

# 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:



Applicant's Signature

David Niemotko

Applicant's Printed Name

9/13/2023

Date

### BELOW FOR OFFICE USE ONLY

Project Name

Project #

VOC Recipient's Signature

Date

## **VILLAGE OF CHESTER PLANNING BOARD** **2023 SCHEDULE**

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

\*Earlier Submittal Date.

### **PLEASE NOTE:**

<sup>a</sup> 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.

<sup>b</sup> 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 40,388 )  
☐ 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:** David Niemotko Architects, PC

Phone #: (845) 774-7523 Alt. Phone # (845) 401-2891

Address: 167 Stage Rd Monroe, NY 10950

Email Address: david@niemotkoarchitects.com

**Property Owner:** 6 Kings Hwy LLC

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

Address: 13 Karlsburg Rd Unit 303 Monroe, NY 10950

Email Address: mlm845@gmail.com

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

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

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

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

**Surveyor:** Darren Stridiron, PLS, CV Associates  
Phone #: \_\_\_\_\_ Alt. Phone # \_\_\_\_\_  
Address: 148 Route 17M Suite 2, Harriman, NY 10926  
Email Address: surveyingcva@cvassociatesny.com

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

**Contact Person:** Jesse Shih, David Niemotko Architects, PC  
Phone #: (845) 774-7523 Alt. Phone # (845) 401-2891  
Address: 167 Stage Rd Monroe, NY 10950  
Email Address: jesse@niemotkoarchitects.com

### **PART III – PROPERTY/PROJECT INFORMATION**

**Tax Map Designation:**

Section: <u>114</u>	Block: <u>4</u>	Lot(s): <u>1</u>
Section: _____	Block: _____	Lot(s): _____
Section: _____	Block: _____	Lot(s): _____

**Project Location:**

Address: 6 Kings Hwy Chester, NY 10918  
Nearest Cross Street: Route 17M, 600 ft East  
Zoning District: B-2  
Dimensions (Or Acreage) of Parcel: 0.93 Ac.

**Estimated Cost of Private Improvements:** \$ 500,000  
(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:** \_\_\_\_\_

New 10,780 SF, two story building for Wholesale and accessory light manufacturing with a new parking lot and driveways. The site will connect to public water, sewer, & storm sewer. Existing house to be demolished.

## **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): \_\_\_\_\_

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 \_\_\_\_\_

**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, Fishe/ Reich, 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

24 Day of August, 2023

  
\_\_\_\_\_  
Notary Public



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

State of New York)  
County of Orange) ss:

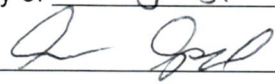
I, Rachel Reich being duly sworn,  
hereby depose and say that I reside at: \_\_\_\_\_  
\_\_\_\_\_ in the County of \_\_\_\_\_  
\_\_\_\_\_ in the State of \_\_\_\_\_.

I am the owner in fee simple of the subject property located at: \_\_\_\_\_  
6 Kings Hwy Chester, NY 10918 described in a  
certain deed of the subject property recorded in the County clerk's Office in Liber 12913 of conveyances,  
page 281, also known and designated on the Tax Map as Section 114 Block 4 Lot (s)  
1.

I hereby authorize the applicant, David Niemotko Architects, PC, 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

24 Day of August, 2023  
  
Notary Public



# 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

\$ 2,500 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