



Steven M. Neuhaus  
County Executive

# Orange County Department of Planning

124 Main Street  
Goshen, NY 10924-2124  
Tel: (845) 615-3840  
Fax: (845) 291-2533

**David E. Church, AICP**  
**Commissioner**  
www.orangecountygov.com/planning  
planning@orangecountygov.com

## Cover Sheet: NYS General Municipal Law §239-l, m, and n Referral

This cover sheet should be completed by the local board having jurisdiction. Referrals from applicants will not be accepted unless coordinated with both the local board having jurisdiction and the County Department of Planning. Please include all materials that are part of a "full statement" as defined by NYS GML §239(m), i.e. "all materials required by and submitted to the referring body as an application". Please return this cover sheet and the Full Statement to the Orange County Department of Planning.

Referral ID No.: County Use Only

**Municipality:** Chester, Village

**Tax Map No.:** 107-2-14.2

**Local Referring Board:** Zoning Board of Appeals

**Tax Map No.:**

**Applicant:** X, LLC

**Tax Map No.:**

**Project Name:** The Castle Area Variance (Building Height)

**Local File No.:** ZB-23-03

**Location of Project Site:** 109 Brookside Avenue, Chester, NY 10918

**Size of Parcel(s):** 4.191 ACRES

**Zoning District:** B-2

**Reason for County Planning Review:** Property is within 500 feet of a County / State Road / Municipal Border.

Type of Review:

- Comprehensive Plan Update/Approval
- Zoning Amendment
  - Zoning District Change, from to
  - Ordinance Modification, cite section:
- Local Law:
- Site Plan, non-residential sq.ft. proposed: 26,700 sq ft
 

Which approval is the applicant seeking?  SKETCH /  PRELIMINARY /  FINAL
- Subdivision, number of lots proposed:
 

Which approval is the applicant seeking?  SKETCH /  PRELIMINARY /  FINAL
- Special Use Permit:
- Lot Line Change:
 

Variance:  AREA /  USE The applicant is seeking an Area Variance from the Village Schedule of District Regulations for a B2 Zone, Column 7, for Maximum Building Height. The maximum building height allowed in a B2 Zone is 35 feet; the proposed average building height on the front of the building is 36 feet 9.36 inches and the proposed height of the tower is 43 feet, 6.96 inches.
- Other:

Local Board comments/elaboration:

Sandra VanRiper

1/8/2024

Secretary, Zoning Board of Appeals

Name/Signature of local official

Date

Title

Municipal Contact Phone No.: 845-469-2388, ext 231

If you would like the Applicant to be cc'd on this letter, please provide the Applicant's address: