

(For Office Use Only)

(AN APPLICATION FOR APPROVAL OF SUCH SYSTEM OR HOOKUP WILL BE REQUIRED WITH APPLICATION FOR A BUILDING PERMIT)

Has any portion of this parcel been the subject of any Town of Montgomery Planning Board or Zoning Board of Appeals action within the past ten (10) years?

IF YES, EXPLAIN: _____

NOTE:

- Town of Montgomery Zoning Law Section 140-50-20 (a-1) should be reviewed for specific Site Plan requirements. Section 140-50 provides for procedure and standards.
- A SEQR short or long EAF should be submitted with this application.

TEN (10) copies of plans required. FOLDED NOT ROLLED.

I hereby affirm the above information is true and accurate:

SIGNED: _____

MILR LLC
B. J. Markel Jacobson
Managing Member
APPLICANT

DATED: _____

9/18/24

CHECK LIST FOR SITE PLAN REVIEW

Application Number _____

An application must be submitted with the following information and six (6) copies of maps.

1. Name and Address of Applicant See Plan

2. Name and Location of Proposed Site Plan See Plan

3. Name and Address of Owner See Plan

4. Tax Map Information: Section (s) See Plan
Block (s) _____
Lot (s) _____
5. Name and Address of Engineer. See Plan

6. Name and Address of Attorney (if any) See Plan

7. Existing and Proposed (Location and Dimensions) See Plan

a. Drainage.	a. _____
b. Sidewalks	b. _____
c. Curbs	c. _____
d. Parking (on and off street)	d. _____
e. Landscaping	e. _____
f. Fencing	f. _____
g. Driveways and Aisles.	g. _____
h. Grading	h. _____
i. Lighting.	i. _____
j. Signs	j. _____
k. Structures.	k. _____
l. Topographs (based on USGS datum at 2' intervals).	l. _____
m. Curb-cuts	m. _____
n. Trees	n. _____
o. Paving.	o. _____
p. Traffic Flow.	p. _____
q. Buffer Strip.	q. _____
r. Sanitary Sewer.	r. _____
s. Waste (Solid, Liquid, Gas).	s. _____
t. Water	t. _____

8. Property Lines, Streets, Right-of-Ways and Easements, Lot Dimensions and Acreage. See Plan

9. Relation to Master Plan See Plan

10. Location Relative to Places of Public Assembly. See Plan

11. Density for Residential Proposals

A. Gross See Plan

B. Net See Plan

12. Percolation Tests and/or Soil Analysis. See Plan

13. Stamp and Signature by the Required Licensed Professional See Plan

- NOTE:
- (1) This is an aid to be used in conjunction with the Zoning Law (Section 140-50-50) and Subdivision regulations.
 - (2) If Special Exception Use is required, the Site Plan Review can be undertaken at the same time as action is taken on Special Exception Use Application.
 - (3) If use is a permitted use, six copies of the Site Plan should first be submitted to the Building Inspector.

SPECIAL EXCEPTION USE PERMIT

TOWN OF MONTGOMERY

INSTRUCTIONS FOR PLANNING BOARD APPLICATIONS

1. SUBMIT 4 COPIES OF COMPLETE APPLICATION.
2. SUBMIT 4 COPIES OF SHORT ENVIRONMENTAL ASSESSMENT FORM.
3. SUBMIT ¹⁵~~10~~ COPIES OF MAPS OR PLANS. FOLDED NOT ROLLED.
4. SUBMIT LIST OF NAMES OF CURRENT PROPERTY OWNERS WITHIN 300 and 500 FEET OF THE BOUNDARIES OF THE PROPERTY. THIS CAN BE OBTAINED FROM THE ASSESSOR'S OFFICE UPON WRITTEN REQUEST WITH 7 DAYS PRIOR NOTICE. INCLUDE SECTION, BLOCK, AND LOT OF PROPERTY INVOLVED.
5. ALL APPROPRIATE FEES MUST BE PAID WHEN APPLICATION IS SUBMITTED. APPLICATION WILL NOT BE RECEIVED UNLESS FEES ARE PAID.
6. UPON RECEIPT OF THE NOTICE OF PUBLIC HEARING, MAIL, NOT LESS THAN TEN DAYS PRIOR TO THE DATE OF THE HEARING, A COPY OF THE NOTICE TO ALL PERSONS WHO OWN PROPERTY AND ALL MUNICIPALITIES WITHIN 300 FEET OF THE BOUNDARIES OF THE PROPOSED SITE, CERTIFIED MAIL, RETURN RECEIPT. SUBMIT 500 FOOT SURVEY WITH APPLICATION.
7. COMPLETE THE AFFIDAVIT OF REGULARITY AND MAILING SHOWING ALL PERSONS HAVE RECEIVED PROPER NOTICE OF HEARING, HAVE IT NOTARIZED AND BRING IT TO THE SCHEDULED PUBLIC HEARING ALONG WITH THE MAILING RECEIPTS AND RETURN RECEIPTS.

