

3. Will the requested variance, if granted, alter the essential character of the neighborhood?
4. Is the alleged hardship self-created?

Town Of Chester Zoning Board of Appeals  
1786 Kings Highway, Chester, New York 10918  
Phone: (845) 469-7000, ext. 308 Fax: (845) 469-9242

### APPLICATION TO THE ZONING BOARD OF APPEALS

**PART I: OWNER INFORMATION** - Please type or print below

**DATE:** 12-9-16

Property Location: nys Highway Route 17M

Owner(s) of Record: Full name(s) BAZS, LLC

Home Phone#: ( ) - Work #: ( ) - Cell #: 845-781-0572

Email address: Castlefc@gmail.com

Mailing Address of Owners(s): P.O. Box 132

City, State, Zip Code: Chester ny 10918

**PART II: AGENT INFORMATION** - If applicable (Please attach Owner Authorization letter)

Agent Name: James A. Dillin PRS

Work #: 845-249-086 Cell #: ( ) -

Email address: jdillin@frontiernet.net

Mailing Address of Agent: 38 Scotchtown Avenue

City, State, Zip Code: Goshen ny 10924

**PART III: ATTORNEY INFORMATION**

Attorney for Applicant: \_\_\_\_\_

Mailing Address of Attorney: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_ Phone # ( ) -

**PART IV: APPLICATION DETAILS**

**Note:** If this application is being made by someone other than the owner, the owner must sign the owner's authorization attached to this document.

Orange County Tax Map Number: \_\_\_\_\_ Section/Block/Lot 2 / 1 Lot 2

Zoning District: LB Local Business Lot Size 3.73± acres

**Type of Variance Sought:** (check one or more)

☒ Area Variance

☐ Use Variance

☒ Interpretation

**Referred by:**

☒ Planning Board

☐ Code Enforcement Officer

State in factual terms the exact manner in which applicant seeks from the Zoning Board of Appeals:

Either a variance for pole height or interpretation  
that a variance is not required.

A summary statement of the practical difficulty because of the existing zoning regulations for the subject premises as follows:

Pole height may not exist in zoning.

Describe any circumstances supporting this application:

This would be a normal height for a pole in  
a recreation facility.

Has a variance or special exception use ever been applied for on this property?

☒ Yes ☐ No

If yes, indicate the Zoning Board of Appeals date of

decision: 2010 (allow cottages to remain)

Is the subject property located within 500 feet of any of the following?

☒ Town or Village boundary line (if yes, indicate which Town or Village : \_\_\_\_\_)

☒ State road, park, or other recreational facility

☐ County Road or right of way

( ) Federal owned property

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OWNER AUTHORIZATION

STATE OF NEW YORK

COUNTY OF ORANGE

I, Brian Leentjes  
OWNER

residing at 366 Bellvale Rd  
OWNER ADDRESS

being the owner of premises nys Route 174  
PROPERTY LOCATION

also known as Orange County Tax Map #: Section 2 Block 1 Lot 61.2  
TAX MAP

hereby authorize James A. Dillin RS  
AGENT

whose mailing address is 38 Scotchtown Ave., Goshen ny 10924  
AGENT ADDRESS

to appear on my behalf before the Zoning Board of Appeals  
of the Town of Chester, and to file any documents required with reference to my  
application for Site Plan for Castle Zipline

I hereby agree to allow my agent, whose name appears above, to act on my behalf and I further  
agree to abide by any requirements imposed by this Board as a condition of their approval.

[Signature]  
OWNER SIGNATURE

Sworn to before me this 12th  
Day of December, 2016

**ROBERT F. GREEN**  
Notary Public, State of New York  
No. 02GR4744040  
Qualified in Orange County  
Commission Expires 12/26/2017

Notary Public [Signature]

ZONING BOARD OF APPEALS

OWNERS AUTHORIZATION FOR A SITE VISIT

I (Please print) Brian Leentjes

grant permission for members of the Zoning Board of Appeals and/or representatives of same Board to make a site visit on my property should they deem it necessary to review my application. The property location is:

14 Shaleen Drive

Chester ny

Signed,



Date:

12/12/14



**Town of Chester  
Zoning Board of Appeals  
1786 Kings Highway,  
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**Interpretation Only**

**A request for an interpretation is made for the following reason:**

*No pole height is given in Zoning.*

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Area Variance Only

Please answer the following:

Will there be an undesirable change in the character of the neighborhood, or a detriment to nearby properties if this variance is granted?

