

# James A. Dillin, PLS

PROFESSIONAL LAND SURVEYOR  
38 SCOTCHTOWN AVENUE  
GOSHEN, NEW YORK 10924  
PHONE (845) 294-9086 FAX (845) 294-3606

July 31, 2018

Don Serotta, Planning Board Chairman  
Town of Chester  
1786 Kings Highway  
Chester, N.Y. 10918

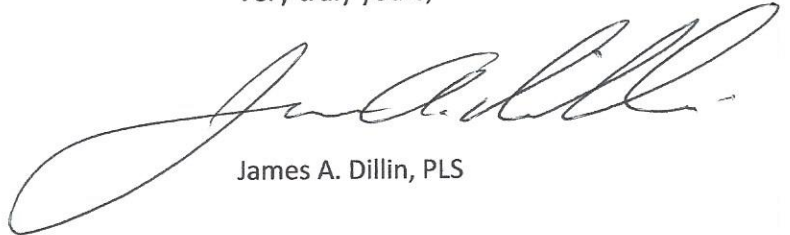
RE: BDA Properties, LLC  
Section 6 Block 1 Lot 102  
Black Meadow Road

Dear Don:

Please find a complete Subdivision Application for the Town of Chester Planning Board. A narrative is attached describing the property project.

We would like to be placed on the August 15, 2018 Planning Board agenda.

Very truly yours,

A handwritten signature in black ink, appearing to read 'James A. Dillin', with a large, stylized loop at the end.

James A. Dillin, PLS

JAD/td  
cc: William Darmstadter

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GOSHEN, NEW YORK 10924  
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## NARRATIVE

- The Applicant has a property with (2) proposed Site Plans approved for different Uses. The Subdivision will separate the Uses.

**TOWN OF CHESTER  
PLANNING BOARD  
SUBDIVISION APPLICATION**

DATE: July 25, 2018

APPLICANT: BDA Properties LLC

ADDRESS: 70 Black Meadow Road  
Chester NY 10918

TELEPHONE (914) 799-1495 EMAIL \_\_\_\_\_

**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 William V. Darmstadter

BILLING ADDRESS 70 Black meadow Rd, Chester

EMAIL ADDRESS billy@bktile-stone.com

CONTACT PHONE # (914) 799-1495

PROPERTY DESCRIPTION:

TAX MAP: SECTION 6 BLOCK 1 LOT 102

LOCATION OF PROPERTY: 215 Black Meadow Rd

SQUARE FOOTAGE \_\_\_\_\_ PRESENT ZONING IP

NAME OF PROJECT Subdivision of Property for  
BDA Properties, LLC

INTENDED USE Proposed Warehouse and  
Solar Energy System

NUMBER OF LOTS 2

PROJECT ENGINEER <sup>Surveyor</sup> James A. Dillin #15

ADDRESS 38 Scotchtown Ave., Goshen, N.Y. 10924

EMAIL jadpls@frontier.com

TELEPHONE # 2949086 LICENSE# 49087

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

ADDRESS \_\_\_\_\_

EMAIL \_\_\_\_\_

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

**OWNER AUTHORIZATION**

State of New York

County of Orange

I William V. Darmstadter

Owner

Residing at 70 Pinehurst Circle, Monroe NY 10950

Owner Address

Being the owner of the premises 215 Black Meadow Road

Property Location

Also known as Orange County Tax Map # 6-1-102

Tax Map#

Hereby authorize James A. Dillin, P.E.

Agent

Whose mailing address is 38 Scotchtown Ave., 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:

Subdivision of Property for BDA Properties, 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.

✓ WV Darmstadter

Owner Signature

Sworn to before me this 26<sup>th</sup>

Day of July, 2018

Caroline M. Goll

**CAROLINE M. GOLL**  
Notary Public, State of New York  
No. 01GO6337242  
Qualified in Orange County  
Commission Expires February 22, 2020

**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

7/26/18  
DATED

  
INDIVIDUAL APPLICANT

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

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

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

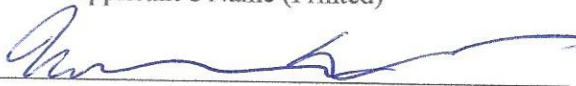
The applicant is advised that the Town of Chester Municipal Code which contains the Town's Zoning Law, is subject to amendment. Submission of an application to the Board does not grant the applicant any right to continued review under the code's current standards and requirements. It is possible that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

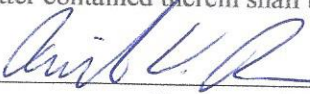
7/26/18  
Date

William V. Darmstadter  
Applicant's Name (Printed)

  
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 of Applicant

Sworn to before me this 26<sup>th</sup>

Day of July, 2018

Caroline M. Goll  
Notary Public

**CAROLINE M. GOLL**  
Notary Public, State of New York  
No. 01GO6337242  
Qualified in Orange County  
Commission Expires February 22, 2018

