

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

DATE: September 23, 2020

APPLICANT: 210 Black Meadow Rd, LLC

ADDRESS: 3 Lizensk Blvd, Unit 301  
Monroe, N.Y. 10950

TELEPHONE: 845-222-5030 EMAIL joelf5030@gmail.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 210 Black Meadow Rd, LLC

BILLING ADDRESS 3 Lizensk Blvd, Unit 301 Monroe, N.Y. 10950

EMAIL ADDRESS joelf5030@gmail.com

CONTACT PHONE # 845-222-5030

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## PROPERTY DESCRIPTION:

TAX MAP: SECTION 6 BLOCK 1 LOT 75.1 and 76

LOCATION OF PROPERTY: Parcel located on the Northwestern side of Black Meadow Road  
approximately 3675 ft west of Elkay Drive

SQUARE FOOTAGE 561,924 +/- PRESENT ZONING IP

NAME OF PROJECT 210 Black Meadow Road LLC Warehouse Site Plan

INTENDED USE Proposed warehouse type building of approximately 43,050 sq.ft.

NUMBER OF LOTS 2 - Existing

PROJECT ENGINEER Kirk Rother, P.E. Plc.

ADDRESS 5 Saint Stephens Lane, Warwick NY 10990

EMAIL krother@kirkrother.com

TELEPHONE # 845-988-0620 LICENSE# 079053

PROJECT ATTORNEY None

ADDRESS \_\_\_\_\_

EMAIL \_\_\_\_\_

TELEPHONE # \_\_\_\_\_

TOWN OF CHESTER  
PLANNING/ZONING BOARD  
1786 KINGS HIGHWAY  
CHESTER, NY 10918

**AGRICULTURAL DATA STATEMENT**

DATE: September 23, 2020

NOTICE OF PROPOSED SUBDIVISION \_\_\_\_\_

SITE PLAN X

SPECIAL PERMITTED USE \_\_\_\_\_

PROJECT TITLE: 210 Black Meadow Site Plan

NAME/ADDRESS OF APPLICANT: 210 Black Meadow Rd, LLC.  
3 Lizensk Blvd, Unit 301  
Monroe, N.Y. 10950

PROJECT DESCRIPTION: The project involves utilize the existing road with improvements which will be the used as the access drive and erecting a fully enclosed warehouse type building of approximately 43,150 square feet, loading dock areas and vechile parking spaces

PROJECT LOCATION: 210 Black Meadow Road

TAX MAP NO: SECTION	<u>6</u>	BLOCK	<u>1</u>	LOT	<u>76</u>
	<u>6</u>		<u>1</u>		<u>75.1</u>

(LOCATION MAP ATTACHED)

AGRICULTURAL OPERATIONS WITHIN 500 FEET OF LANDS PROPOSED FOR DEVELOPMENT/IMPROVEMENTS (PROPERTY OWNERS/ADDRESSES)

<u>B D R Group Llc</u>	<u>256 Black Meadow Road LLC</u>
<u>P.O. Box 259</u>	<u>65 Highland Ave</u>
<u>Garnerville NY 10923</u>	<u>Florida NY 10921</u>
SEC. <u>12</u> BLOCK <u>1</u> LOT <u>31</u>	SEC. <u>12</u> BLOCK <u>1</u> LOT <u>53.1</u>
_____	_____
SEC. _____ BLOCK _____ LOT _____	SEC. _____ BLOCK _____ LOT _____

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:

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.

DATED

  
\_\_\_\_\_  
INDIVIDUAL APPLICANT  
210 Black Meadow Road, LLC  
\_\_\_\_\_  
CORPORATE APPLICANT  
  
\_\_\_\_\_  
(PRES.) (PARTNER) (VICE PRES.)  
(SEC) (TREASURER)

**OWNER AUTHORIZATION**

State of New York  
County of Orange

I JOSE FALKOWITZ  
Owner

Residing at 3 Lizensk Blvd, Unit 301, Monroe, N.Y. 10950  
Owner Address

Being the owner of the premises 210 Black Meadow Road  
Property Location

Also known as Orange County Tax Map # Sec. 6 - Blk. 1 - Lot(s) 75.1 & 76  
Tax Map#

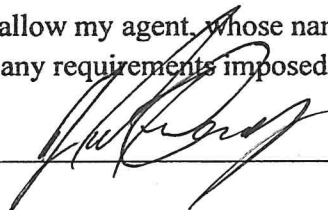
Hereby authorize Kirk Rother, P.E.  
Agent

Whose mailing address is 5 Saint Stephens Lane, Warwick, N.Y. 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:

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 9, 23, 20  
Day of \_\_\_\_\_, 2011



ARON SCHREIBER  
Notary Public, State of New York  
No. 01SC6219044  
Qualified in Orange County  
Commission Expires March 22, 2022

**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.

September 23, 2020

Date

210 Black Meadow Road, LLC

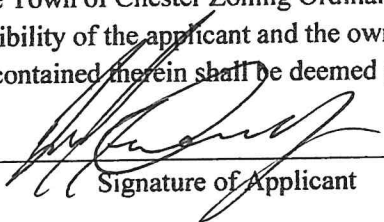
Applicant's Name (Printed)

*JOSE F. FALCONE*

  
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 \_\_\_\_\_

Day of 23, Sep., 202020

\_\_\_\_\_  
Notary Public

ARON SCHREIBER  
Notary Public, State of New York  
No. 01SC6219044  
Qualified in Orange County  
Commission Expires March 22, 2022

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

PROJECT NAME: 210 Black Meadow Road LLC

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. N/A 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. X 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.    Delineation of wooded areas and isolated trees with diameters of 12 inches or greater. Showing clearing limits.
  16. X Flood plain boundaries.
  17.    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
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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 within 200 ft. of the parcel.
- 27. ☒ Show topographical data with 2 ft. contours extending 100' from property line based upon OSGS 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.
- 32. ☐ Stormwater Management and Erosion and Sediment Control Plans.
- 33. ☐ Paving limits and cross-sectional detail.

The following is to be included in the Project Narrative.

- 34. ☐ Number of acres to be cleared or timber harvested.
- 35. ☐ Estimated or known cubic yards of material to be excavated and removed from the site.
- 36. ☐ Estimated or know cubic yards of fill required.
- 37. ☐ The amount of grading expected or know to be required to bring the site to readiness.
- 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.
- 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 98-30(E).

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

By:  Date: 09/23/20  
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.



<b>Chevron Realty LLC</b> Monroe, NY 10950		345 55-1394/212
		9-23-20 Date
Pay to the Order of	TOWN OF CHESTER	\$ 4210 <sup>00</sup> / <sub>100</sub>
FOUR THOUSAND TWO HUNDRED TEN		Dollars
ConnectOne Bank		Security Features Details on Back.
For	210 BLACK ESCROW	MP
⑆021213944⑆ 1150001376⑈ 0345		

<b>Chevron Realty LLC</b> Monroe, NY 10950		344 55-1394/212
		9-23-20 Date
Pay to the Order of	TOWN OF CHESTER	\$ 3150 <sup>00</sup> / <sub>100</sub>
THREE THOUSAND ONE HUNDRED FIFTY		Dollars
ConnectOne Bank		Security Features Details on Back.
For	210 BLACK APPLICATION	MP
⑆021213944⑆ 1150001376⑈ 0344		