

RESOLUTION OF APPROVAL
FINAL SITE PLAN
FOR
BAZS, LLC

Nature of Application

BAZS, LLC, hereinafter sometimes referred to as the “applicant,” has applied to the Town of Chester Planning Board for site plan approval allowing the construction of a 60,000 square foot light industrial commercial building.

The overall site consists of some ± 7.30 acre tract on the corner of Bellvale Road and Lake Station Road.

Property Involved

The Town property affected by this resolution is shown on the Tax Maps of the Town of Chester as parcel(s) Section 17, Block 1, Lot 88.

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 form and Short Environmental Assessment Form dated September 24, 2014.
2. Plans prepared by James A. Dillin, PLS, entitled Site Plan for BAZS, LLC, dated June 16, 2014, last revised _____ 2015, consisting of 6 sheets.
3. New York State DEC Permit ID 3-332200051/00006 dated August 3, 2015.

History

Date of Application

The application was filed with the Planning Board on September 24, 2014.

Public Hearing

A public hearing on this application was convened on December 14, 2014. The hearing was closed on that same date..

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 August 19, 2015.

GML 239 Referral

This application has been referred to the Orange County Planning Department for review and report. By report dated November 19, 2014 the OCDP determined that the proposal would not have any significant intermunicipal or countywide impacts and therefore was a matter 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 BAZS, LLC 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 requirements set forth in correspondence from the Planning Board Engineer, Fusco Engineering and Land Surveying, P.C., dated _____.
2. This approval is subject to compliance with the terms, conditions, notes and all provisions contained within and upon the "Plans" referenced hereinabove.
3. This approval is subject to compliance with the requirements set forth in the DEC Permit ID 3-3322-00051/00006.

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 within one hundred eighty days of the date of this approval.

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.

Before signing of the Final Plat, the applicant shall deliver appropriate offer(s) of dedication, in duplicate, executed and acknowledged by the owner of the property

affected, in form suitable for filing in the Orange County Clerk's Office and the Town Clerk's Office for all such lands as are shown on the plat to be so offered. The offer shall include a *metes and bounds* description of said parcel(s).

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 ____ Against ____ Abstain **0** Absent **0**

Dated: **August 19, 2015**

DONALD SEROTTA, CHAIRMAN
TOWN OF CHESTER PLANNING BOARD