

**TOWN OF CHESTER  
PLANNING BOARD  
SUBDIVISION APPLICATION**

DATE: May 17, 2000

APPLICANT: 1414 Kings Highway LLC

ADDRESS: 38 Scotchtown Avenue

Goshen ny 10924

TELEPHONE (845) 294-9086 EMAIL jadpls@frontier.com

OWNER OF PROPERTY (IF NOT SAME AS ABOVE)

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

TELEPHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

**PERSON WHO IS RESPONSIBLE FOR ANY FEES INCURRED AND WHO IS TO  
RECEIVE STATEMENTS:**

NAME James A. Dillin

BILLING ADDRESS 38 Scotchtown Avenue

EMAIL ADDRESS jadpls@frontier.com

CONTACT PHONE # (845) 294-9086

PROPERTY DESCRIPTION:

TAX MAP: SECTION 13 BLOCK 1 LOT 137

LOCATION OF PROPERTY: Intersection of Sugar Loaf  
By Pass and Pewster Circle

SQUARE FOOTAGE 4.496 acres PRESENT ZONING SR-2

NAME OF PROJECT Subdivision of Property for  
1414 Kings Highway LLC

INTENDED USE Residential

NUMBER OF LOTS 5

PROJECT ENGINEER McGoey, Hauser and Edsall PE

ADDRESS 111 Wheatfield Drive, Suite 1 Milford, PA  
18337

EMAIL mhepa@mhepa.com

TELEPHONE (570) 296-2765 LICENSE# 074380-1

PROJECT ATTORNEY Peter Botti

ADDRESS 14 Sackett Avenue, Goshen ny 10924

EMAIL pbottijudy@gmail.com

TELEPHONE # (845) 294-2325

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,  
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Chester, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

  ✓   NONE

NAME, ADDRESS, RELATIONSHIP OR INTEREST  
(Financial or otherwise)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Chester.

  ✓   TOWN BOARD

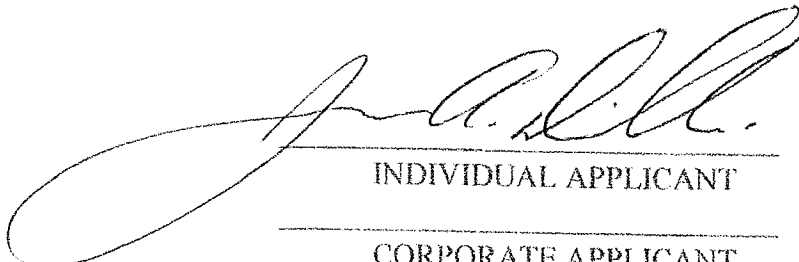
   PLANNING BOARD

   ZONING BOARD OF APPEALS

   BUILDING INSPECTOR

   OTHER

5/17/00  
DATED

  
INDIVIDUAL APPLICANT

    
CORPORATE APPLICANT

    
(PRES.) (PARTNER) (VICE PRES.)  
(SEC) (TREASURER)

**OWNER AUTHORIZATION**

State of New York

County of Orange

I James A. Dillin

Owner

Residing at 43 Everett Road Campbell Hill ny 10916

Owner Address

Being the owner of the premises 1414 Kings Highway

Property Location

Also known as Orange County Tax Map # Section 13 Block 1 Lot 137

Tax Map#

Hereby authorize James A. Dillin AS

Agent

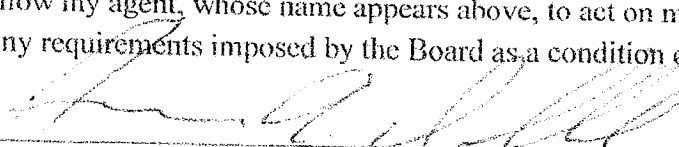
Whose mailing address is 38 Scotchtown Avenue, Goshen ny 10924

Agent Address

To appear on my behalf before the Planning Board of the Town of Chester, and to file any documents required with reference to my application for:

1414 Kings Highway LLC

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



Owner Signature

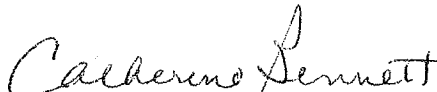
Sworn to before me this

17th

Day of

May

, 2022



CATHERINE BENNETT

Notary Public, State of New York

No. 4708425

Qualified in Orange & Ulster Counties

Commission Expires Sept. 30, 2022

**PLANNING BOARD DISCLAIMER STATEMENT**  
**TO APPLICANTS**

The applicant is advised that the Town of Chester Municipal Code which contains the Town's Zoning Law, is subject to amendment. Submission of an application to the Board does not grant the applicant any right to continued review under the code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant the right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Chester and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

5-17-22

Date

James A. Dillin

Applicant's Name (Printed)

[Signature]  
Applicant's Signature

Notary Public  
State of New York  
County of Orange

I hereby depose and say that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true, that the application rules have been read and the requirements therein set forth are fully met. Further, I understand that compliance with the Town of Chester Zoning Ordinance and the Subdivision Regulations shall be the sole responsibility of the applicant and the owner or their representatives, and that compliance with the subject matter contained therein shall be deemed part of this application.

[Signature]  
Signature of Applicant

Sworn to before me this 17th

Day of May, 2022

Catherine Bennett  
Notary Public

CATHERINE BENNETT  
Notary Public, State of New York  
No. 4768425  
Qualified in Orange & Ulster Counties  
Commission Expires Sept. 30, 2022

## **NARRATIVE**

1414 Kings Highway LLC  
Section 13 Block 1 Lot 137

The property contains 4.496 acres located on the easterly boundary of the Sugar Loaf By-Pass, having the northerly boundary Well Sweep Lane and the southerly boundary Pewter Circle. The property is in the SR-2 Zoning District of the Town of Chester.

