

VILLAGE OF CHESTER

Planning Board

47 Main Street
Chester, New York 10918

CHAIRMAN: RICHARD RAMSDELL
ATTORNEY: NORTON & CHRISTENSEN
ENGINEER: MCGOEY, HAUSER & EDSALL

Tel: 845-469-2388
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MEMBERS: ROBERT JANKELUNAS
ANTHONY LA SPINA
VINCENT RAPPA
GENE C. WINTERS

This is the cover sheet for the **2019 APPLICATION PACKAGE** for all Planning Board and Zoning Board of Appeals applicants which includes the following:

1. Schedule of Dates - A listing of the dates of Work Sessions, Submittal Deadlines and Regular Meetings.
2. Application - Please enter complete information and discuss your Project Cost with the Code Enforcement Officer before submitting the Application. Note this amount is required to be recalculated at the end of review for all projects that receive approval.
3. NY State Environmental Quality Review (SEQR) forms - Submit either "Short" (copy attached), or "Full" as required.
4. Summary of Fees - Please find the section that applies to your project/application and calculate and enter the amounts. Please ask if you have any questions. Provide separate checks for each listed fee and include on the memo line the fee description (i.e. Review Fee, Project Cost Fee, Escrow, etc.) and the Project Number. Please request a Project Number before submitting checks.

Please note that all Applications, Drawings and Documents must be submitted in sets of ten (10) copies to the Village office by the Meeting Submittal Deadline along with an electronic PDF.


Drawing Requirements:

1. The Project Name, Address, Drawing Title and Number, Owner's Name, Section Block & Lot Number, and Drawing Date(s) should be placed in the lower right-hand corner of the drawing(s).
2. Drawings, if less than 12 in a set, must be folded according to industry standards. Please inquire about folding standards if necessary.
3. An Approval Box, 3 1/2" wide X 2 1/2" tall, with Project Number should also be included in the lower right corner such that it appears on the face of the folded drawing(s).

It is the Applicant's responsibility to request to be placed on Work Session and Regular Meeting Agendas. For the Regular Meeting Agenda, requests must be made by the Meeting Submittal Deadline date.

If you need assistance with this process, do not hesitate to contact the Planning Board Secretary at the Village Clerk's office.

Upon submittal of an application, a copy of this cover sheet must be provided with the following information indicating receipt and understanding of the above:



Applicant's Signature

Eli Goldberger

Applicant's Printed Name

1/22/19

Date

PDI Components

Project Name

114-1-17-101

Section, Block and Lot #

ZB-19-02

Project #



VOC Recipient's Signature

05-30-2019

Date

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) _____

** 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: PDJ Components

Phone # 469-9191 Alt. Phone # _____

Address: 35 Brookside Avenue Chester ny

Email Address: eli.Dpdjtruss.com

Property Owner: 35 Brookside Avenue LLC

Phone # 469-9191 Alt. Phone # _____

Address: 35 Brookside Avenue Chester ny

Email Address: eli.Dpdjtruss.com

Engineer: _____

Phone # _____ Alt. Phone # _____

Address: _____

Email Address: _____

Surveyor: James A. Dillin, PLS
Phone # 294-9086 Alt. Phone # _____
Address: 38 Scotchtown Avenue Goshen NY 10924
Email Address: jadpls@frontier.com

Attorney: _____
Phone #: _____ Alt. Phone # _____ Fax # _____
Address: _____
Email Address: _____

Contact Person: James A. Dillin PLS
Phone #: 294-9086 Alt. Phone # _____ Fax # _____
Address: 38 Scotchtown Avenue Goshen NY 10924
Email Address: jadpls@frontier.com

Part III – Property/Project Information

Project Name: Site Plan for PDI Components

Tax Map Designation:

Section: 114 Block: 1 Lot (s): 17
Section: 114 Block: 1 Lot (s): 10.1

Project Location:

Address: 35 Brookside Avenue
Nearest Cross Street: Main Street NYS Route 94
Zoning District: B-2
Dimensions (Or Acreage) of Parcel: 7.9 ± acres

Estimated Cost of Private Improvements: \$ _____
(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: Expansion of a manufacturing
Use proposing an addition of 7,200 square
feet

PART V – CERTIFICATIONS AND SIGNATURES

Affidavit of Application:

State of New York)
County of Orange) ss:

I, ELI GOLDBERGER, 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.

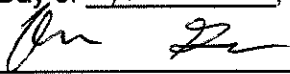
Applicant understands that notwithstanding the failure to pay fees in a timely manner, no certificate of occupancy will be issued until all fees are paid in full.



Signature

Sworn to before this

10 Day of April, 2019



Notary Public

ABRAHAM GLANZ
Notary Public, State of New York
Reg. No. 01GL6080184
Qualified in Orange County
Commission Expires September 09, 2022

Affidavit of Ownership/ Owner's Consent:

State of New York
County of Orange) ss:

I, ELI GOLDBERGER being duly sworn,
herby depose and say that I reside at: 4 LEMBERG CT
MONROE N.Y. 10950 in the
County of ORANGE in the State of NEW YORK.

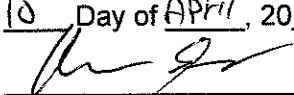
MEMBER
I am ~~the owner in fee simple~~ of the subject property located at: 35 BROOKSIDE
AVE

described in a certain deed of the subject property recorded in the County clerk's Office in Liber
14483 of conveyances, page 356, also known and designated on the Tax Map as Section
114 Block 1 Lot (s) 17.

I herby authorize the applicant, DDJ COMPONENTS., 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
10 Day of April, 2014


Notary Public

ABRAHAM GLANZ
Notary Public, State of New York
Reg. No. 01GL6080184
Qualified in Orange County
Commission Expires September 09, 2022

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 nys Route 17m, nys Route 94, nys Route 17 and Town of Chester

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.

