

**November 1, 2023 @ 7:00pm  
at the Town of Chester  
Planning Board Meeting Agenda**

1



**Donald Serotta**  
*Chairman*

**Dave Donovan**  
*Counsel*

**Al Fusco**  
*Engineer*

**Melissa Foote**  
*Secretary*

**PLANNING BOARD  
TOWN OF CHESTER  
COUNTY OF ORANGE  
1786 KINGS HIGHWAY  
CHESTER, NY 10918**

**Dot Wierzbicki**  
**Larry Dysinger**  
**Jackie Elfers**  
**Mark Roberson**  
**Jon Gifford**  
**Justin Brigandi**

**WebEx Link:** TBD

**Facebook:** Chester Rec

**YouTube:** [Town of Chester, NY – YouTube](#)

**Davidson Drive Holdings, LLC**

Proposed Warehouse

**Project Location:** Lake Station Rd

**Applicant:**

**Engineer:** Mike Morgante/Arden Consulting, PE

**SBL:** 17-1-22.1, 22.2, 22.3, 22.4, 22.5, 22.6, 22.7, 22.8

**Zone:** IP Zone

**Tin Barn Brewery**

Proposed Amended Site Plan

**Project Location:** 62 Kings Highway

**Applicant:** 62 Kings LLC

**Engineer:** David & Dan Getz / Engineering & Surveying Properties

**SBL:** 13-1-44.22

**Zone:** LBSL

**Lands of Sapanaro**

Proposed Amended Site Plan – Requesting use to allow for business/office space of approximately 1,000ft in basement level of existing 2 family residential dwelling.

**Project Location:** 1351 Kings Highway, Sugar Loaf

**Applicant:** Jeffrey Sapanaro

**Engineer:** Kirk Rother

**SBL:** 13-3-31

**Zone:** LBSL

**1414 Kings Highway**

Proposed 6 Residential Lot Subdivision – Four single family and one two family

**Project Location:** Intersection of Sugar Loaf bypass and Pewter Circle

**Applicant:** 1414 Kings Highway LLC

**Engineer:** McGoey Hauser & Edsall P.E.

**SBL:** 13-1-137

**Zone:** SR-2

1

**November 1, 2023 @ 7:00pm  
at the Town of Chester  
Planning Board Meeting Agenda**

2

**215 Black Meadow Rd/BDA Properties LLC**

Proposed Light Industrial Storage

**Project Location:** 215 Black Meadow Rd.

**Applicant:** BDA Properties, LLC, Billy Darmstadter

**Engineer:** James Dillin

**SBL:** 6-1-102.1

**Zone:** IP

**26 McBride Road**

Proposed re-subdivision (lot line change) of two existing tax lots to make Lot 77.2 buildable for single family residence. Went in front of the Town Board and LOCAL LAW NO. 4 OF 2022 was passed.

**Project Location:** 26 McBride Road

**Applicant:** Ronald Nelson Jr. & Valerie Pizzimenti

**Engineer:** Engineering & Surveying Properties, PC, Keith Woodruff

**SBL:** 1-1-77.2 & 82

**Zoning:** 1-1-77.2/ AI & 1-1-82 / AR3

2