

VILLAGE OF CHESTER

Planning Board

47 Main Street

Chester, New York 10918

CHAIR: VINCENT RAPPA
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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


Brian Leentjes
Applicant's Printed Name

12-7-2023
Date

BELOW FOR OFFICE USE ONLY

The Castle - Area Variance - Building Height
Project Name

2B-23-03
Project #


VOC Recipient's Signature

12-07-2023
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: ~~XXXXXXXXXX~~ Leentjes Amusements Corp - Brian Leentjes
Phone #: 845-781-0572 Alt. Phone # _____
Address: 109 Brookside Ave, Chester, NY 10918
Email Address: castlefc@gmail.com

Property Owner: X LLC
Phone #: 845-781-0572 Alt. Phone # _____
Address: 109 Brookside Ave Chester NY 10918
Email Address: castlefc@gmail.com

Engineer: _____
Phone #: _____ Alt. Phone # _____
Address: _____
Email Address: _____

Surveyor: _____
Phone #: _____ Alt. Phone # _____
Address: _____
Email Address: _____

Attorney: _____
Phone #: _____ Alt. Phone # _____
Address: _____
Email Address: _____

Contact Person: Brian Leentjes
Phone #: 845-781-0572 Alt. Phone # _____
Address: 366 Bellvale Rd, Chester NY 10918
Email Address: castlefc@gmail.com

PART III – PROPERTY/PROJECT INFORMATION

Tax Map Designation:

Section: <u>107 107</u>	Block: <u>2</u>	Lot(s): <u>14-2 (109 Brookside)</u>
Section: <u>107</u>	Block: <u>2</u>	Lot(s): <u>15 (107 Brookside)</u>
Section: _____	Block: _____	Lot(s): _____

Project Location:

Address: 109 Brookside Ave, Chester NY 10918
Nearest Cross Street: Rt 94
Zoning District: B2
Dimensions (Or Acreage) of Parcel: 2.6 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: Castle Expansion

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: 2 Block: -1 Lot(s): 61.2
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 Rt 17 + Brookside Ave, 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. Height Variance

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, Brian Teurtye, 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

7 Day of December, 2023

Denise Modugno May
Notary Public

DENISE M MODERNO-MAY
No.01MO6170550

Notary Public, State of New York
Qualified in Orange County

My commission expires JULY 9th, 2027

AFFIDAVIT OF OWNERSHIP/ OWNER'S CONSENT:

State of New York)
County of Orange) ss:

I, Brian Lentzys being duly sworn,
hereby depose and say that I reside at: 366 Bellvale Rd Chester
in the County of Orange
in the State of N.Y.

I am the owner in fee simple of the subject property located at: 109 Brookside Ave
Chester, NY 10918 described in a
certain deed of the subject property recorded in the County clerk's Office in Liber _____ of conveyances,
page 979, also known and designated on the Tax Map as Section 107 Block 2 Lot (s)
14.2.

I hereby authorize the applicant, _____, 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

7 Day of December, 2023

Denise Moderno May
Notary Public

DENISE M MODERNO-MAY
No.01MO6170550
Notary Public, State of New York
Qualified in Orange County
My commission expires JULY 9th, 2027