

TOWN OF CHESTER
PLANNING BOARD SITE PLAN APPLICATION

DATE 11/21/16

APPLICANT Brian & Alison Leentjes

ADDRESS 366 Bellvale Road
Chester, ny 10918

TELEPHONE 781-0572 EMAIL _____

OWNER OF PROPERTY (IF NOT SAME AS ABOVE)
BAZS, LLC

ADDRESS P.O. Box 132
Chester, ny 10918

TELEPHONE # _____

APPLICANT _____

ADDRESS _____

TELEPHONE _____ EMAIL _____

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

NAME Brian & Alison Leentjes

BILLING ADDRESS 366 Bellvale Road, Chester

E-MAIL ADDRESS _____

CONTACT PHONE # 781-0572

PROPERTY DESCRIPTION:

TAX MAP SECTION 2 BLOCK 1 LOT 61.2

LOCATION OF PROPERTY NYS Highway Route 17

SQUARE FOOTAGE 3.73± acs PRESENT ZONING LP

NAME OF PROJECT

Site Plan for Proposed Workshop

INTENDED USE

Proposed 4800 sq-ft Workshop

NUMBER OF LOTS

n/a

PROJECT ENGINEER James A. Dillin, A.S.

ADDRESS 38 Scotchtown Avenue, Goshen, NY

EMAIL jdillin@frontier.net.net

TELEPHONE # 294-9086 LICENSE # 49087

PROJECT ATTORNEY _____

ADDRESS _____

EMAIL _____

TELEPHONE # _____

TOWN OF CHESTER PLANNING BOARD

Site Plan for Proposed Workshop
PROJECT NAME

PRESUBMISSION
PLAN ELEMENT CHECKLIST FOR
PRELIMINARY SITE PLAN

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" x 4") for Stamping
11. ☒ Plan Legend (symbols & labels)
12. ☒ Surveyor's and Engineer's Certification 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. Show clearing limits.
16. ☒ Flood plain boundaries.

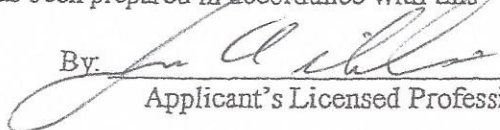
17. N/A Certified sewerage system and water supply design and placement by a Licensed Professional Engineer must be shown on plans.
18. ✓ Metes and bounds of parcel.
19. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street with 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 and within 200 ft. of the parcel.
27. ✓ Show topographical data with 2 ft. contours extending 100' from property line based upon USGS 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. N/A Show driveway entrance sight distances.
31. Show landscaping and signage.
32. ✓ Stormwater Management and Erosion and Sedimentation Control Plans.
33. N/A Paving limits and cross-sectional detail.

The following is to be included in the Project Narrative:

34. N/A Number of acres to be cleared or timber harvested.
35. N/A Estimated or known cubic yards of material to be excavated and removed from the site.
36. N/A Estimated or known cubic yards of fill required.

37. ☒ The amount of grading expected or known to be required to bring the site to readiness.
38. Nil 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 §98-30E.

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

By: 
Applicant's Licensed Professional

Date: 11/23/16

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 Brian Leentjes Owner

residing at 31 de Bellisle Road, Chester N.Y.
Owner Address

being the owner of premises NYS Highway Route 17
Property Location

also known as Orange County Tax Map # 2-1-66-2
Tax Map #

hereby authorize James A. Dillin, RS
Agent

whose mailing address is 38 Sutchtown Ave., Goshen, N.Y.
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 for Proposed Workshop

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.

[Signature]
Owner Signature

Sworn to before me this 23rd
day of November, 2016

[Signature]
ROBERT F. GREEN
Notary Public, State of New York
No. 02GR4744040
Qualified in Orange County
Commission Expires 12/26/2017

**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

11/23/16
DATED

 BRIAN LEENTJES
INDIVIDUAL APPLICANT

CORPORATE APPLICANT

(PRES.) (PARTNER) (VICE
PRES.) (SEC) (TREAS)

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 this 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.

DATED

Brian Leentjes
APPLICANT'S NAME (PRINTED)

✓ BA
APPLICANT'S SIGNATURE

Notary Public
State of NY
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.

