

**TOWN OF CHESTER  
PLANNING BOARD  
SUBDIVISION APPLICATION**

DATE: April 14, 2023

APPLICANT: Ronald Nelson Jr & Valerie Pizzimenti

ADDRESS: 600 Stratford Lane, Apt 138  
Middletown, NY 10940

TELEPHONE: 845-325-2680 EMAIL 71ronjr@gmail.com

**OWNER OF PROPERTY (IF NOT SAME AS ABOVE)**

NAME Ronald J & Marjorie B Nelson

ADDRESS 26 McBride Road  
Chester, NY 10918

TELEPHONE \_\_\_\_\_ EMAIL rn33@icloud.com

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

NAME Ronald Nelson

BILLING ADDRESS 600 Stratford Lane, Apt 138; Middletown, NY 10940

EMAIL ADDRESS 71ronjr@gmail.com

CONTACT PHONE # 845-325-2680

## PROPERTY DESCRIPTION:

TAX MAP: SECTION 1 BLOCK 1 LOT 77.2 & 82

LOCATION OF PROPERTY: 26 McBride Road; Chester, NY

SQUARE FOOTAGE 5.07± Acres PRESENT ZONING AI

NAME OF PROJECT Nelson Lot Line Change

INTENDED USE Re-subdivision (lot line change) of two existing tax lots

to make Lot 77.2 buildable for single family residence

NUMBER OF LOTS 2

PROJECT ENGINEER David Getz, PE - Engineering & Surveying Properties, PC

ADDRESS 71 Clinton Street; Montgomery, NY 12549

EMAIL dave@ep-pc.com & keith@ep-pc.com

TELEPHONE # 845-457-7727 LICENSE# NYSPE: 061265

PROJECT ATTORNEY \_\_\_\_\_

ADDRESS \_\_\_\_\_

EMAIL \_\_\_\_\_

TELEPHONE # \_\_\_\_\_

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

PROJECT NAME: Nelson Lot Line Change

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

1. X Name and address of applicant.
2. X Name and address of owner (if different from applicant).
3. X Subdivision location.
4. X Tax Map Data (Section-Block-Lot)
5. X 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. X 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. X Show zoning boundary if any portion of proposed site is within or adjacent to a different zone.
8. X Date of plan preparation and/or plan revisions.
9. X Scale the plan is drawn to (Max 1" = 100')
10. X North arrow pointing generally up.
11. X Planning Board Approval Box near lower right corner of plans (2 1/2"x4") for stamping.
12. X Plan legend (symbols & labels)
13. X Surveyor's and Engineer's Certificate and Title Block.
14. X Surveyor's seal and signature
15. X Name of adjoining owner's
16. N/A\* Wetlands and required buffer zone with an appropriate note regarding DEC or ACOE requirements as applicable
17. X Delineation of soil unit boundary lines from Orange County Soils Survey
18. X 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
19. X Agricultural activity warning notes, if applicable.

20. N/A \*Flood plain boundaries
21. X \*Certified sewage system and water supply design and placement by a Licensed Professional Engineer must be shown on plans.
22. X Metes and bounds of parcel
23. X 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.
24. X Show existing or proposed easements (note restrictions).
25. X \*Right-of-way width and Rights of Access and Utility Placement.
26. N/A \*If applicable, road profile and typical section of type(s) of road proposed. Indicate any desired waivers (sidewalks, street trees, street lampposts, etc.)
27. X Lot area (in sq. ft. for each lot less than 2 acres).
28. X Number of lots including residual lot.
29. X Show any existing waterways, including intermittent streams.
30. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable.
31. X Applicable note pertaining to owners review and concurrence with plat together with owner's signature.
32. X Show improvements, i.e, drainage systems, water lines, sewer lines etc.
33. X Show all existing houses, accessory structures, wells and septic systems on and within 200ft. of the parcel to be subdivided.
34. X Show topographical data with 2 ft. contours extending 100' from property line utilizing USGS datum.
35. X Indicate any reference to a previous subdivision, i.e, filed map number, date and previous lot number.
36. N/A \*Stormwater Management and Erosion and Sedimentation Control Plans.
37. 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.**

38. X Number of acres to be cleared or timber harvested.
39. N/A Estimated or known cubic yards of material to be excavated and removed from the site.
40. N/A Estimated or know cubic yards of fill required.
41. X The amount of grading expected or know to be required to bring the site to readiness.
42. N/A 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.
43. N/A 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.

44. \_\_\_\_ Check here if sketch plan conference is requested.

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

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

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

By: David Getz, PE Date: April 14, 2023  
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.



## OWNER AUTHORIZATION

State of New York  
County of Orange

I Ronald Nelson  
Owner

Residing at 26 McBride Rd Chester NY 12918  
Owner Address

Being the owner of the premises 26 McBride Road, Chester, NY  
Property Location

Also known as Orange County Tax Map # 1-1-77.2 & 1-1-82  
Tax Map#

Hereby authorize Engineering & Surveying Properties, PC  
Agent

Whose mailing address is 71 Clinton Street; Montgomery, NY 12549  
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:

Nelson Lot Line Change

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.

Ronald Nelson  
Owner Signature

Sworn to before me this 18th  
Day of April, 2023

Heidi Schmid  
Notary Public

HEIDI SCHMID  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01SC6285472  
Qualified in Orange County  
My Commission Expires July 08, 2025

**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.

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✓ \_\_\_\_\_ TOWN BOARD  
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\_\_\_\_\_ OTHER

4/18/23  
\_\_\_\_\_  
DATED

Ronald J. [Signature]  
\_\_\_\_\_  
INDIVIDUAL APPLICANT

\_\_\_\_\_  
CORPORATE APPLICANT

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

**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.

4/18/23  
Date

Ronald J Nelson Sr  
Applicant's Name (Printed)

Ronald J Nelson Sr  
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.

Ronald J Nelson Sr  
Signature of Applicant

Sworn to before me this 18th  
Day of April 201 2023

Heidi Schmid  
Notary Public

HEIDI SCHMID  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01SC6285472  
Qualified in Orange County  
My Commission Expires July 08, 20 25