APPLICATION
FOR
SPECIAL EXCEPTION USE PERMIT

TO: PLANNING BOARD
TOWN OF MONTGOMERY
ORANGE COUNTY

FOR BOARD USE ONLY

Application No. _____
Date Received _____
Date of Hearing _____
Date of Action _____
Action: _____

I. I (We) Morton & Beverly Bromberg Trust and MILR, LLC

NAME OF APPLICANT (S)

P.O. Box 366, Walden, NY 12586

84-778-2121

ADDRESS - STREET NUMBER

TOWN

PHONE NO.

Hereby petitions the Planning Board of the Town of Montgomery for a Special Exception Use Permit under Section (s) 60-10 A of the Zoning Law of the Town of Montgomery for the following use (s):

Multiple Dwelling in a RM-1 zone

II. STATEMENT OF OWNERSHIP

The applicant(s) (is-are) the owner(s) (tenant) of real property situated at the following address:

New York State Route 17K

0 FEET To Bailey Road

NAME OF ROAD

DISTANCE FROM NEAREST INTERSECTION

Brief description of property:

Bounded on the North by Route 17K

Bounded on the East by N/F Charlottle Palumbo & N/F County of Orange

Bounded on the South by N/F Montgomery Group LLC

Bounded on the West by Valley Central High School and residential

Metes and bounds description:

(If space here is inadequate, attach copy of deed description to the Application.)

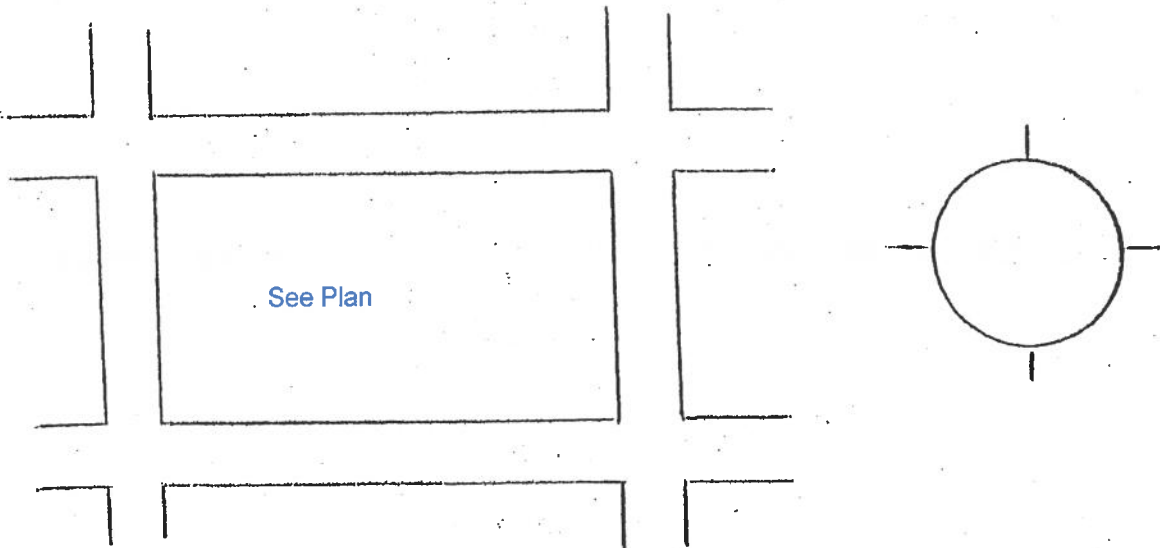
See Plan

The following are the names and addresses of all property owners within 300 feet of described premises:

	<u>Name</u>	<u>Address</u>
1.	<u>To be Provided</u>	
2.		
3.		
4.		
5.		
6.		

