

TOWN OF CHESTER PLANNING BOARD SITE PLAN APPLICATION
PLEASE TYPE OR PRINT LEGIBLY

DEADLINE FOR NEW SUBMISSIONS IS TWO (2) WEEKS PRIOR TO THE FIRST WEDNESDAY OF THE MONTH TO BE DELIVERED TO THE PLANNING BOARD OFFICE AT TOWN HALL. THE PROJECT WILL BE PLACED ON THE NEXT AVAILABLE AGENDA.

APPLICANT MUST PROVIDE THE FOLLOWING:

- ONE ORIGINAL SET OF ALL PAPERWORK AND/OR PLANS
- EMAILED OR ONE (1) CD OF PLANS IN PDF FORM (EMAIL PREFERRED)
- ANY FEES THAT APPLY (CHECK PAYABLE TO THE TOWN OF CHESTER)
- WRITTEN NARRATIVE DESCRIBING PROPOSED PROJECT I.E. PROPOSED USE, ANTICIPATED TRAFFIC FLOW, PARKING, NUMBER OF EMPLOYEES, HOURS OF OPERATION, LIGHTING, LANDSCAPING, ETC,
- ENVIRONMENTAL ASSESSMENT FORM
- DISCLOSURE ADDENDUM STATEMENT
- NOTARIZED PLANNING BOARD DISCLAIMER STATEMENT
- AGRICULTURAL DATA STATEMENT IF APPLICABLE, ACCOMPANIED BY A STAMPED ADDRESSED ENVELOPE TO EACH IDENTIFIED OPERATION ALONG WITH COPIES OF THE TAX MAP INDICATING LOCATION OF PROPOSED ACTION TO THE FARMING OPERATION.
- NOTARIZED OWNERS AUTHORIZATION FOR REPRESENTATIVE TO ACT OF HIS/HER BEHALF (IF APPLICABLE)

PLEASE NOTE: APPLICATION WILL BE DEEMED INCOMPLETE IF ALL INFORMATION, FEES AND CORRECT AMOUNT OF COPIES ARE NOT PROVIDED. THE TOWN OF CHESTER PLANNING BOARD IS TRYING TO GO GREEN.

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

DATE: May , 2022

APPLICANT: Arx Wireless, LLC

ADDRESS: 110 Washington Avenue
North Haven, CT 06473

TELEPHONE: (203) 623-3287 EMAIL kcoppins@arxwireless.com

OWNER OF PROPERTY (IF NOT SAME AS ABOVE)

NAME Town of Chester

ADDRESS 1786 Kings Highway
Chester, NY 10918

TELEPHONE (845) 469-7000 EMAIL rvalentine@thetownofchester.org

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

NAME Arx Wireless, LLC (Keith Coppins, CEO)

BILLING ADDRESS 110 Washington Avenue, North Haven, CT 06473

EMAIL ADDRESS kcoppins@arxwireless.com

CONTACT PHONE # (203) 623-3287

PROPERTY DESCRIPTION:

TAX MAP: SECTION 8 BLOCK 1 LOT 21

LOCATION OF PROPERTY: CO Highway 45, Chester, NY 10950

SQUARE FOOTAGE 60 feet x 60 feet PRESENT ZONING

NAME OF PROJECT Shared-Use Wireless Telecommunications Facility

INTENDED USE 150-foot monopole (plus 4-foot lightning rod) to support wireless antennas of Verizon Wireless and future collocation by others, together related ground equipment secured within a 60-foot by 60-foot fenced compound, and installation of fiber and power utilities. Access will be via an existing gravel driveway.

NUMBER OF LOTS 1

PROJECT ENGINEER Tectonic Engineering Consultants (Steven Matthews, P.E.)

ADDRESS 36 British American Blvd., Suite 101, Latham, NY 12110

EMAIL SMatthews@tectonicengineering.com

TELEPHONE # 518-783-1630 LICENSE# 087507

PROJECT ATTORNEY The Murray Law Firm, PLLC (Jacqueline Phillips Murray, Esq.)

ADDRESS 10 Maxwell Dr., Suite 100, Clifton Park, NY 12065

EMAIL jpm@themurraylawfirm.com

TELEPHONE # 518-688-0755

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

PROJECT NAME: Shared-Use Wireless Telecommunications Facility

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. N/A 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. ☒ Name of adjoining owners.
14. N/A 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. N/A 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. ☒ Metes and bounds of parcel.
19. ☒ 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. N/A 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. N/A 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. 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. N/A 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. ☒ 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: Steven Matthews Date: 6/17/2022
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.

**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:

X 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.

<u> X </u>	TOWN BOARD
<u> X </u>	PLANNING BOARD
<u> </u>	ZONING BOARD OF APPEALS
<u> </u>	BUILDING INSPECTOR
<u> </u>	OTHER

June 9, 2022
DATED

INDIVIDUAL APPLICANT
Keith Coppins
CORPORATE APPLICANT
Chief Executive Officer
(PRES.) (PARTNER) (VICE PRES.)
(SEC) (TREASURER)

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

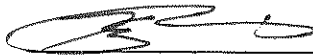
The applicant is advised that the Town of Chester Municipal Code which contains the Town's Zoning Law, is subject to amendment. Submission of an application to the Board does not grant the applicant any right to continued review under the code's current standards and requirements. It is possible that 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.

6/2/2022
Date

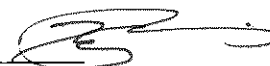
Arx Wireless Infrastructure, LLC
Applicant's Name (Printed) Keith Coppins CEO



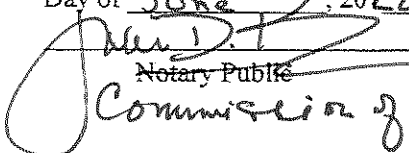
Applicant's Signature

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.

Arx Wireless Infrastructure, LLC 
Signature of Applicant

Sworn to before me this 2nd
Day of June, 2022


Notary Public
Commissioner of Court