

VILLAGE OF CHESTER

Planning Board

47 Main Street
Chester, New York 10918

CHAIR: VINCENT RAPPA
ATTORNEY: FEERICK NUGENT MACCARTNEY, PLLC
ENGINEER: LANC & TULLY ENGINEERING & SURVEYING

Tel: 845-469-2388
Fax: 845-469-5999
Website: villageofchesterny.com

MEMBERS: JEFFREY KNIGHT
WILLIAM MURRAY
GENE WINTERS
SIMON ZIEGLER

This is the cover sheet for the **2023 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 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.).

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).

PLEASE NOTE:

- All Applications, Drawings and Documents must be submitted in sets of ten (10) – one original and 9 copies – to the Village office by the Meeting Submittal Deadline along with an electronic PDF.

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:

25 Oakland LLC
By:  _____
Applicant's Signature
Aaron Goldklang
Applicant's Printed Name
AARON GOLDKLANG
Date
5/17/23

BELOW FOR OFFICE USE ONLY

Project Name _____

Project # _____

VOC Recipient's Signature _____

Date _____

VILLAGE OF CHESTER PLANNING BOARD 2023 SCHEDULE

<u>WORK SESSION REQUEST DEADLINE</u> <i>WEDNESDAY AT NOON</i>	<u>WORK SESSION DATE</u> ^a <i>1ST THURSDAY OF EACH MONTH STARTS AT 1:30 PM</i>	<u>MEETING SUBMITTAL DEADLINE</u> ^b <i>THURSDAY AT NOON</i>	<u>MEETING DATE</u> ^b <i>4TH TUESDAY OF EACH MONTH STARTS AT 7:00 PM</i>
JANUARY 4, 2023	JANUARY 5, 2023	JANUARY 12, 2023	JANUARY 24, 2023
FEBRUARY 1, 2023	FEBRUARY 2, 2023	FEBRUARY 16, 2023	FEBRUARY 28, 2023
MARCH 1, 2023	MARCH 2, 2023	MARCH 16, 2023	MARCH 28, 2023
APRIL 5, 2023	APRIL 6, 2023	APRIL 13, 2023	APRIL 25, 2023
MAY 3, 2023	MAY 4, 2023	MAY 11, 2023	MAY 23, 2023
MAY 31, 2023	JUNE 1, 2023	JUNE 15, 2023	JUNE 27, 2023
JULY 5, 2023	JULY 6, 2023	JULY 13, 2023	JULY 25, 2023
AUGUST 2, 2023	AUGUST 3, 2023	AUGUST 10, 2023	AUGUST 22, 2023
SEPTEMBER 6, 2023	SEPTEMBER 7, 2023	SEPTEMBER 14, 2023	SEPTEMBER 26, 2023
OCTOBER 4, 2023	OCTOBER 5, 2023	OCTOBER 12, 2023	OCTOBER 24, 2023
NOVEMBER 1, 2023	NOVEMBER 2, 2023	NOVEMBER 16, 2023	NOVEMBER 28, 2023
DECEMBER 6, 2023	DECEMBER 7, 2023	DECEMBER 12, 2023*	DECEMBER 19, 2023*

*Earlier Submittal Date.

PLEASE NOTE:

^a 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 between the applicant and Planning Board members and consultants. The public is welcome to attend and observe Work Session proceedings.

^b 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 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: 25 Oakland LLC
Phone #: 914-906-3838 Alt. Phone # _____
Address: c/o The Leser Group Ltd., 1481 47th Street, Brooklyn, NY 11219
Email Address: aron@horizonacres.com

Property Owner: Same as applicant
Phone #: _____ Alt. Phone # _____
Address: _____
Email Address: _____

Engineer: LAN Associates, Engineering, Planning, Architecture, Surveying LLP
Phone #: 845-615-0350 Alt. Phone # _____
Address: 252 Main Street, Goshen, NY 10924
Email Address: michael.mcgovern@lanassociates.com

Surveyor: _____

Phone #: _____ Alt. Phone # _____

Address: _____

Email Address: _____

Attorney: Cuddy & Feder LLP, Attn.: Alec R. Gladd, Esq.

Phone #: 845-896-2229 x 1957 Alt. Phone # _____

Address: 300 Westage Business Center, Suite 380, Fishkill, NY 12524

Email Address: agladd@cuddyfeder.com

Contact Person: Alec Gladd, Esq., Cuddy & Feder LLP

Phone #: 845-896-2229 x 1957 Alt. Phone # _____

Address: 300 Westage Business Center, Suite 380, Fishkill, NY 12524

Email Address: agladd@cuddyfeder.com

PART III – PROPERTY/PROJECT INFORMATION

Tax Map Designation:

Section: <u>104</u>	Block: <u>1</u>	Lot(s): <u>6</u>
Section: <u>104</u>	Block: <u>1</u>	Lot(s): <u>7</u>
Section: <u>120</u>	Block: <u>1</u>	Lot(s): <u>1</u>

Project Location:

Address: 25 Oakland Avenue, Village of Chester, Orange County, New York

Nearest Cross Street: Hambletonian Avenue

Zoning District: M-2

Dimensions (Or Acreage) of Parcel: 33.7

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: See attached

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: 104 Block: 1 Lot(s): 6
Section: 104 Block: 1 Lot(s): 7
Section: 120 Block: 1 Lot(s): 1

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 State Route 94 (Main Street), Town of Chester

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:
Rockland

XX 25 Oakland LLC _____, 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.