(If more space is needed, attach list of names and addresses)

On diagram below locate property in relation to adjacent highway and in relation to nearest intersection of other highways.



Attach a survey showing property boundary lines, placement of buildings (with distances shown to nearest boundary line and other buildings), spaces provided for required parking, all proposed fences or living screening, signs, entrances to public highways, septic or sewage system, show all other construction and locations of uses proposed for the site. Topography should also be indicated.

III. SPECIAL EXCEPTION USE REQUESTED:

Give a statement regarding the use desired, discuss the reasons permit is desired, cover the conditions and standards required under, Sections: 130-40, 130-40-10, 130-40-20, 130-40-30 and other pertinent sections of the zoning law.

The site is located in an RM-1 zone, which allows for Multiple Dwellings through a special use permit.

The site is also located in the B-2 zone, which allows for sewage or wastewater treatment plant through a special use permit.

The undersigned applicant (s) hereby declare (s) to the best of his, her, (their) knowledge and belief the statements contained in this application, together with the plans and specifications are true, correct and complete.

Dated: _____

TOWN OF MONTGOMERY PLANNING BOARD

APPLICATION FOR SKETCH PLAN APPROVAL OF
PROPOSED SUBDIVISION

FOR OFFICE USE ONLY

Major Subdivision () Minor Subdivision () (CHECK ONE)
Date Received: _____
Date Application Deemed Complete: _____
Date of Hearing: _____
Date of Decision: _____
Fees Assessed: Regular Fees Due: _____ When Paid: _____

The application of Morton & Beverly Bromberg Trust and MILR, LLC who resides at
P.O. Box 366

for sketch plan approval of proposed subdivision of lands located at
1127 New York State Route 17K Montgomery, New York which lands are owned by
Morton & Beverly Bromberg Trust and MILR, LLC herein applies:

TO THE TOWN OF MONTGOMERY PLANNING BOARD:

1. Proposed subdivision name is Sheffield Gardens
2. I submit herewith a sketch plan with a scale of not less than 200 feet/ inch which has been prepared by a licensed design professional and which includes at least the following information as required by Article V, Section 1 of the Subdivision Regulations of the Town of Montgomery.
 - A. A map of the entire holding indicating the location of that portion which is to be subdivided in relation to the entire tract, and the distance to the nearest existing street intersection.
 - B. Topographic contours at intervals of not more than 20 feet based on USGS datum.
 - C. The name of the owner and of all adjoining property owners as disclosed by the most recent town tax records.
 - D. The tax map section, block and lot numbers.
 - E. All the utilities available and all streets which are either proposed, mapped or built.
 - F. The proposed pattern of lots (including lot width and depth), street layout, recreation areas, systems of drainage, sewerage, and water supply (see Article V, Section 2-A3 of the Subdivision Regulations of the Town of Montgomery) within the subdivided area and with reference to surrounding properties and street patterns.
 - G. All existing restrictions on the use of land including easements and covenants.

- H. A location map at a minimum scale of 1" = 2000' (1:24,000) to indicate the relationship of the proposed subdivision to significant existing community facilities which will serve or influence the layout, such as major traffic arteries, shopping areas, schools, parks, employment centers, churches, etc. This map shall be drawn to a scale suitable to indicate the above features as well as the north point, scale and date.
- I. Existing drainage features (e.g., culverts, marshes, ponds and streams) within the portion to be subdivided and within 200 feet thereof.
- J. General Site conditions: Rock outcrops, isolated trees over 12" caliber and all trees over 24" caliber, orchards, hedges, and other ornamental landscaping, wooded areas; existing structures, stone walls, roads or lanes, power lines, easements and other existing improvements within the portion to be subdivided and within 200 feet thereof.
- K. Zoning district or districts.
- L. Acreage of each land use and proposed density.
- M. Soils map overlay showing soils groups within the proposed subdivision. Any recognized soils map (e.g., USGS, USDA, SCS) will be acceptable at the sketch plan stage.