No

Can you achieve your goals via a reasonable alternative which does not involve the necessity of an area variance?

No, or an Interpretation that no Code exists for a pole within an outdoor recreation facility.

Is the variance is substantial?

No, only if a maximum height is in the Code for a pole.

Will the variance have an adverse impact on physical or environmental conditions in the neighborhood or district?

No

Is this a self-created difficulty?

No, with the impending Legoland Development and/or other entertainment facilities moving into the area, it is necessary to expand our Business and continually change and grow.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

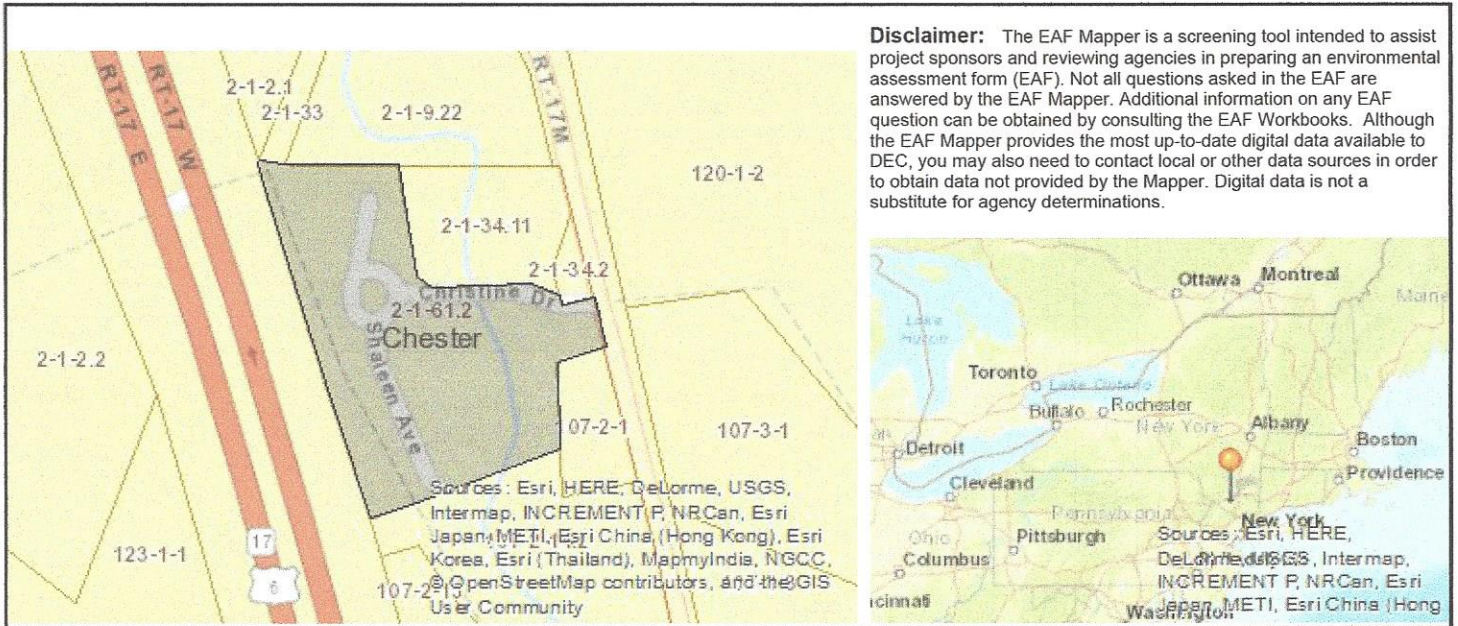
<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Site Plan for Castle Zipline			
Project Location (describe, and attach a location map): N.Y.S. Highway No. 17M			
Brief Description of Proposed Action: Proposed Zipline			
Name of Applicant or Sponsor: Brian & Alison Leentjes		Telephone: (845) 781-0572	
		E-Mail:	
Address: 366 Bellvale Road			
City/PO: Chester		State: New York	Zip Code: 10918
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Zoning Board of Appeals			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		6.0 +/- acres	
b. Total acreage to be physically disturbed?		.018 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		9.4 +/- acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			



5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>meets State energy code requirements</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO <input type="checkbox"/> YES		



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>James A. Dillin, PLS</u> Date: <u>December 13, 2016</u> Signature: <u></u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No