

TOWN OF CHESTER PLANNING BOARD SITE PLAN APPLICATION
PLEASE TYPE OR PRINT LEGIBLY

DEADLINE FOR NEW SUBMISSIONS IS TWO (2) WEEKS PRIOR TO THE FIRST WEDNESDAY OF THE MONTH TO BE DELIVERED TO THE PLANNING BOARD OFFICE AT TOWN HALL. THE PROJECT WILL BE PLACED ON THE NEXT **AVAILABLE** AGENDA.

APPLICANT MUST PROVIDE THE FOLLOWING:

- **ONE ORIGINAL SET OF ALL PAPERWORK AND/OR PLANS**
- **EMAILED OR ONE (1) CD OF PLANS IN PDF FORM (EMAIL PREFERRED)**
- **ANY FEES THAT APPLY (CHECK PAYABLE TO THE TOWN OF CHESTER)**
- **WRITTEN NARRATIVE DESCRIBING PROPOSED PROJECT I.E. PROPOSED USE, ANTICIPATED TRAFFIC FLOW, PARKING, NUMBER OF EMPLOYEES, HOURS OF OPERATION, LIGHTING, LANDSCAPING, ETC,**
- **ENVIRONMENTAL ASSESSMENT FORM**
- **DISCLOSURE ADDENDUM STATEMENT**
- **NOTARIZED PLANNING BOARD DISCLAIMER STATEMENT**
- **AGRICULTURAL DATA STATEMENT IF APPLICABLE, ACCOMPANIED BY A STAMPED ADDRESSED ENVELOPE TO EACH IDENTIFIED OPERATION ALONG WITH COPIES OF THE TAX MAP INDICATING LOCATION OF PROPOSED ACTION TO THE FARMING OPERATION.**
- **NOTARIZED OWNERS AUTHORIZATION FOR REPRESENTATIVE TO ACT OF HIS/HER BEHALF (IF APPLICABLE)**

PLEASE NOTE: APPLICATION WILL BE DEEMED INCOMPLETE IF ALL INFORMATION, FEES AND CORRECT AMOUNT OF COPIES ARE NOT PROVIDED. THE TOWN OF CHESTER PLANNING BOARD IS TRYING TO GO GREEN.

**TOWN OF CHESTER
PLANNING BOARD
SITE PLAN APPLICATION**

DATE: 11/05/18

APPLICANT: Broccoli Patch, Inc.

ADDRESS: 555 Mt. Airy Rd, New Windsor, NY, 12553

TELEPHONE: 845-497-7772 EMAIL bylandseaorair63@yahoo.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 Broccoli Patch, Inc.

BILLING ADDRESS same as above

EMAIL ADDRESS bylandseaorair63@yahoo.com

CONTACT PHONE # 845-497-7772

PROPERTY DESCRIPTION:

