 1, 2018	AUGUST 2, 2018	AUGUST 16, 2018	AUGUST 28, 2018
SEPTEMBER 5, 2018	SEPTEMBER 6, 2018	SEPTEMBER 13, 2018	SEPTEMBER 25, 2018
OCTOBER 3, 2018	OCTOBER 4, 2018	OCTOBER 11, 2018	OCTOBER 23, 2018
NOVEMBER 7, 2018	NOVEMBER 8, 2018	NOVEMBER 15, 2018	NOVEMBER 27, 2018
DECEMBER 5, 2018	DECEMBER 6, 2018	DECEMBER 10, 2018	DECEMBER 18, 2018

*Earlier Submittal Date due to Holiday.

Please Note:

^a Regular Meetings begin at 7:00 PM. Public Hearings are scheduled to begin at an earlier time.

^b Work Session appearances are scheduled by request in accordance with the dates listed above. Please call the Village Office at 845-469-2388 to schedule an appearance. The Work Session is a technical discussion session between the applicant and Planning Board members and consultants. The public is welcome to attend and observe Work Session proceedings.

^c *THE DEADLINE TO BE PLACED ON THE AGENDA FOR THE REGULAR PLANNING BOARD MEETING IS THE MEETING SUBMITTAL DATE.*

This schedule will remain in effect unless otherwise noted or revised by the Village of Chester Planning Board.

VILLAGE OF CHESTER APPLICATION

PART I – APPLICATION

Application To: Please check all that apply:

- Village Board of Trustees
 Planning Board
 Zoning Board of Appeals

Application For: Please check all that apply:

- Zoning Code Amendment, Zone Change or Annexation (# of Acres _____)
 Telecommunication Facility Approval
 Subdivision (Number of Lots _____)
 Site Development Plan (Square Feet _____)
 Special Permitted Use
 Appeals to Zoning Board**
 Other (please specify) Amended Site Plan (storage containers)

** On a separate sheet of paper, please state the decision of the Building Inspector appealed from and/or the section of the Village of Chester Code for which the Applicant seeks an interpretation.

PART II – APPLICANT/OWNER INFORMATION

Applicant: Walgreen Eastern Co., Inc. c/o Richard N. Steiner, Esq., Director and Managing Counsel

Phone # 874-315-4543 Alt. Phone # _____

Address: 104 Wilmot Rd., MS 144G, Deerfield, IL 60015

Email Address: rich.steiner@walgreens.com

Property Owner: Columbia Chester Group, LLC

Phone # 518-452-3106 x 4257 Alt. Phone # _____

Address: 302 Washington Avenue Extension, Albany, NY 12203

Email Address: jwismont@bblinc.com

Engineer: Bergmann P.C. / Scott Wrasman (Project Manager)

Phone # 484-567-7682 Alt. Phone # _____

Address: Six Tower Bridge, Suite 430, 181 Washington Street, Conshohocken, PA 19428

Email Address: swrasman@bergmanpc.com

Surveyor: Todd M. Babcock, L.S. / Bergamann, P.C. (same as above)

Phone # _____ Alt. Phone # _____

Address: _____

Email Address: _____

Attorney: David J. Cooper, Esq. / Zarin & Steinmetz

Phone #: 914-682-7800 Alt. Phone # _____ Fax # 914-683-5490

Address: 81 Main Street, Suite 415, White Plains, NY 10601

Email Address: dcooper@zarin-steinmetz.com

Contact Person: David J. Cooper, Esq. (same as above)

Phone #: _____ Alt. Phone # _____ Fax # _____

Address: _____

Email Address: _____

Part III – Property/Project Information

Project Name: Walgreens Cheser Store 19578 / Storage Containers

Tax Map Designation:

Section: 110 Block: 2 Lot (s): 1.11

Section: 110 Block: 2 Lot (s): 2

Project Location:

Address: 89 Brookside Avenue

Nearest Cross Street: West Avenue

Zoning District: B-2 General

Dimensions (Or Acreage) of Parcel: 1.659 acres

Estimated Cost of Private Improvements: \$ 100.00

(Answer for Site Plan and / or Special Permitted Use ONLY)

Estimated Cost of Public Improvements: \$ _____

This amount will be re-certified at the time of approval.

Project Description: Amend site plan to include two (2) outdoor storage containers at the rear of the site

Part IV – Required Information

Adjoining Property: List tax map section, block & lot numbers for all other adjoining properties in the same ownership as the subject property.