DATED: 9/18/24

Morton & Beverly Bromberg Trust and MILR, LLC
NAME OF APPLICANT

P.O. Box 366, Walden, NY 12586
ADDRESS

MILR LLC
BY [Signature]
SIGNATURE Managing Member

ENGINEER OR AGENT Engineering & Surveying Properties, PC

TELEPHONE 845-457-7727

TOWN OF MONTGOMERY PLANNING BOARD

PETITION FOR PRELIMINARY SUBDIVISION APPROVAL - MAJOR SUBDIVISION

PETITION FOR FINAL SUBDIVISION APPROVAL - MINOR SUBDIVISION

FOR OFFICE USE ONLY

Major Subdivision () Minor Subdivision () (CHECK ONE)

Date Received: _____

Date Application Deemed Complete: _____

Date of Hearing: _____

Date of Decision: _____

Fees Assessed: Regular Fees Due: _____ When Paid: _____

Recreation Fees in Lieu of Parkland _____ Due _____ When Paid _____

The petition of Morton & Beverly Bromberg Trust and MILR, LLC
who resides at PO Box 366 Walden, New York 12586
for subdivision of lands located at 1127 New York State Route 17K Montgomery, New York
which lands are owned by Morton & Beverly Bromberg Trust and MILR, LLC
hereby petitions:

TO THE TOWN OF MONTGOMERY PLANNING BOARD:

1. Proposed subdivision name is Sheffield Gardens

2. The applicant is the owner of record of the land under application.

Yes (✓) No () (CHECK ONE)

If no, complete Owner's Endorsement Form and attach hereto.

3. The land is held by applicant or owner under deed recorded in the Orange County Clerk's office as follows:

Liber: 13476 Page No. 161

Attach copy of current deed or deeds.

4. The entire land under application is described herewith by deed and map.

Yes () No () (CHECK ONE) To be submitted

5. The area of the land is ± 52.42 acres.

6. The land is shown on the Town Tax Map as:

Section 29 Block 1 Lot 5.1, 5.2, 5.3, 5.4, & 5.5

7. The land lies in the B-2, RA-1 & RM-1 Zoning Use Districts.

(From Official Town Zoning Map.)

8. Attached hereto and made a part hereof is a subdivision map showing proposed street, lots and topography.

9. The land ~~does~~/does not (delete one) contain a portion which is indicated on the Town Zoning Map as Flood Plan (Fp.). If Fp is present, show same on plat.
10. The land ~~does~~/does not (delete one) contain a portion which is indicated on the Zoning Map as Airport District. If Airport District is present, show same on plat providing maximum allowable development elevations.
11. The land does/~~does not~~ (delete one) contain a portion which is designated as a Freshwater Wetland per Article 24 of the Environmental Conservation Law. If Freshwater Wetland is present, show same on plat, including 100 foot buffer.
12. The land ~~does~~/does not (delete one) contain a proposed building lot which has an average slope in excess of 15%. If such proposed lots exist, indicate same on plat.
13. The land ~~does~~/does not (delete one) contain a proposed building lot which contains soil with a rating with respect to permeability of "severe" (unless served by public sewage) as set forth in Article IV, Section 8 of the Subdivision Regulations of the Town of Montgomery and the references therein. If any such lands exist, indicate same on plat.
14. The land ~~does~~/does not (delete one) contain a proposed building lot which contains soil with a rating with respect to depth to seasonal or prolonged high water table of severe (unless served by public sewage) as set forth in Article IV, Section 8 of the Subdivision Regulations of the Town of Montgomery and the references therein. If any such lands exist, indicate same on plat.
15. Indicate on plat all lands which are located in any Zone "A" or Zone "B" as set forth on the current Federal Emergency Management Agency FIRM (Flood Insurance Rate Map) in effect in the Town of Montgomery.
16. Attach to this application a detailed soils map or overlay indicating the various soils types on the premises proposed to be subdivided utilizing the fifteen soils groups as set forth in Article IV, Section 8 of the Subdivision Regulations of the Town of Montgomery. The relevant portion of any recognized soils map for the Town of Montgomery may be utilized as an overlay.
17. If the land proposed to be subdivided does not constitute the entire contiguous holdings of the Petitioner or owner, show all such contiguous lands in relation to the land proposed to be subdivided. If any lands constituting the entire tract of the Petitioner or owner have existing improvements, show same.
18. Indicate on plat all existing restrictions on the use of land including easements and covenants. If there are none, write "none". See plans
19. List here all prior subdivisions including date of filing with the Orange County Clerk and Map number of any of the lands constituting the entire tract of the Petitioner or owner which all or part constitute the lands proposed to be subdivided with this application.

