

RESOLUTION OF APPROVAL

SITE PLAN

FOR

SYNERGY, LLC

Nature of Application

Ryan Westervelt has applied for site plan approval allowing the use of an existing building to be changed from a sawmill to a light industrial warehouse. An existing single family residential residence will remain.

Property Involved

The property affected by this resolution is located on a ± 4.53 acre tract of land located at 509 Bellvale Road and is shown on the Tax Maps of the Town of Chester as parcel(s) Section 17, Block 1, Lot 19.1.

Zoning District

The property affected by this resolution is located in the IP zoning district of the Town of Chester.

Plans

The Site Plan materials being considered consist of the following:

1. Completed application dated May 22, 2019.
2. Plans prepared by McGoey, Hauser & Edsall Consulting Engineers, DPC dated May 28, 2019, last revised September 13, 2019, consisting of 3 sheets.
3. Endangered Species Habitat Assessment prepared by ERS Consultants, Inc. dated August 5, 2019.
4. Correspondence from NYS Parks, Recreation and Historic Preservation dated June 28, 2019.

History

Date of Application

The application was filed with the Planning Board in July, 2019.
Permit

Public Hearing

A public hearing was convened on October 2, 2019 and was closed that same evening.

SEQRA

Type of Action:

This matter constitutes an unlisted action under the State Environmental Quality Review Act.

Lead Agency:

The Town of Chester Planning Board is the lead agency in regard to this action.

Declaration of Significance:

A negative declaration was issued on November 6, 2019.

GML 239 Referral

This application was referred to the Orange County Planning Department for review and report. Pursuant to correspondence dated October 2, 2019, the OCDP reported that the application was for Local Determination.

Findings

The Planning Board has determined that approval of this site plan will substantially serve the public convenience, safety and welfare in that the land to be improved is of such character that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace. Further, the site plan is appropriate and consistent with the requirements of the master plan, the official map of the Town, Article V of the Town of Chester Site Plan Regulations and applicable zoning regulations, subject to compliance in full with conditions hereinafter imposed.

Resolution of Approval

NOW, THEREFORE, THE PLANNING BOARD RESOLVES to approve the final site plan application of Synergy and Ryan Westervelt as said proposal is depicted on the

plans identified above and upon the conditions outlined below, and the Chairperson (or his designee) is authorized to sign the site plan map(s) upon satisfaction of those conditions below noted to be conditions precedent to such signing.

Specific Conditions

1. This approval is subject to compliance with the terms, conditions, notes and all provisions contained within and upon the "Plans" referenced hereinabove.
2. This approval is subject to compliance with those requirements that may be imposed by the Planning Board Engineer, Fusco Engineering and Land Surveying, P.C.
3. This approval is subject to compliance with those requirements that may be imposed by the Orange County Department of Public Works outlined in correspondence dated October 15, 2019.
4. The plans shall not be signed until receipt of a letter from Fusco Engineering and Land Surveying, P.C., the Town of Chester Planning Board Engineer, certifying that all engineering requirements have been satisfied.

General Conditions

This approval is conditioned upon the applicant submitting all necessary copies of the plans to be signed, including mylars when required, to the Town of Chester Planning Board in accordance with the requirements of the Town Code.

This approval is further conditioned upon the applicant delivering (prior to signing of the plat) proof, in writing, that all fees—engineering, planning, legal and

otherwise—in regard to this project have been fully paid. The plans shall not be signed until proof, satisfactory to the Chair, has been presented showing that all fees have been paid.

A FAILURE to comply with any such condition in a timely manner shall result, without further action, in a lapsing of this approval.

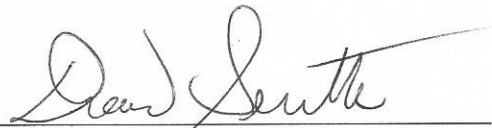
In Favor 5

Against 0

Abstain 0

Absent 2

Dated: November 18, 2019



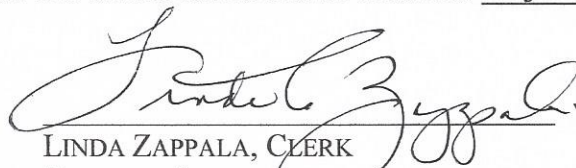
DONALD SEROTTA, CHAIRMAN
TOWN OF CHESTER PLANNING BOARD

STATE OF NEW YORK)
)ss:
COUNTY OF ORANGE)

I, ALEXA BURCHianti, Secretary to the Planning Board of the Town of Chester, do hereby certify that the foregoing is a true and exact copy of the Resolution maintained in the office of the Town of Chester Planning Board, said resulting from a vote having been taken by the Planning Board at a meeting of said Board held on November 6, 2019.


ALEXA BURCHianti, SECRETARY
TOWN OF CHESTER PLANNING BOARD

I, LINDA ZAPPALA, Clerk of the Town of Chester, do hereby certify that the foregoing Resolution was filed in the Office of the Town Clerk on November 18, 2019


LINDA ZAPPALA, CLERK
TOWN OF CHESTER