✓ BA

Signature of Applicant

Sworn to before me this 23rd
day of November 201 6
RFG

Notary Public

ROBERT F. GREEN
Notary Public, State of New York
No. 02GR4744040
Qualified in Orange County
Commission Expires 12/26/2017

Short Environmental Assessment Form

Part 1 - Project Information

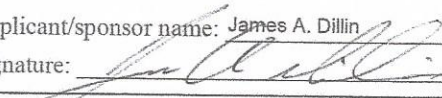
Instructions for Completing

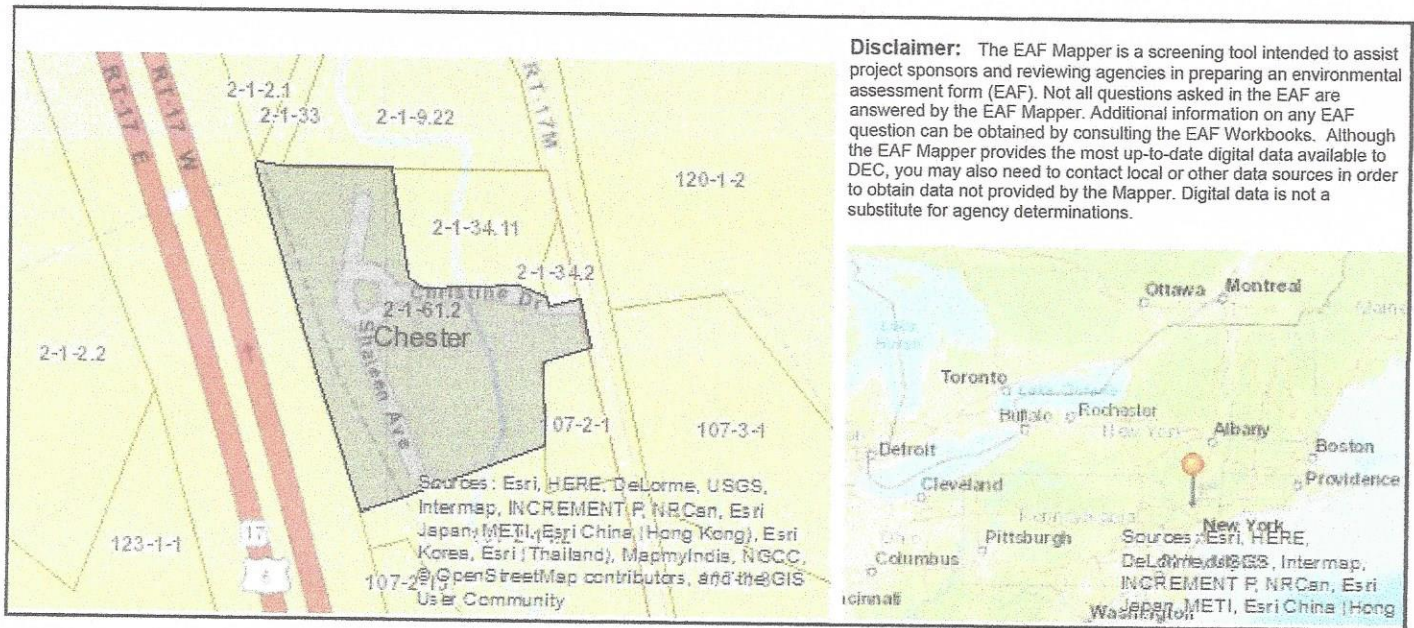
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

Part 1 - Project and Sponsor Information							
Name of Action or Project: Site Plan for Proposed Workshop							
Project Location (describe, and attach a location map): N.Y.S. Highway Route 17							
Brief Description of Proposed Action: Proposed 4,800 square foot Workshop							
Name of Applicant or Sponsor: Brian & Alison Leentjes		Telephone: 781-0572					
		E-Mail:					
Address: 366 Bellvale Road							
City/PO: Chester		State: NY	Zip Code: 10918				
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="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><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: Building Permit			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		3.73 acres					
b. Total acreage to be physically disturbed?		.5 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		10.7 acres					
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 type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input 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 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: <u>meets state energy code requirements</u>	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 type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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?	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 type="checkbox"/> NO <input checked="" 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: _____ <u>Discharge will sheet flow to existing Black Meadow Creek</u>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		

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"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>James A. Dillin</u>		Date: <u>November 22, 2016</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 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No