



Jackie Elfers
Chairman

Dominic Cordisco
Counsel

John Queenan
Engineer

Melissa Foote
Secretary

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

Mark Roberson
Michael Mallon
Giuseppe Cassara

Date: 3-10-26

Town of Chester
Dept of Planning

Re: ADUSA DISTRIBUTION, LLC.

Dear

Please be advised, that upon closure and final approval of all projects all invoicing of professional consultant fees may not be completed. If there are any outstanding professional consultant fees due on any part of the project The Town of Chester reserves the right to collect those monies. You as the applicant are responsible for any and all of these monies that might be owed.

We try our best to have everything reconciled upon completion of a project but unfortunately some of the circumstances are beyond our control.

Please sign, date and return an original counterpart of this letter back to me indicants your acknowledgement of your obligation to The Town of Chester. Your cooperation in this matter is greatly appreciated.

If there are any questions, please feel free to contact me at 845-469-7000 ext 338 or via email at mfoote@thetownofchester.org

Sincerely,

Melissa Foote
Planning Board Secretary

X Signed by:
Kenneth A. Kehres
11CFF703B6134EF...
Applicant Signature
X Kenneth A. Kehres
Print name
X 2/13/2026
Date

REQUEST FOR A PLANNING BOARD WORK SESSION

REQUIREMENTS: 1 ORIGINAL COPY OF THIS FORM AND ALL OTHER INFORMATION OF SUPPORT

DATE: 3-10-26

X NAME OF APPLICANT: Kenneth A. Kehres

ADDRESS: 1149 Harrisburg Pike, Carlisle, PA 17013

X PHONE NUMBER: 7,173,859,180.00 EMAIL kkehres@adusa.com

PROJECT LOCATION: ADUSA DISTRIBUTION, LLC
1 ELIZABETH DRIVE, CHESTER NY 10918

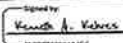
SECTION _____ BLOCK _____ LOT _____

CONSULTANT NAME: GPI

ADDRESS: 175 Pinelawn Road (SUITE 400)
Melville NY 11747

PHONE #: 631-305-2121 EMAIL KPAPASIAN@gpinet.com

DESCRIBE THE PROJECT: PROPOSED FUELING ISLANDS WITH
CANOPY A.G. STORAGE TANK and applicable site
upgrades (NO proposed retail sales)

X SIGNED:  DATED: 2/13/2026

PLEASE ATTACH ANY PLANS, PICTURES AND DIAGRAMS WITH
DIMENSIONS ETC. THAT ARE APPLICABLE TO YOUR CASE.

SEE FEES

* THIS NON REFUNDABLE FEE WILL BE APPLIED TOWARD YOUR
APPLICATION FEE IF MOVING FORWARD.

PLEASE CALL 845-469-7000, EXT. 308 WITH ANY QUESTIONS.

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

DATE: 3-10-26

X APPLICANT: Kenneth A. Kehres

ADDRESS: 1149 Harrisburg Pike, Carlisle, PA 17013

TELEPHONE: 7,173,859,180.00 EMAIL kkehres@adusa.com

X OWNER OF PROPERTY (IF NOT SAME AS ABOVE)

NAME ^x see above

ADDRESS ^x _____

TELEPHONE 7,173,859,180.00 EMAIL kkehres@adusa.com

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

X NAME Kenneth A. Kehres

BILLING ADDRESS 1149 Harrisburg Pike, Carlisle, PA 17013

EMAIL ADDRESS kkehres@adusa.com

CONTACT PHONE # 7,173,859,180.00

OWNER AUTHORIZATION

**State of New York
County of Orange**

✓ I Kenneth A. Kehres
Owner

✗ Residing at 1149 Harrisburg Pike, Carlisle, PA 17013
Owner Address

✓ Being the owner of the premises 1 Elizabeth Dr, Chester, NY 10918
Property Location

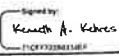
Also known as Orange County Tax Map # _____
Tax Map#

Hereby authorize KEVIN PAPASIAN O/O GPI
Agent

Whose mailing address is 175 Pinelawn Rd (Suite 400) Melville NY 11747
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:

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.

✗  [Signature]
Owner Signature

✗ Sworn to before me this February 3 March
Day of 13, 2026
Darice A. Fitzpatrick

Commonwealth of Pennsylvania - Notary Seal
Darice A. Fitzpatrick, Notary Public
Cumberland County
My commission expires September 18, 2027
Commission number 1357246
Member, Pennsylvania Association of Notaries

PROPERTY DESCRIPTION:

6-1-75.21
6-1-13
6-1-14.2
118-1-9.2-1

TAX MAP: SECTION 118 BLOCK 1 LOT 9.2

LOCATION OF PROPERTY: ADUSA DISTRIBUTION, LLC
1 Elizabeth Drive, Chester NY 10918

SQUARE FOOTAGE _____ PRESENT ZONING _____

NAME OF PROJECT ADUSA DISTRIBUTION, LLC

INTENDED USE Warehouse (no change)

NUMBER OF LOTS 5

PROJECT ENGINEER KEVIN PAPASIAN C/O GPI

ADDRESS 175 Pinelawn Road (Suite 400) Melville NY
11747

EMAIL KPAPASIAN@gpinet.com

TELEPHONE # 631-305-2121 LICENSE# 089302 NYS

PROJECT ATTORNEY N/A

ADDRESS _____

EMAIL _____

TELEPHONE # _____

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

PROJECT NAME: ADUSA Distribution, LLC

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 (2 1/2"x4") for stamping.
11. ☒ Plan legend (symbols & labels)
12. ☒ Surveyor's and Engineer's Certificate and Title Block.
13. N/A Name of adjoining owners.
14. N/A Wetlands and required buffer zone with an appropriate note regarding DEC or ACOE requirements as applicable.
15. N/A Delineation of wooded areas and isolated trees with diameters of 12 inches or greater. Showing clearing limits.
16. ☒ Flood plain boundaries.
17. N/A Certified sewage system and water supply design and placement by a Licensed Professional Engineer must be shown on plans.
18. N/A Metes and bounds of parcel.
19. N/A 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. ☒ 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:

Applicant's Licensed Professional

Date:

3.20.26

**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.

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:

✓		NONE
		NAME, ADDRESS, RELATIONSHIP OR INTEREST (Financial or otherwise)
X	ADUSA Distribution, LLC	

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
	PLANNING BOARD
	ZONING BOARD OF APPEALS
	BUILDING INSPECTOR
	OTHER

X	2/13/2026
	DATED

X	INDIVIDUAL APPLICANT
	Kenneth A. Kehres
	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.

2/13/2026

Kenneth A. Kehres

Date

Applicant's Name (Printed)

X

Signed by
Kenneth A. Kehres
(2107724861)1077

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.

X

Signed by
Kenneth A. Kehres

Signature of Applicant

Sworn to before me this _____
Day of _____, 201____

Notary Public