

# VILLAGE OF CHESTER

## Planning Board

47 Main Street  
Chester, New York 10918

CHAIRMAN: VINCENT RAPPA  
ATTORNEY: FEERICK NUGENT MACCARTNEY, PLLC  
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Website: [villageofchesterny.com](http://villageofchesterny.com)

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).

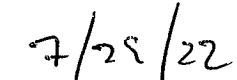
It is the Applicant's responsibility to request to be placed on Work Session and Regular Meeting Agendas. For the Regular Meeting Agenda, requests must be made by the Meeting Submittal Deadline date.

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

  
Applicant's Printed Name

  
Date

### BELOW FOR OFFICE USE ONLY

Project Name \_\_\_\_\_

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 2)  
 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:** Arthur & Alison Aversa

Phone #: (845) 216-0627 Alt. Phone #: (845) 294-9086

Address: 20 High Street Chester ny 10918

Email Address: alisonaversa@gmail.com

**Property Owner:** Same

Phone #: \_\_\_\_\_ Alt. Phone #: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Engineer:** \_\_\_\_\_

Phone #: \_\_\_\_\_ Alt. Phone #: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Surveyor: James A. Dillon FPS  
Phone #: (845) 294-9086 Alt. Phone # \_\_\_\_\_  
Address: 38 Scotchman Avenue Goshen ny 10924  
Email Address: jadpls@frontier.com

Attorney: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Alt. Phone # \_\_\_\_\_  
Address: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Alt. Phone # \_\_\_\_\_  
Address: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**PART III – PROPERTY/PROJECT INFORMATION**

Project Name: Subdivision of Property for Aversa

**Tax Map Designation:**

Section: 104 Block: S Lot(s): 7.1  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Project Location:**

Address: 20 High Street  
Nearest Cross Street: Hambletonian Avenue  
Zoning District: RS  
Dimensions (Or Acreage) of Parcel: 0.5531 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: 2 Lot subdivision of two existing dwellings requiring an area variance for lot size and lot width.

**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. *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 NYS Highway 94

**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. *See below*

**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.**

*Variances required*

*Lot #2: Lot area and width*



**AFFIDAVIT OF OWNERSHIP/ OWNER'S CONSENT:**

State of New York)  
County of Orange) ss:

I, Arthur Averisa being duly sworn,  
hereby depose and say that I reside at: 20 High Street, Chester  
\_\_\_\_\_ in the County of \_\_\_\_\_  
Orange in the State of New York.

I am the owner in fee simple of the subject property located at: 20 High Street  
\_\_\_\_\_ described in a  
certain deed of the subject property recorded in the County clerk's Office in Liber SPL of conveyances,  
page 341, also known and designated on the Tax Map as Section 104 Block S Lot (s)  
7.1.

I hereby authorize the applicant, James A. Dillin, 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]  
Signature

Sworn to before this

29 Day of July, 2022

[Signature]  
Notary Public

AMEE MAYSONET  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 03MAC227405  
Qualified in Orange County  
My Commission Expires August 30, 2022

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

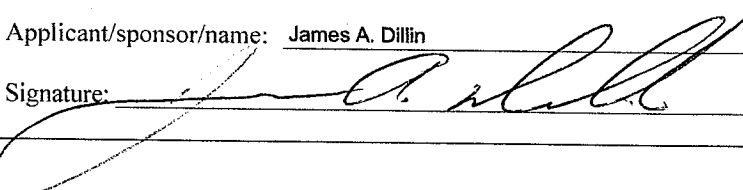
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

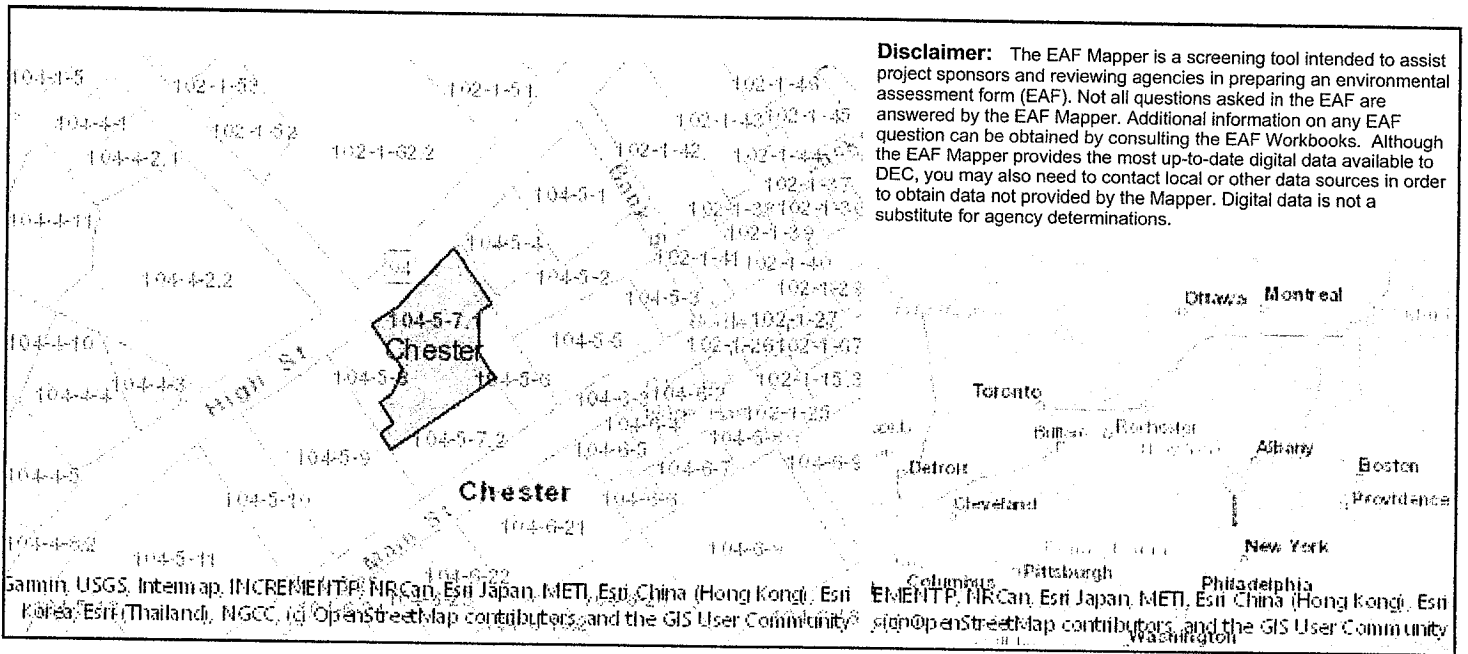
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project:			
Subdivision of Property for Aversa			
Project Location (describe, and attach a location map): 20 High Street			
Brief Description of Proposed Action: (2) Lot Subdivision of two existing dwellings requiring an area variance for lot size and lot width.			
Name of Applicant or Sponsor: Arthur & Alison Aversa		Telephone: (845) 216-0627	
Address: 20 High Street		E-Mail: <a href="mailto:alisonaversa@gmail.com">alisonaversa@gmail.com</a>	
City/PO: Chester		State: N.Y.	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 checked="" type="checkbox"/>	YES <input 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 Planning Board		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.5531 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.5531 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 type="checkbox"/> Commercial <input checked="" 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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: <u>meets State energy code requirements</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ <u>existing</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ <u>existing</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>James A. Dillin</u> Date: <u>July 29, 2022</u> Signature:  Title: <u>Land Surveyor</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No