

**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:** August 28, 2015

Property Location: Black Meadow Road, Town of Chester, Orange County, New York

Owner(s) of Record: Full name(s) Kips Bay Holdings of Warwick, LLC

Home Phone#: ( ) - Work #: ( 845) 469-1000 Cell #: ( ) -

Email address: rlantes@tradetranscorp.com

Mailing Address of Owners(s): 173 Black Meadow Road

City, State, Zip Code: Chester, NY 10918

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

Agent Name: ERS Engineering Consultants, PC

Work #: ( 845) 987-1775 - Cell #: ( 845) 988-6029

Email address: info@ersconsultants.com

Mailing Address of Agent: 11 Forester Ave.

City, State, Zip Code: Warwick, NY 10990

**PART III: ATTORNEY INFORMATION**

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

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

City, State, Zip Code: \_\_\_\_\_

**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: \_\_\_\_\_ 6 \_\_\_\_\_ Section/Block/Lot 6 / 1 / 106

Zoning District: \_\_\_\_\_ IP \_\_\_\_\_ Lot Size 9.61 Ac.

**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 remedy from the Zoning Board of Appeals:

Proposed 20,000 square foot expansion of an existing warehouse facility with a gross floor area of 41,019 square feet for a total gross floor area of 61,019 square feet. Request is for an Area Variance, especially relief of parking requirements under SS 98-22 C (1) (B) warehouse establishment: 1 parking space per every 500 sf of gross floor area. The required amount of parking for a 61,019 sf building would be 122 parking spaces. The amount provided is 24 spaces. Currently there are 18 employees on site and there are no plans for an increase.

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

Given the limitations of the site including federal and state wetlands with the 100-ft Adjacent Area (wetland buffer) and the placement of the existing building, parking, access road and loading docks it is not possible to meet the parking lot requirements.

Describe any circumstances supporting this application:

In order to stay competitive in the world market and given the recent financial changes in China which makes the US market more difficult for exporting, the applicant needs the additional warehouse space. However, it is cost prohibitive to try and provide the required parking as well as meet current stormwater standards.

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: June 18, 2009

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, Robert Antes  
OWNER  
residing at 3120 WHISPERING HILLS DR., CHESTER, NY 10918  
OWNER ADDRESS  
being the owner of premises 173 Black Meadow Road, Chester, NY 10918  
PROPERTY LOCATION  
also known as Orange County Tax Map #: 6-1-106  
TAX MAP  
hereby authorize ERS Engineering Consultants, P.C.  
AGENT  
whose mailing address is 11 Forester Avenue, Warwick, NY 10990  
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 Area Variance

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.

Robert Antes  
OWNER SIGNATURE

Sworn to before me this 27<sup>th</sup>

Day of AUGUST, 2015

Marion E. Schoonmaker  
Notary Public

MARION E. SCHOONMAKER  
Notary Public, State of New York  
No. 4660118  
Qualified in Orange County  
Commission Expires Oct 31 2017

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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 – The property contains a warehouse and is located in the Industrial Park Zone.

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

No

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Is the variance substantial?

Yes

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

No

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Is this a self-created difficulty?

No

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