

VILLAGE OF CHESTER

Planning Board
47 Main Street
Chester, New York 10918

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

Tel: 845-469-2388
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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.

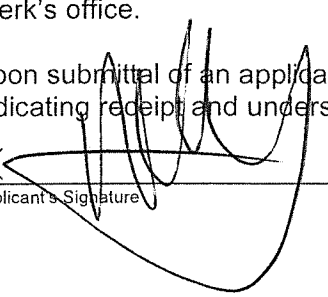
Drawing Requirements:

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 ½" wide X 2 ½" 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:

X 
Applicant's Signature

Berel Karniol (Trodale Developers Inc)
Applicant's Printed Name

2/22/23
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 _____)
 Site Plan (Square Feet 781,130)
 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: Trodale Developers Inc.

Phone #: 845-367-9420 Alt. Phone # NA

Address: 1 Executive Blvd Suite 101, Suffern, NY 10901

Email Address: berel@trodale.com

Property Owner: Trodale Developers Inc.

Phone #: 845-367-9420 Alt. Phone # NA

Address: 1 Executive Blvd Suite 101, Suffern, NY 10901

Email Address: berel@trodale.com

Engineer: Atzl, Nasher & Zigler

Phone #: (845) 634-4694 Alt. Phone # NA

Address: 232 North Main St. New City, NY 10956

Email Address: dzigler@anzny.com

Surveyor: Atzl, Nasher & Zigler

Phone #: (845) 634-4694 Alt. Phone # NA

Address: 232 North Main St. New City, NY 10956

Email Address: dzigler@anzny.com

Attorney: Paul S. Baum Esq

Phone #: (212) 205-4556 Alt. Phone # NA

Address: 155 North Main Street, New City, New York 10956

Email Address: pbaum@sbnewyorklaw.com

Contact Person: Dave Zigler - Atzl, Nasher & Zigler

Phone #: (845) 634-4694 Alt. Phone # NA

Address: 232 North Main St. New City, NY 10956

Email Address: dzigler@anzny.com

PART III – PROPERTY/PROJECT INFORMATION

Project Name: Summerville Industrial Park

Tax Map Designation:

Section: 116 Block: 1 Lot(s): 1.2

Section: 116 Block: 1 Lot(s): 2

Project Location:

Address: 3923 and 3921 Summerville Way, Chester, NY 10918

Nearest Cross Street: Nucifora Blvd

Zoning District: M-1

Dimensions (Or Acreage) of Parcel: 39.97

Estimated Cost of Private Improvements: \$ TBD

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

Estimated Cost of Public Improvements: \$ TBD

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

Project Description: Site Plan Approval for a 781,130 sq. ft. and 53 ft. high building for warehouse

and office use on approximately 40 acres parcel of land. The proposed development will include

255 surface parking spaces, 62 truck docks, and 3 garage doors.

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. NONE

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 Orange County Sewer District Number 1

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 State Highway 94, U.S. Route 6, State Route 17

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. NA

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:

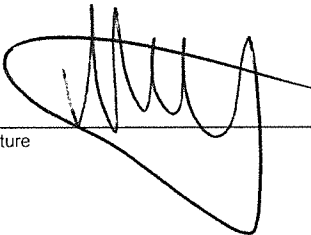
State of New York)
County of Orange) ss:

I, Berel Karniol, 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.

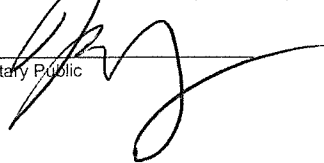
That all fees associated with this application have or will be paid by applicant.

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.

X 
Signature

Sworn to before this

22nd Day of Feb, 2023


Notary Public

Kalmish Fleischman
Notary Public State of NY
Reg # 01FL6365306
Qualified in Rockland County
Commission Expires Oct 2 2025

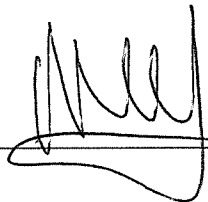
AFFIDAVIT OF OWNERSHIP/ OWNER'S CONSENT:

State of New York)
County of Orange) ss:

I, Berel Karniol being duly sworn,
hereby depose and say that I ^{have an office} reside at: 1 Executive Blvd Suite 101, Suffern, NY 10901
_____ in the County of _____
Rockland in the State of New York.

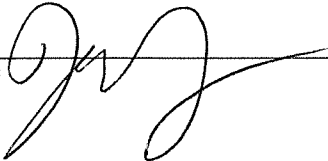
I am the owner in fee simple of the subject property located at: _____
3923 and 3921 Summerville Way, Chester, NY 10918 described in a
certain deed of the subject property recorded in the County clerk's Office in Liber ^{12020/}13583 of conveyances,
page ^{1834/}443, also known and designated on the Tax Map as Section 116 Block 1 Lot (s)
1.2 & 2.

I hereby authorize the applicant, Berel Karniol, 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.

X
Signature 

Sworn to before this

22nd Day of Feb, 2020

Notary Public 

Kalmish Fleischman
Notary Public State of NY
Reg # 01FL6365306
Qualified in Rockland County
Commission Expires Oct 2 2025