The property benefits from an existing sewer district and water district, sewer and water improvements located on site.

The Proposed Use will be 5 residential lots, four single family and one two family.

The property contains some Federal wetlands as mapped on the Plan set.

All site locations for houses are grass fields, no tree cutting will be required.

No fill material will be removed or required to complete the project.

All grading will be in the immediate adjacent area of the proposed dwellings.

There are no NYS wetlands or 100 Year Flood Plain located on the site.

A minor wetlands disturbance will be required for a proposed sewer line to service Lot #4 and Lot #5.

TOWN OF CHESTER PLANNING BOARD  
PRESUBMISSION  
PLAN ELEMENT CHECKLIST FOR  
PRELIMINARY AND MAJOR SUBDIVISION

PROJECT NAME: Subdivision of Property for 1414 Kings Highway LLC

The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of applicant.
2. ☒ Name and address of owner (if different from applicant).
3. ☒ Subdivision location.
4. ☒ Tax Map Data (Section-Block-Lot)
5. ☒ Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot.
7. ☒ An indication of any special proposal (Cluster, Open Area Development, Planned Adult Community) together with applicable bulk table information.
8. ☒ Show zoning boundary if any portion of proposed site is within or adjacent to a different zone.
9. ☒ Date of plan preparation and/or plan revisions.
10. ☒ Scale the plan is drawn to (Max 1" = 100')
11. ☒ North arrow pointing generally up
12. ☒ Planning Board Approval Box near lower right corner of plans (2 1/2"x4") for stamping.
13. ☒ Plan legend (symbols & labels)
14. ☒ Surveyor's and Engineer's Certificate and Title Block.
15. ☒ Surveyor's seal and signature
16. ☒ Name of adjoining owner's
17. ☒ \*Wetlands and required buffer zone with an appropriate note regarding DEC or ACOE requirements as applicable
18. ☒ N/A Delineation of soil unit boundary lines from Orange County Soils Survey
19. ☒ Delineation of wooded areas and isolated trees with diameters of 12 inches or greater measured 3 feet up

from base of trunk. Showing clearing limits

20. N/A Agricultural activity warning notes, if applicable.

21. N/A \*Flood plain boundaries

22.      \*\*Certified sewage system and water supply design and placement by a Licensed Professional Engineer must be shown on plans.

23. ✓ \*\*Metes and bounds of parcel

24. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street with dedication offerings as required.

25. ✓ Show existing or proposed easements (note restrictions).

26. ✓ \*Right-of-way width and Rights of Access and Utility Placement.

27. N/A \*Road profile and typical section of type(s) of road proposed. Indicate any desired waivers (sidewalks, street trees, street lampposts, etc.)

28. ✓ Lot area (in sq. ft. for each lot less than 2 acres).

29. ✓ Number of lots including residual lot.

30. ✓ Show any existing waterways, including intermittent streams.

31. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable.

32. ✓ Applicable note pertaining to owners review and concurrence with plat together with owner's signature.

33. ✓ Show any improvements, i.e., drainage systems, water lines, sewer lines etc.

34. ✓ Show all existing houses, accessory structures, wells and septic systems on and within 200ft. of the parcel to be subdivided.

35. ✓ Show topographical data with 2 ft. contours extending 100' from property line utilizing USGS datum.

36. ✓ Indicate any reference to a previous subdivision, i.e., filed map number, date and previous lot number.

37. N/A Stormwater Management and Erosion and Sedimentation Control Plans.

38. N/A If a private road, Town Board approval of name is required, and notes on the plan that no Town services will be provided and a street sign (per Town specs) is to be furnished and installed..

**The following is to be included in the Project Narrative.**

39. ✓ Number of acres to be cleared or timber harvested.

40. ✓ Estimated or known cubic yards of material to be excavated and removed from the site.

41. ✓ Estimated or know cubic yards of fill required.

42. ✓ The amount of grading expected or know to be required to bring the site to readiness.



43. ☒ Type and amount of site preparation which falls within the 100 ft. buffer strip of State Wetlands. Please explain in sq. ft. or cubic yards.

44. ☒ Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.

45. ☐ Check here if sketch plan conference is requested.

Checklist items marked with \* can await results of Sketch Plan conference.

Checklist items marked with \*\* can await Final Subdivision Approval request.

Mark "N/A" for non-applicable items.

The plan for the proposed site has been prepared in accordance with this checklist.

By: 

Date: 5/17/2022

Applicant's Licensed Professional

This list is designed to be a guide ONLY. The Town of Chester Planning Board may require additional notes or revisions prior to granting approval.

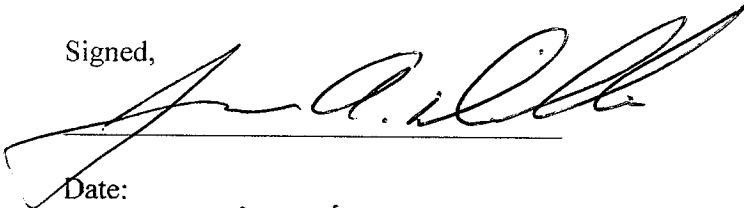
PLANNING BOARD  
OWNERS AUTHORIZATION FOR A SITE VISIT

I (Please print) James A. Dillin

grant permission for members of the Planning Board 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:

1414 Kings Highway  
Chester, NY

Signed,



Date:

5/19/02