

TOWN OF CHESTER
PLANNING BOARD SITE PLAN APPLICATION

DATE 10/20/16

APPLICANT LEWIS SIGN CO LLC

ADDRESS 26 FLUORESCENT DR,

SLATE HILL NY 10973

TELEPHONE 845 355 2651 EMAIL PERMITS@LEWISSIGNS.COM

OWNER OF PROPERTY (IF NOT SAME AS ABOVE)

THOMAS BECKER, CINDY BECKER

ADDRESS 13 SANFORD AVE

CHESTER NY 10918

TELEPHONE # 845 551 - 3226

APPLICANT LEWIS SIGN CO LLC

ADDRESS 26 FLUORESCENT DR

SLATE HILL NY 10973

TELEPHONE 845 355 2651 EMAIL PERMITS@LEWISSIGNS.COM

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

NAME LEWIS SIGN CO LLC

BILLING ADDRESS 26 FLUORESCENT DR, SLATE HILL NY 10973

E-MAIL ADDRESS PERMITS@LEWISSIGNS.COM

CONTACT PHONE # 845 355 2651

PROPERTY DESCRIPTION:

TAX MAP SECTION 3 BLOCK 1 LOT 13

LOCATION OF PROPERTY GREY COURT RD

SQUARE FOOTAGE 33.3 ACRES PRESENT ZONING OP

NAME OF PROJECT
BILLBOARD CONVERSION

INTENDED USE
BILLBOARD ADVERTISING

NUMBER OF LOTS
1

PROJECT ENGINEER EFFECTIVE ENGINEERING SOLUTIONS LTD

ADDRESS 61 WHITEWATER CT, NEW LENOX IL 60451

EMAIL _____

TELEPHONE # 815 485 1470 LICENSE # 064253-1

PROJECT ATTORNEY BRENDA MILLER, DONAHUE F ASSOC PC

ADDRESS 11 OAKLAND AVE, WARWICK NY 10990

EMAIL BRENDA@DN-LEGAL.COM

TELEPHONE # 845 986 9596

TOWN OF CHESTER PLANNING BOARD

BILLBOARD CONVERSION
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 (2½"x4") for Stamping
11. ☒ Plan Legend (symbols & labels)
12. ☒ Surveyor's and Engineer's Certification and Title Block.
13. ☒ Name of adjoining owners.
- NA 14. ☐ Wetlands and required buffer zone with an appropriate note regarding DEC or ACOE requirements as applicable.
- NA 15. ☐ Delineation of wooded areas and isolated trees with diameters of 12 inches or greater. Show clearing limits.
- NA 16. ☐ Flood plain boundaries.

NA 17. ___ Certified sewerage system and water supply design and placement by a Licensed Professional Engineer must be shown on plans.

NA 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.

NA 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. ✓ Show driveway entrance sight distances.

31. ✓ Show landscaping and signage.

NA 32. ___ Stormwater Management and Erosion and Sedimentation Control Plans.

NA 33. ___ Paving limits and cross-sectional detail.

The following is to be included in the Project Narrative:

NA 34. ___ Number of acres to be cleared or timber harvested.

NA 35. ___ Estimated or known cubic yards of material to be excavated and removed from the site.

NA 36. ___ Estimated or known cubic yards of fill required.

- NA 37. ___ The amount of grading expected or known to be required to bring the site to readiness.
- NA 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.
- NA 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.
- NA 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: DANIEL J. OBRIEN
Applicant's Licensed Professional

Date: 10/20/16

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.

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:

OTHER

(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.

10/20/16
DATED

LEWIS SIGN CO LLC
APPLICANT'S NAME (PRINTED)

EC Manning AGENT
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.

Elizabeth C. Manning AGENT FOR LEWIS SIGN CO LLC
Signature of Applicant

Sworn to before me this 21

day of October 201 6

Susan V. Specthrie
Notary Public



OWNER AUTHORIZATION

State of New York
County of Orange

I THOMAS BECKER, CINDY BECKER
Owner

residing at 11 SANFORD AVE, CHESTER NY
Owner Address

being the owner of premises GREYCOURT RD, CHESTER
Property Location

also known as Orange County Tax Map # 3-1-13
Tax Map #

hereby authorize LEWIS SIGN CO LLC
Agent

whose mailing address is 26 FLUORESCENT DR, SLATE HILL NY 10973
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

CONVERTED BILL BOARDS

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

Thomas E Becker
Owner Signature

Sworn to before me this 6
day of October, 201 6:

Esther Moscatello

ESTHER MOSCATELLO
Notary Public, State of New York
#01MO6092989
Qualified in Orange County
Commission Expires March, 20 19
27