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 (\$2,000.00 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 (\$2,000.00 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 ✓

**VILLAGE OF CHESTER
BUILDING DEPARTMENT**

47 Main Street
Chester, New York 10918

845-469-2388
Fax: 845-469-5999

E-Mail: building@villageofchesterny.com

April 1, 2019

35 Brookside Ave LLC.
33 Brookside Avenue
Chester, NY 10918

Re: 33-35 Brookside Avenue, Village of Chester
Section 114 – Block 1 – Lot 17

STOP WORK ORDER

This letter will serve as **STOP WORK ORDER**. The property described above as 33-35 Brookside Avenue is in violation of the following:

1- Village of Chester Code **§38.4 BUILDING PERMITS**

A. Building permits required. Except as otherwise provided in Subsection B of this section, a building permit shall be required for any work which must conform to the Uniform Code and/or the Energy Code, including, but not limited to, the construction, enlargement, alteration, improvement, removal, relocation or demolition of any building or structure or any portion thereof, and the installation of a solid fuel burning heating appliance, chimney or flue in any dwelling unit. No person shall commence any work for which a building permit is required without first having obtained a building permit from the Code Enforcement Officer.

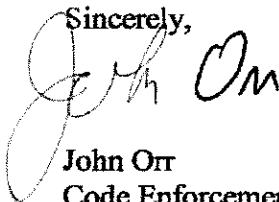
On the 1st day of April 2019, I witnessed that a concrete pad with column footings had been constructed at 33-35 Brookside Avenue work has started without a permit.

No further work is to be conducted without first obtaining a building permit from this office.

If work continues, the Village of Chester will be forced to take further legal action as prescribed by the Code of the Village of Chester & New York State.

If you have any question I can be contacted at the Village Hall 845-469-2388.

Sincerely,



John Orr
Code Enforcement Officer
Village of Chester

Short Environmental Assessment Form

Part 1 - Project Information

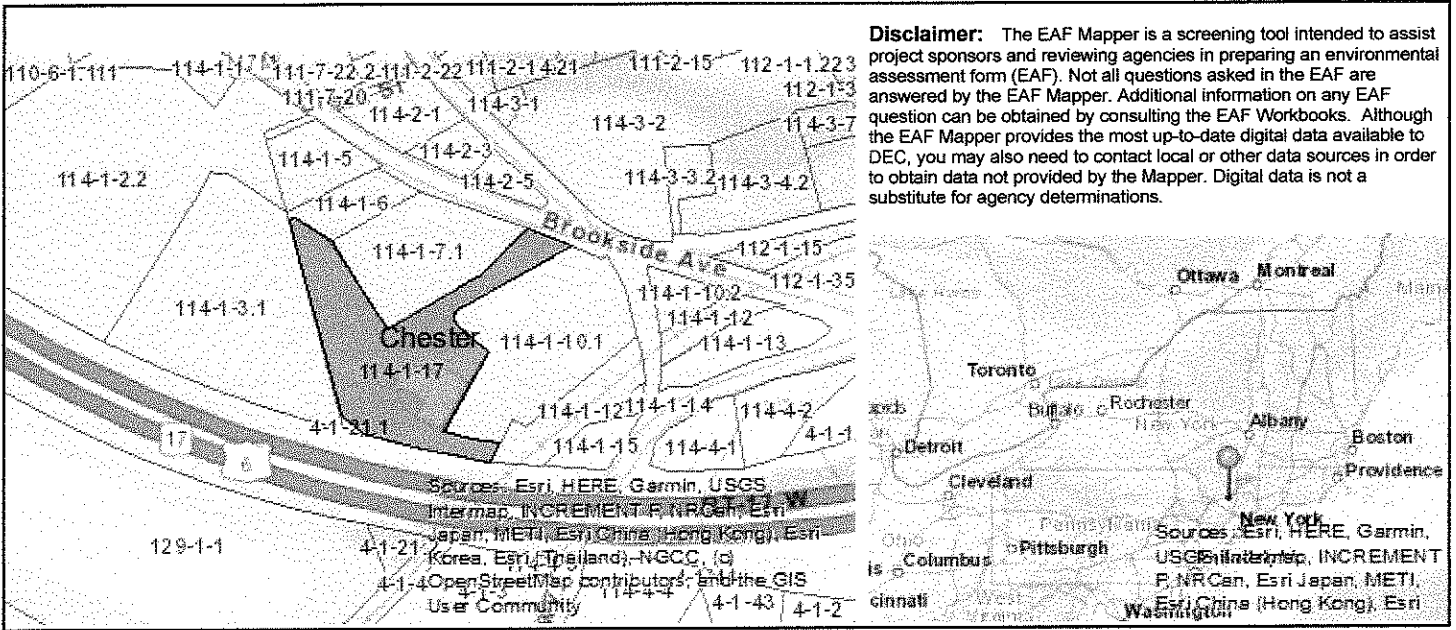
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Site Plan for PDJ Components			
Project Location (describe, and attach a location map): Southwesterly side of New York State Route 17M			
Brief Description of Proposed Action: Expansion of a Manufacturing Use proposing an addition of 7,200 square feet.			
Name of Applicant or Sponsor: Eli Goldberger		Telephone: (845) 469-9191 E-Mail: eli@pdjtruss.com	
Address: 35 Brookside Avenue			
City/PO: Chester		State: New York	Zip Code: 10918
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Zoning Board of Appeals Village Planning Board			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		7.9± acres	
b. Total acreage to be physically disturbed?		.2 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		7.9± acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Proposed action meets State energy code requirements _____	NO	YES	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bog Turtle, Timber Rattlesnake, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No