Section: _____ Block: _____ Lot(s): _____

Section: _____ Block: _____ Lot(s): _____

Involved Agencies: Other than the Building Department of the Village of Chester, list all other agencies from which a permit or approval will be required for this project:

- _____ Village Board of Trustees _____ NYS Dept. Transportation
- Planning Board _____ NYS Dept of Environmental Conservation
- _____ Zoning Board of Appeals _____ Other Municipality _____
- _____ O.C. Highway Department
- _____ Other - Specify _____

Proximity to County or State Facilities: If this property is within 500 feet of facility, check all that apply.

- County or state road _____ County or State Park
- _____ Municipal boundary _____ County or state facility drainage channel
- _____ County or state owned land improved with a public building

List name(s) of facility checked above Route 17M; Route 17

IF ANY ITEM IS CHECKED, A REVIEW OF THE PLAN MUST BE CONDUCTED BY THE ORANGE COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 K, L, M AND/OR N, UNLESS WAIVED FROM REVIEW.

Required Variances: Is any variance from the subdivision or site plan regulations being requested? If so, list variances on a separate sheet and attach to application.

Recreational Facilities: Are any recreational facilities being proposed? If so, list on a separate sheet and attach to application.

PRIOR TO THE SCHEDULING OF THE APPLICATION BEFORE ANY BOARD, ALL APPLICATION FEES AND ESCROW DEPOSITS MUST BE PAID. SEE SUMMARY OF THE FEES ATTACHED HERETO.

PART V – CERTIFICATIONS AND SIGNATURES

Affidavit of Application:

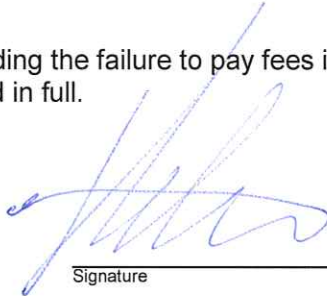
State of ^{ILLINOIS} New York)
County of ^{LAKE} Orange) ss:

I, RICHARD N. STEINER, being duly sworn, hereby depose and say that:

All the above statements contained in the papers submitted herewith are true and correct and that all representations made by the applicant or its representatives may be relied upon by the Village of Chester.

That all fees associated with this application have or will be paid by applicant.

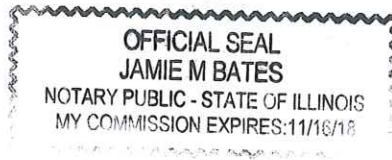
Applicant understands that notwithstanding the failure to pay fees in a timely manner, no certificate of occupancy will be issued until all fees are paid in full.


Signature

Sworn to before this

22 Day of October, 2018

Jamie M Bates
Notary Public



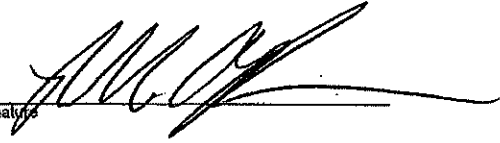
Affidavit of Ownership/ Owner's Consent:

State of New York
County of ~~Orange~~ ss:
Albany

I, Richard Rosen being duly sworn,
herby depose and say that I reside at: 302 Washington Ave Ext,
Albany in the
County of Albany in the State of New York.

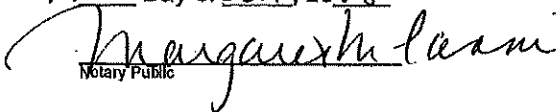
I am the owner in fee simple of the subject property located at: 89 Brookside
Ave, Chester, NY
described in a certain deed of the subject property recorded in the County clerk's Office in Liber
_____ of conveyances, page _____, also known and designated on the Tax Map as Section
110 Block 2 Lot (s) 1.11.

I herby authorize the applicant, Walgreen Eastern Co., Inc., to make the within
application. I further authorize the respective Board members, consultants and employees of the Village of
Chester to enter the subject property to review and conduct inspections regarding this application.


Signature

Sworn to before this

16th Day of Oct., 2018


Notary Public

MARGARET M LANNI
Notary Public, State of New York
No. 01LA4920641
Qualified In Schenectady County,
Commission Expires Feb. 16, 2022

Village of Chester

SUMMARY OF FEES

ALL APPLICATIONS ARE REFERRED TO VILLAGE LAW CHAPTER 47 FEES FOR A FULL STATEMENT OF THE FEES DUE AND PAYABLE TO THE VILLAGE OF CHESTER. THIS SUMMARY IS FOR INFORMATION ONLY.

Applications to the Village Board for Zoning Code Amendment, Zone Change, or Annexation

To be paid at time of application:

\$500.00 for Referral to Planning Board
\$1,000.00 Escrow Deposit for Village Consulting Fees

\$_____ \$25.00 per acre for requested amendments in residential zoning districts

or \$_____ \$50.00 per acre for requested amendments in non-residential zoning districts or annexation

No fees are payable at time of approval.