25 Oakland LLC

By: _____

Signature

A. Goldklang
Aaron Goldklang

Sworn to before this

17th Day of May, 2023

David Breuer

Notary Public

DAVID BREUER
Notary Public
Rockland County, New York
01BR6026185 Exp 06/07/23

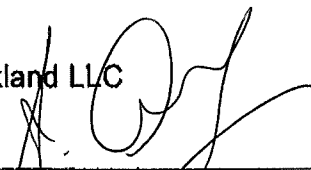
AFFIDAVIT OF OWNERSHIP/ OWNER'S CONSENT:

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

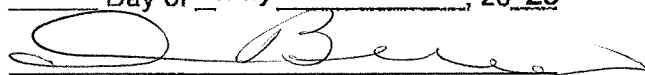
X 25 Oakland LLC being duly sworn,
 hereby depose and say that ~~it resides at~~ it has a principal place of business at c/o The Leser Group, Ltd.,
1481 47th Street, Brooklyn, NY 11219 ~~XXXXXXXXXXXXXXXXXXXX~~
~~XX~~

It is
~~xxx~~ the owner in fee simple of the subject property located at: 25 Oakland Avenue, Village of Chester,
Orange County, New York described in a
 certain deed of the subject property recorded in the County clerk's Office in Liber 15130 of conveyances,
 page 1881, also known and designated on the Tax Map as Section 104 Block 1 Lot (s)
6&7 120 1
1

I hereby ~~authorize the application,~~ ~~XX~~ ~~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.

25 Oakland LLC
 By: 
 Signature Aaron Goldklang

Sworn to before this
17th Day of May, 2023


 Notary Public

DAVID BREUER
Notary Public
 Rockland County, New York
 01BR6026185 Exp 06/07/23

VILLAGE OF CHESTER SUMMARY OF FEES

Updated 1/10/2022

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

To be paid at time of application:

\$ 1,000.00 for Referral to Planning Board

\$ 3,000.00 Escrow Deposit for Village Consulting Fees

\$ _____ \$50.00 per acre for requested amendments in residential zoning districts

or \$ _____ \$100.00 per acre for requested amendments in non-residential zoning districts or annexations

No fees are payable at time of approval

Village Board Applications for Telecommunication Facilities

To be paid at time of application:

\$ 7,500.00 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

Planning Board Applications for Commercial Site Plan Approval or Amended Approval

To be paid at time of application:

\$ 1,000.00 Site Plan Review Fee

\$ _____ TBD, either \$75.00 for each \$5,000.00 of building cost up to \$100,000.00, then \$35.00 for \$5,000.00 thereafter - **OR**

\$ _____ \$60.00 for each 1,000 sq. ft., **unless** the improvements are not a principal use, **then**

\$ _____ \$75.00 for each \$5,000.00 of building cost up to \$100,000.00, then \$35.00 for each \$5,000.00 thereafter

\$ _____ Escrow Deposit for Village Consulting Fees (greater of \$2,500.00 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 (7% of the first \$50,000.00 and 5% of any amount over \$50,000.00 of the cost of improvements)

\$ _____ Inspection Fee for required public improvements (7% of the public improvement bond amount)

\$ _____ Building Permit Fees

Planning Board Applications for Residential Site Plan Approval or Amended Approval

To be paid at time of application:

\$ 1,000.00 Site Plan Review Fee

\$ _____ \$100.00 per dwelling unit

\$ 2,500.00 Escrow Deposit for Village Consulting Fees

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

\$ _____ Inspection Fee for required site improvements (7% of the first \$50,000.00 and 5% of any amount over \$50,000.00 of the cost of improvements)

\$ _____ Inspection Fee for required public improvements (7% of the improvement bond amount)

\$ _____ Recreation Fees (\$1500.00 per dwelling)

\$ _____ Building Permit Fees

Planning Board Applications for Minor Subdivision or Lot Line Change Approval

To be paid at time of application:

\$ 600.00 Review Fee

\$ 2,500.00 Escrow Deposit for Village Consulting Fees

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

\$ _____ \$200.00 per approved lot; \$200.00 for lot line change

\$ _____ Recreation Fee (\$2,000.00 per approved lot)

\$ _____ Inspection Fee for required site improvements (7% of the first \$50,000.00 and 5% of any amount over \$50,000.00 of the cost of improvements)

\$ _____ Inspection Fee for required public improvements (7% of the improvement bond amount)

\$ _____ Building Permit Fees

Planning Board Applications for Major Subdivision or Commercial Subdivision

To be paid at time of application:

\$ 2,000.00 Review Fee

\$ 2,500.00 Escrow Deposit for Village Consulting Fees

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

\$ _____ \$250.00 per approved lot

\$ _____ Recreation Fee (\$2,000.00 per approved lot)

\$ _____ Inspection Fee for required site improvements (7% of the first \$50,000.00 and 5% of any amount over \$50,000.00 of the cost of improvements)

\$ _____ Inspection Fee for required public improvements (7% of the improvements bond amount)

\$ _____ Building Permit Fees

Planning Board Work Session

To be paid at time of Work Session:

\$ 200.00 Review Fee

Special Use Permit

To be paid at time of application:

\$ 500.00 and all fees payable for Site Plan Approval

Zoning Board of Appeals Applications

To be paid at time of application:

\$ 750.00 Review Fee

\$ 1,000.00 Escrow Deposit for Village Consulting Fees