TAX MAP: SECTION 13 BLOCK 3 LOT 2

LOCATION OF PROPERTY: 1355 Kings Highway, Town of Chester

Acres
~~SQUARE FOOTAGE~~ 2.199± PRESENT ZONING LB/SL

NAME OF PROJECT Donnelly - Sugarloaf

INTENDED USE Distillery, Catering Facility, Residence

NUMBER OF LOTS 1

PROJECT ENGINEER Engineering & Surveying Properties, PC c/o Ross Winglovitz

ADDRESS 71 Clinton Street, Montgomery, NY, 12549

EMAIL ross@ep-pc.com

TELEPHONE # 845-457-7727 LICENSE# 071701

PROJECT ATTORNEY NONE

ADDRESS _____

EMAIL _____

TELEPHONE # _____

TOWN OF CHESTER PLANNING BOARD
PRESUBMISSION
PLAN ELEMENT CHECKLIST FOR
PRELIMINARY SITE PLAN

PROJECT NAME: Donnelly - Sugarloaf

The following checklist items shall be incorporated on the Site Plan 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. ☐ Tax Map Data (Section-Block-Lot)
4. ☐ Location map at a scale of 1"=2,000 ft. or less on a tax map or USCGS map base only with property outlined.
5. ☐ Zoning table showing what is required in the particular zone and what applicant is proposing.
6. ☐ Show zoning boundary if any portion of proposed site is within or adjacent to a different zone.
7. ☐ Date of plan preparation and/or plan revisions.
8. ☐ Scale the plan is drawn to (Max 1" = 100')
9. ☐ North arrow pointing generally up.
10. ☐ Planning Board Approval Box near lower right corner of plans (2 1/2"x4") for stamping.
11. ☐ Plan legend (symbols & labels)
12. ☐ Surveyor's and Engineer's Certificate and Title Block.
13. ☐ Name of adjoining owners.
14. ☐ Wetlands and required buffer zone with an appropriate note regarding DEC or ACOE requirements as applicable.
15. ☐ Delineation of wooded areas and isolated trees with diameters of 12 inches or greater. Showing clearing limits.
16. ☐ Flood plain boundaries.
17. ☐ Certified sewage system and water supply design and placement by a Licensed Professional Engineer must be shown on plans.
18. ☐ Metes and bounds of parcel.
19. ☐ 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.

- 20. ___ Show existing or proposed easements (note restrictions).
- 21. ___ Right-of-way width and Rights of Access and Utility Placement.
- 22. ___ Lot area.
- 23. ___ Show any existing waterways, including intermittent streams.
- 24. ___ Applicable note pertaining to owner's review and concurrence with site plan together with owner's signature.
- 25. ___ Show any improvements, i.e, drainage systems, water lines, sewer lines, etc.
- 26. ___ Show all existing buildings, houses, accessory structures, wells and septic systems on within 200 ft. of the parcel.
- 27. ___ Show topographical data with 2 ft. contours extending 100' from property line based upon OSGS datum.
- 28. ___ Indicate any reference to a previous subdivision, i.e., filed map number, date and previous lot number.
- 29. ___ Show lighting plan and luminaire projection data.
- 30. ___ Show driveway entrance sight distances.
- 31. ___ Show landscaping and signage.
- 32. ___ Stormwater Management and Erosion and Sediment Control Plans.
- 33. ___ Paving limits and cross-sectional detail.

The following is to be included in the Project Narrative.

- 34. ___ Number of acres to be cleared or timber harvested.
- 35. ___ Estimated or known cubic yards of material to be excavated and removed from the site.
- 36. ___ Estimated or know cubic yards of fill required.
- 37. ___ The amount of grading expected or know to be required to bring the site to readiness.
- 38. ___ 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.
- 39. ___ 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.
- 40. ___ Check here if sketch plan conference is requested. See Town of Chester Zoning 98-30(E).

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

By:  Date: 11-19-18

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 Broccoli Patch, LLC
Owner

Residing at 555 Mt. Airy Rd, New Windsor, NY, 12553
Owner Address

Being the owner of the premises 1355 Kings Highway, Chester, NY, 10918
Property Location

Also known as Orange County Tax Map # 13-3-2
Tax Map#

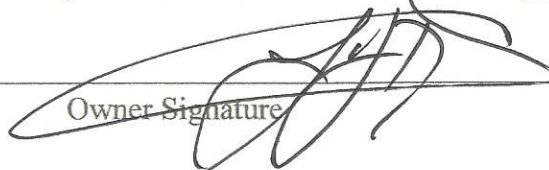
Hereby authorize Engineering & Surveying Properties, PC
Agent

Whose mailing address is 71 Clinton St, 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:


Site Plan

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

 SIGN HERE

Sworn to before me this 20
Day of November, 2018


MARY CATHERINE WELCH
NOTARY PUBLIC-STATE OF NEW YORK
NO. 01WE6334650
QUALIFIED IN ORANGE COUNTY
MY COMMISSION EXPIRES 12-21-2019

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.

11/20/18
Date



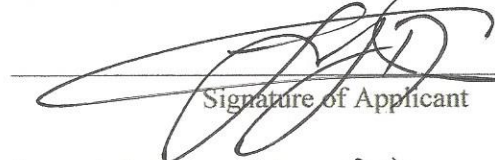
Applicant's Name (Printed)
Lewis Donnelly

Applicant's Signature

SIGN HERE

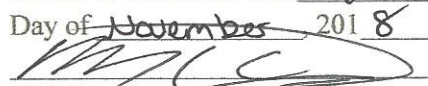
Notary Public
State of New York
County of Orange

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

SIGN HERE

Sworn to before me this 20
Day of November 2018


Notary Public

MARY CATHERINE WELCH
NOTARY PUBLIC-STATE OF NEW YORK
NO. 01WE6334650
QUALIFIED IN ORANGE COUNTY
MY COMMISSION EXPIRES 12-21-2019