See plans

(Attach copies of each such prior subdivision plat.)

If there have been no prior subdivisions for any of the subject lands or other contiguous lands of the Petitioner or owner, write "none". _____

20. All taxes which are liens on the land at the date hereof have been paid.

21. The land has the following encumbrances of liens against it. (If none, write "none".) None

22. The owner will, at his own expense, install the required improvements in accordance with standards and specifications adopted by the Town of Montgomery in accordance with standards and specifications adopted by the Town of Montgomery in accordance with Section 277 of the Town Law, unless a waiver is requested as set forth in Paragraph "30" of this application.

23. The owner will convey to the Town all proposed streets and any lands lying within 30 feet of the center line of the existing highway which may abound the property.

24. The applicant proposes to obtain water supply from

Private wells

(If Water District, name of District)

25. The applicant proposes to dispose of sewage in the following manner.

Located in Sewer District #3

(Where a Sewer District is available or proposed, so indicate.)

26. Electric Service will be supplied by Central Hudson
and will be installed by TBD.

Underground supply is/is not proposed. (Delete one)

27. The applicant proposes the establishment of a Street Lighting District.

Yes ()

No (✓)

(CHECK ONE)

28. The name and address of the engineer or surveyor preparing applicant's sub-division maps is as follows:

Engineering & Surveying Properties, c/o Ross Winglovitz, P.E.

71 Clinton Street

Montgomery, New York 12549

29. The name and address of the attorneys representing the applicant is as follows:

N/A

30. The Petitioner hereby agrees to fully comply with each and every requirement as contained in the Land Subdivision Regulations of the Town of Montgomery, as adopted on March 27, 1978 and from time to time amended. If any waiver from any of said requirements is requested, Petitioner agrees to timely place the Planning Board on notice of the request for any such waiver and the reasons in the support of said request. All requests for

waivers must be submitted in writing to the Planning Board as soon as possible, and in any event, prior to the decision of the Board on the Preliminary Plat for major subdivisions or the final plat for minor subdivisions. Consideration of waivers may necessitate the need for an extension of time in which to render a determination upon this application.

DATED:

9/18/24

Morton & Beverly Bromberg Trust and MILR, LLC
NAME OF APPLICANT

BY: Engineering & Surveying Properties

71 Clinton Street, Montgomery, NY 12549
ADDRESS

845-457-7727
TELEPHONE

Marlene Jacobowitz being duly sworn, deposes and
says that (s)he resides at PO Box 366 (No. and Street),
Walden (City), Montgomery ^{Town}~~(Village)~~,

State of New York. That (s)he has signed the foregoing application as owner or the duly authorized officer/agent of the owner; that the statements contained in said application are true.

Marlene Jacobowitz
APPLICANT

Sworn to before me this _____

day of _____, 19____.

NOTARY PUBLIC

B. Subdivision Applications:

1. Sketch Plan Review: \$100.00
plus \$50.00/lot or dwelling unit.
2. Preliminary Plat Review: \$200.00
plus \$50.00/lot or dwelling unit.
3. Final Plat Review: \$100.00
plus \$25.00/lot or dwelling unit.
4. If it is determined that recreation fees in lieu of parkland will be required, \$1,000.00 per lot or dwelling unit; however, one subdivision of two (2) lots from a parent parcel per three (3) year period shall be exempt from this fee requirement.

C. Inspection Fees for Public Improvements:

Five percent (5%) of performance security or of estimated costs of constructing improvements, unless waived. Any amount not expended, to be reimbursed.