Applications to the Village Board for Telecommunication Facilities

To be paid at time of application:

\$5,000.00 Site Plan Review Fee
\$7,500.00 Escrow Deposit for Village Consulting Fees

To be paid at time of approval / prior to use or occupancy: \$_____ Building Permit Fees

Applications to the Planning Board for Commercial Site Plan Approval or Amendment of an Approval

To be paid at time of application:

\$500.00 Site Plan Review Fee

\$_____ TBD, either \$50.00 for each \$5,000.00 of building cost up to \$100,000.00, then \$20.00 for \$5,000.00 thereafter - **OR**

\$_____ \$40.00 for each 1,000 sq. ft., **unless** the improvements are not a principal use, **then**

\$550 \$50.00 for each \$5,000.00 of building cost up to \$100,000.00, then \$20.00 for each \$5000.00 thereafter

\$1,000 Escrow Deposit for Village Consulting Fees (greater of \$1,000.00 or 0.5% of estimated building cost)

To be paid at time of approval /prior to use or occupancy:

\$_____ Inspection Fee for required site improvements (5% of the first \$50,000.00 and 3% of any amount over \$50,000.00 of the cost of improvements)

\$_____ Inspection Fee for required public improvements (5% of the public improvement bond amount)

\$_____ Building Permit Fees

Applications to the Planning Board for Residential Site Plan Approval or Amendment of an Approval

To be paid at time of application:

\$500.00 Site Plan Review Fee

\$_____ \$50.00 per dwelling unit

\$_____ Escrow Deposit for Village Consulting Fees (\$100.00 per unit up to 40 units then \$25.00 per unit)

To be paid at time of approval /prior to use or occupancy:

\$_____ Inspection Fee for required site improvements (5% of the first \$50,000.00 and 3% of any amount over \$50,000.00 of the cost of improvements)

\$_____ Inspection Fee for required public improvements (5% of the public improvement bond amount)

\$_____ Recreation Fees (\$500.00 per dwelling)

\$ _____ Building Permit Fees

Applications to Planning Board for Minor Subdivision or Lot Line Change

To be paid at time of application:

\$300.00 Review Fee

\$ _____ Escrow Deposit for Village Consulting Fees (\$150.00 per lot up to 4 lots; \$250.00 for lot line change)

To be paid at time of approval /prior to use or occupancy:

\$ _____ \$100.00 per approved lot. \$100.00 for lot line change

\$ _____ Recreation Fee (\$1,000.00 per approved lot)

\$ _____ Inspection Fee for required site improvements (5% of the first \$50,000.00 and 3% of any amount over \$50,000.00 of the cost of improvements)

\$ _____ Inspection Fee for required public improvements (5% of the public improvement bond amount)

\$ _____ Building Permit Fees

Applications to Planning Board for Major or Commercial Subdivision

To be paid at time of application:

\$1,000.00 Review Fee

Escrow Deposit for Village Consulting Fees:

\$ _____ Residential: \$250.00 per lot

\$ _____ Commercial Subdivisions: \$500.00 per lot

To be paid at time of approval /prior to use or occupancy:

\$ _____ \$150.00 per approved lot

\$ _____ Recreation Fee (\$1,000.00 per approved lot)

\$ _____ Inspection Fee for required site improvements (5% of the first \$50,000.00 and 3% of any amount over \$50,000.00 of the cost of improvements)

\$ _____ Inspection Fee for required public improvements (5% of the public improvements bond amount)

\$ _____ Building Permit Fees

Special Use Permit

To be paid at time of application: \$250.00 and all fees payable for Site Plan Approval

Applications to the Zoning Board of Appeals

To be paid at time of application: \$500.00 Review Fee

\$500.00 Escrow Deposit for Village Consulting Fees

Planning Board FEE SUMMARY:

Site Plan Approval -- Commercial

Application Date: 10/24/18 Applicant: Walgreen Eastern Co., Inc.

Project Name: Walgreens Chester Store 19578 / Storage Containers Project #

Location: 89 Brookside Avenue S.B.L. 110.2.1.11 / 110.2.2

<u>Fees:</u>	<u>Required</u>	<u>Applicant Payment</u>	<u>Date</u>	<u>Balance</u>
1. <u>Application Review Fee:</u>	\$ <u> </u>	\$ <u> </u>	<u> </u>	\$ <u> </u>
2. <u>Escrow Deposit(s) for Village Consulting Review:</u> See "Escrow Record" form.	\$ <u> </u>	\$ <u> </u>	<u> </u>	\$ <u> </u>
3. <u>To be paid at time of approval/prior to use or occupancy:</u>				
A. Inspection Fees:				
1. Site Improvement	\$ <u> </u>	\$ <u> </u>	<u> </u>	\$ <u> </u>
2. Public Improvement	\$ <u> </u>	\$ <u> </u>	<u> </u>	\$ <u> </u>
Total	\$ <u> </u>			

* Please make separate checks for #1, #2 and #3 above, and include the project name and project # on the memo line. Thank you.