# Short Environmental Assessment Form

## Part 1 - Project Information

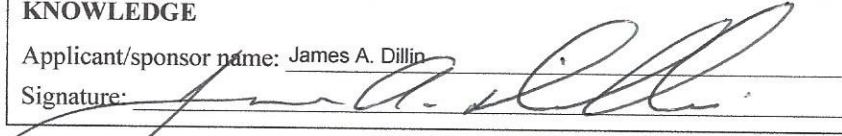
### Instructions for Completing

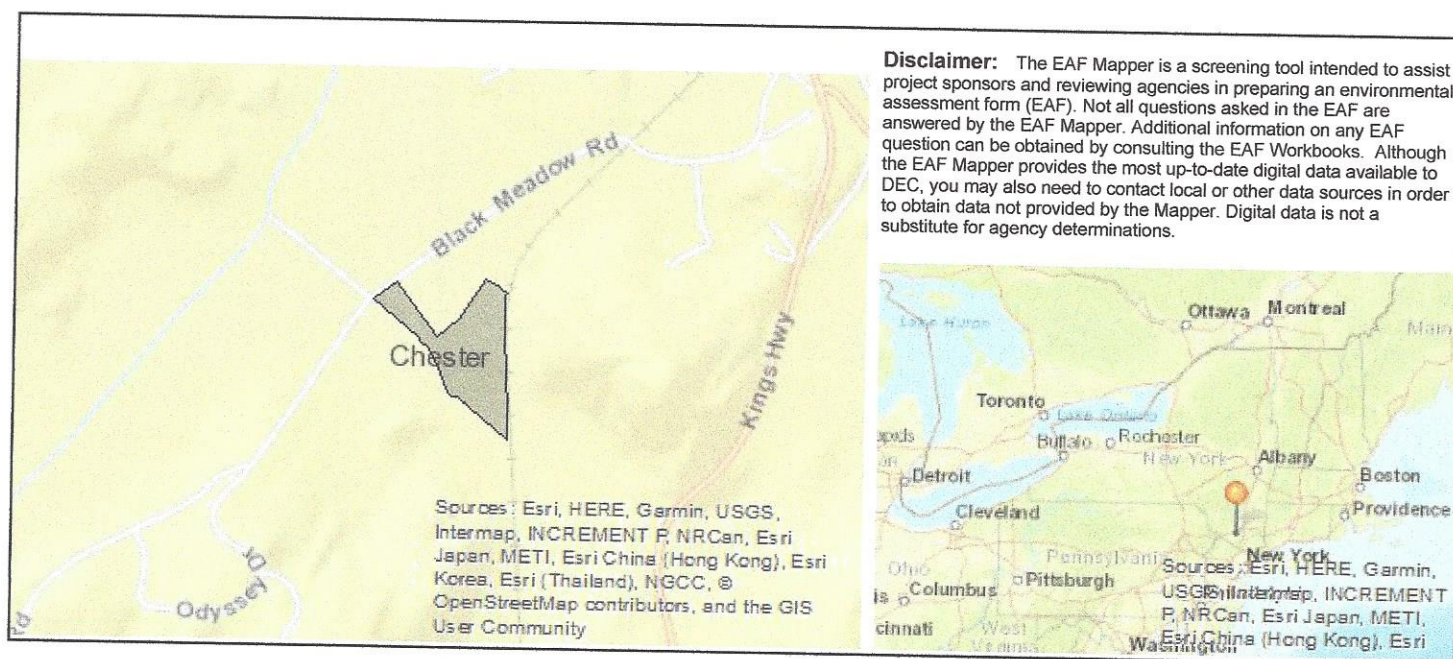
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Subdivision of Property for BDA Properties, LLC							
Project Location (describe, and attach a location map): 215 Black Meadow Road							
Brief Description of Proposed Action: Existing site has (2) proposed Site Plans approved for different Uses. The Subdivision will separate the Uses.							
Name of Applicant or Sponsor: William V. Darmstadter		Telephone: (914) 799-1495 E-Mail: billy@bktille-stone.com					
Address: 70 Pinehurst Circle							
City/PO: Monroe		State: New York	Zip Code: 10950				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input 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: Town of Chester Zoning Board of Appeals			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? <span style="float: right;">23.356± acres</span> b. Total acreage to be physically disturbed? <span style="float: right;">0 acres</span> c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">23.356± acres</span>							
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 checked="" 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, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input 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 checked="" type="checkbox"/>	<input 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: Proposed action meets State energy code requirements	NO <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <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 checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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?    Bog Turtle, Northern Long-e...	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input checked="" 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 checked="" type="checkbox"/> YES tributary of Black Meadow Creek			

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. Dillip</u> Date: <u>July 31, 2018</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 15 [Threatened or Endangered Animal - Name]	Bog Turtle, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

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

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

from base of trunk. Showing clearing limits

20. N/A Agricultural activity warning notes, if applicable.
21.     \*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.     \*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. N/A 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. N/A TWO SIDE PLANS APPROVED.
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: 

Applicant's Licensed Professional

Date: 7/31/18

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.