

VILLAGE OF CHESTER

Planning Board

47 Main Street
Chester, New York 10918

CHAIRMAN: VINCENT RAPPA
ATTORNEY: FEERICK NUGENT MACCARTNEY, PLLC
ENGINEER: MCGOEY, HAUSER & EDSALL

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MEMBERS: ANTHONY LASPINA
WILLIAM MURRAY
GENE WINTERS
SIMON ZIEGLER

This is the cover sheet for the **2022 APPLICATION PACKAGE** for all Planning Board and Zoning Board of Appeals applicants which includes the following:

1. Schedule of Dates - A listing of the Work Session, Submittal Deadline and Regular Meeting dates.
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" 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.).

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.

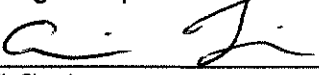
Drawing Requirements:

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

Chaim Friedman
Applicant's Printed Name

08/15/2022
Date

BELOW FOR OFFICE USE ONLY

Lehigh Equities Site Plan Amendment
Project Name

PB
Project #

VOC Recipient's Signature

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 Plan (Square Feet _____)
 Site Plan Amendment (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: Lehigh Equities, LLC

Phone #: 212-232-7247 Alt. Phone # _____

Address: 24 Butterman Pl #201, Monsey, NY 10952

Email Address: chaim@lightinggetz.com

Property Owner: Chester Valley, Inc

Phone #: _____ Alt. Phone # _____

Address: P.O. Box 519, Chester, NY 10918

Email Address: _____

Engineer: Engineering & Surveying Properties, PC

Phone #: 845-457-7727 Alt. Phone # _____

Address: 71 Clinton Street, Montgomery, NY

Email Address: ross@ep-pc.com

Surveyor: Edward T. Gannon, P.L.S.

Phone #: _____ **Alt. Phone #** _____

Address: Cherry Hill Road, Blooming Grove, NY 10914

Email Address: egannonsurveying@yahoo.com

Attorney: Richard Croughan

Phone #: _____ **Alt. Phone #** _____

Address: 210 Main Street, Goshen, NY 10924

Email Address: rjclaw1227@yahoo.com

Contact Person: _____

Phone #: _____ **Alt. Phone #** _____

Address: _____

Email Address: _____

PART III – PROPERTY/PROJECT INFORMATION

Project Name: Lehigh Equities - Change of Use

Tax Map Designation:

Section: 112	Block: 21	Lot(s): 1.221
Section: _____	Block: _____	Lot(s): _____

Project Location:

Address: 49 Lehigh Avenue, Chester, NY 10918

Nearest Cross Street: NY-17M

Zoning District: M-2 : Manufacturing

Dimensions (Or Acreage) of Parcel: 2.30 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: Proposed change of use of an existing workshop to a warehouse facility.

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: 112 Block: 1 Lot(s): 19
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. *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.*

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 Village of Chester/ Town of Chester Municipal Boundary
NYS-17 Highway

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 FEES ATTACHED HERETO.

PART V – CERTIFICATIONS AND SIGNATURES

AFFIDAVIT OF APPLICATION:


State of New York)
County of Orange) ss:

I, Chaim Friedman, being duly sworn, hereby
depose and say that:

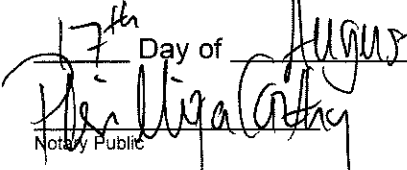
All the above statements contained in the papers submitted herewith are true and correct and that all
representations made by the applicant or its representatives may be relied upon by the Village of Chester.

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

17th Day of August, 2022

Notary Public

PHILLIPA CARTHY
Notary Public - State of New York
No. 01R16187408
Qualified in Westchester County
My Commission Expires May 19, 2024

AFFIDAVIT OF OWNERSHIP/ OWNER'S CONSENT:

State of New York)
County of Orange) ss:

I, Charles Krieger Pres. of Chester Valley Inc. being duly sworn,
hereby depose and say that I reside at: 180 Craignile Road
_____ in the County of _____
Orange in the State of New York.

I am the owner in fee simple of the subject property located at: 49 Lehigh
Avenue 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 112 Block 1 Lot (s)
1.221.

I hereby authorize the applicant, Chaim Friedman, 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.

Charles Krieger Pres
Signature

Sworn to before this
15th Day of August, 2022
Michele L Carpino
Notary Public

MICHELE L CARPINO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6332327
Qualified in Orange County
My Commission Expires October 26, 2023