Planning Board FEE SUMMARY:

Site Plan Approval -- Residential

Application Date: Applicant:

Project Name: Project #

Location: S.B.L.

<u>Fees:</u>	<u>Required</u>	<u>Applicant Payment</u>	<u>Date</u>	<u>Balance</u>
1. <u>Application Review Fee:</u>	\$ <u> </u>	\$ <u> </u>	<u> </u>	\$ <u> </u> *
2. <u>Escrow Deposit(s) for Village Consulting Review:</u> See "Escrow Record" form.	\$ <u> </u>	\$ <u> </u>	<u> </u>	\$ <u> </u> *
3. <u>To be paid at time of approval/prior to use or occupancy:</u>				
A. Inspection Fees:				
1. Site Improvement	\$ <u> </u>	\$ <u> </u>	<u> </u>	\$ <u> </u>
2. Public Improvement	\$ <u> </u>	\$ <u> </u>	<u> </u>	\$ <u> </u>
B. Recreation Fees:				
	\$ <u> </u>	\$ <u> </u>	<u> </u>	\$ <u> </u>
			Total	\$ <u> </u> *

* Please make separate checks for #1, #2 and #3 above, and include the project name and project # on the memo line. Thank you.

Planning Board FEE WORKSHEET:

Site Plan Approval -- Commercial

Application Date: _____ Applicant: _____

Project Name: _____ Project # _____

Location: _____ S.B.L. _____

Description: _____

Building Size: _____ square feet Project Cost: \$ _____

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Fees:

1. Application Review Fee: \$500.00
 + \$50.00 per \$5,000 cost up to \$100,000 = \$50 x 1 = \$ 50
 + \$20.00 per \$5,000 above \$100,000 = \$20 x _____ = \$ _____
 Total \$ 550.00

--- OR --- By Building Area (See Chap 47 for non principal use exclusion.)

\$500.00

+ \$40.00 per 1,000 square feet = \$40 x _____ = \$ _____
 Total \$ _____

Amt Paid Date

Applicant Payment \$ _____ _____

2. Escrow Deposit for Village Consulting Review:

Deposit at time of Application:

Project Cost \$ 100.00 x .005 = \$ 5.00 OR \$1,000, whichever is greater

Applicant Payment \$ 1000.00 _____

Replenishment required upon balance of 50%. (***) Use "Escrow Record" form (***)

3. Inspection Fees (paid at time of approval)

A. Site Improvement Cost \$ _____

5% (.05) of first \$50,000 = \$ _____

+ 3% (.03) above \$50,000 = \$ _____

Total \$ _____

Applicant Payment \$ _____ _____

B. Public Improvement Cost \$ _____

5% (.05) of Bond Amount (\$ _____) = \$ _____

Applicant Payment \$ _____ _____

Planning Board FEE WORKSHEET:

Site Plan Approval -- Residential

Application Date: _____ Applicant: _____

Project Name: _____ Project # _____

Location: _____ S.B.L. _____

Description: _____

Building Size: _____ square feet Project Cost: \$ _____

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Fees:

1. Application Review Fee: \$ 500.00
 + \$ 50.00 per Dwelling Unit = \$ 50 x _____ = \$ _____
 Total \$ _____

	<u>Amt Paid</u>	<u>Date</u>
<i>Applicant Payment</i>	\$ _____	_____

2. Escrow Deposit for Village Consulting Review:
 Deposit at time of Application:
 \$ 100.00 per Dwelling Unit up to 40 Units = \$ 100 x _____ = \$ _____
 + \$ 25.00 per Dwelling Unit for Remainder = \$ 25 x _____ = \$ _____
 Total \$ _____

<i>Applicant Payment</i>	\$ _____	_____
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Replenishment required upon balance of 50%. (**Use "Escrow Record" form **)

3. To be paid at time of approval/prior to use or occupancy:

A. Inspection Fees:

1. Site Improvement Cost \$ _____
 5% (.05) of first \$50,000 = \$ _____
 + 3% (.03) above \$50,000 = \$ _____
 Total \$ _____

<i>Applicant Payment</i>	\$ _____	_____
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2. Public Improvement Cost \$ _____
 5% (.05) of Bond Amount (\$ _____) = \$ _____

<i>Applicant Payment</i>	\$ _____	_____
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B. Recreation Fees:

Number of Dwelling Units _____ x \$500 = \$ _____

<i>Applicant Payment</i>	\$ _____	_____
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