III. Additional Fee Schedule for any Review Required Under the SEQRA:

A. The actual costs of the preparation or review required under the SEQRA subject to the following:

1. For residential projects, the SEQRA fees shall not exceed two percent (2%) of the total project cost. The total project cost shall be calculated on the cost of the land plus the cost of all required site improvements, not including the costs of buildings and structures.
2. For non-residential projects, the SEQRA fees shall not exceed one-half of one percent ($\frac{1}{2}\%$) of the project cost. The total project cost shall be calculated on the cost of supplying utility service to the project, the cost of site preparation and the cost of labor and material as determined with reference to a current cost data publication in common usage.
3. For extraction of minerals, the SEQRA fees shall not exceed one-half of one percent ($\frac{1}{2}\%$) of the total project cost. The total project cost shall be

TOWN OF MONTGOMERY PLANNING BOARD
110 Bracken Road
Montgomery, NY 12549-2627

AGRICULTURAL DATA STATEMENT

Project Identification No. _____

In accordance with Section 283-a of the New York State Town Law, the Town of Montgomery will use the data in this statement to assist in evaluating the impacts of proposed development projects on farm operations in or near Agricultural Use Districts.

- A. Name of Applicant Morton & Beverly Bromberg Trust and MILR, LLC
Mailing Address P.O. Box 366, Walden, NY 12586

- B. Description of the proposed project - Consolidate five existing tax lots and create a two-lot subdivision for a multi-use development consisting of 31,000 square-feet of potential retail space, three residential buildings with a total of 261 apartment units, a wastewater treatment plant, water treatment building and water storage tank, and bus shelter. The residential use and water treatment building & storage tank will be contained within the RM-1 district. The potential retail use and wastewater treatment plant will each be within the B-2 district.

- C. Project Location - 1127 New York State Route 17K Montgomery, New York
Tax Map Designation: Section 29 Block 1 Lot 5.1, 5.2, 5.3, 5.4 & 5.5
- D. Number of total acres involved with project - ± 52.42
- E. Number of total acres included in above Tax Map Lot ± 52.42
- F. Is any portion of the subject site currently being used to produce an agricultural product? (CHECK ONE) ☒ NO
() YES _ If Yes, how much? _____ ACRES
- G. Please identify the type of agricultural production being conducted on the premises.
N/A

- H. If no farming is conducted on the site at this time, please estimate the last year any of the site was used for agricultural production.
N/A

I. Please identify the person or entity who is farming the subject site.

N/A

J. Does this person or entity () own, or () rent the land? (CHECK ONE) N/A

K. Please indicate what the intentions are for use of the remainder of the Tax Map Lot that is not proposed to be developed.

N/A

L. Who will maintain the remainder of the property not being used for this development?

N/A

M. Other Project Information - Please include information about the existing land cover of the site, the slopes, if any, any known impacts on existing stormwater drainage (including field tiles) or other significant plant materials.

N/A

N. Please make a copy of the overall (original) parcel and surrounding parcels within five hundred (500) feet from the Town's Tax Maps. Identify the site of this application by placing an "X" on it. Include the tax map with this completed agricultural data statement.

O. The Town Law requires that this Data Statement be mailed by the Board Clerk to all owners of land that is farmed within five hundred (500) feet of the boundaries of the subject parcel provided such lands are within an Ag Use District or within five hundred (500) feet of an Ag Use District. Therefore, please list the name, address, and section, block, and lot of all such lands.

1. To be provided by tax assessor's office

2.

3.

4. _____

5. _____

6. _____

(FOR ADDITIONAL SPACE - USE REVERSE SIDE)

P. Although not required under the Town Law, the Board requests that additionally you list here all farmers or producers occupying or using the lands listed in paragraph "O" above that are not owners, if any:

1. N/A _____
2. _____
3. _____
4. _____
5. _____

FOR TOWN USE ONLY

Has this Agricultural Data Statement been referred to the County Planning Agency? (CHECK ONE)

() YES () NO

IF YES - Please give date of referral _____

IF YES - Please give County Referral Number _____

IF NO - Please state reason _____

Name of Official Completing Form

DATE _____