

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

DATE: 07/26/2023

APPLICANT: Jeffery Sapanaro

ADDRESS: 280 State School Road
Warwick, New York 10990

TELEPHONE: 845-986-1366 EMAIL jeff@materialprocessors.com

OWNER OF PROPERTY (IF NOT SAME AS ABOVE)

NAME Same

ADDRESS _____

TELEPHONE _____ EMAIL _____

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

NAME Jeffery Sapanaro

BILLING ADDRESS 280 State School Road, Warwick NY 10990

EMAIL ADDRESS jeff@materialprocessors.com

CONTACT PHONE # 845-986-1366

PROPERTY DESCRIPTION:

TAX MAP: SECTION 13 BLOCK 3 LOT 3.1

LOCATION OF PROPERTY: 1351 Kings Highway, Sugar Loaf, Town of Chester

SQUARE FOOTAGE 22,557+/- PRESENT ZONING LB/SL

NAME OF PROJECT Lands of Sapanaro

INTENDED USE To allow for business/office space use of approximately 1,000 sq.ft in the
basement level of an existing 2 family residential dwelling

NUMBER OF LOTS 1

PROJECT ENGINEER Kirk Rother, P.E. PLLC.

ADDRESS 5 Saint Stephens Lane, Warwick N.Y. 10990

EMAIL krother@kirkrother.com

TELEPHONE # 845-988-0620 LICENSE# 079053

PROJECT ATTORNEY None

ADDRESS _____

EMAIL _____

TELEPHONE # _____

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

PROJECT NAME: Lands of Sapanaro

The following checklist items shall be incorporated on the Site Plan prior to consideration of being placed on the Planning Board Agenda.

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

21. n/a Right-of-way width and Rights of Access and Utility Placement.

22. x Lot area.

23. NA Show any existing waterways, including intermittent streams.

24. x Applicable note pertaining to owner's review and concurrence with site plan together with owner's signature.

25. x Show any improvements, i.e, drainage systems, water lines, sewer lines, etc.

26. x Show all existing buildings, houses, accessory structures, wells and septic systems on within 200 ft. of the parcel.

27. x Show topographical data with 2 ft. contours extending 100' from property line based upon OSGS datum.

28. N/A Indicate any reference to a previous subdivision, i.e., filed map number, date and previous lot number.

29. N/A Show lighting plan and luminaire projection data.

30. x Show driveway entrance sight distances.

31. N/A Show landscaping and signage.

32. N/A Stormwater Management and Erosion and Sediment 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 know cubic yards of fill required.

37. N/A The amount of grading expected or know to be required to bring the site to readiness.

38. N/A 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. N/A 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. N/A 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: _____
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 Jeffery Sapanaro
Owner

Residing at 280 State School Road, Warwick N.Y. 10990
Owner Address

Being the owner of the premises 1351 Kings Highway, Sugar Loaf, Town of Chester
Property Location

Also known as Orange County Tax Map # 13-3-3.1
Tax Map#

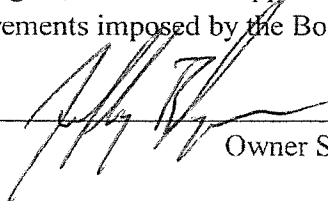
Hereby authorize Kirk Rother, P.E.
Agent

Whose mailing address is 5 Saint Stephens Lane, Warwick, NY 10990
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:

Amended Site Plan Approval

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

Sworn to before me this 3rd
Day of August, 2023

Maureen Sam

MAUREEN ANN SAM
Notary Public - State of New York
No. 01SA6154968
Qualified in Orange County
My Commission Expires 10/23/26

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:

XX	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
XX	PLANNING BOARD
_____	ZONING BOARD OF APPEALS
_____	BUILDING INSPECTOR
_____	OTHER

8/2/23
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.

07/26/2023

Date

Jeff Sapanaro

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 31st

Day of August, 2023

Maureen Ann Sam

Notary Public

MAUREEN ANN SAM
Notary Public - State of New York
No. 01SA6154968
Qualified in Orange County
My Commission Expires 10/23/26

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			
Lands of Sapanaro			
Name of Action or Project: Amended Site Plan			
Project Location (describe, and attach a location map): 1351 Kings Highway, Sugar Loaf, Town of Chester			
Brief Description of Proposed Action: Project proposes to allow for business/office space use of approximately 1,000 sq.ft in the basement level of an existing 2 family residential dwelling located in the Hamlet of Sugar Loaf, in the Town of Chester's LB/SL zoning district on an existing lot consisting of approximately 22,557+/- s.f. Project is located on the east side of Kings Highway just north of the Performing Arts Center in Sugar Loaf. The lot has the required driveway entrance and four (4) existing off street parking spaces for residential use and two (2) existing off street parking spaces for office use. Additional parking is available in the county lot across the street.			
Name of Applicant or Sponsor: Jeffery Sapanaro		Telephone: 845-986-1366 E-Mail: jeff@materialprocessors.com	
Address: 280 State School Road			
City/PO: Warwick		State: NY	Zip Code: 10990
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.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building Permit			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.51+/- acres	
b. Total acreage to be physically disturbed?		0.00 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.51+/- acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input 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? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <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? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input 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: _____ _____ _____	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 project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Eligible property: Greek Revival (1824, former residence) b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" 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? 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: _____ _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <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? Bog Turtle	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Kirk Rother, PE, PLLC c/o Jeffery Sapanaro</u> Date: <u>8/01/23</u> Signature: <u></u> Title: <u>Project Engineer</u>		