

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

DATE 2/22/17

APPLICANT Brian + Alison Leentjes

ADDRESS 366 Bellvale Road
Chester ny 10918

TELEPHONE 781-0572 EMAIL castlefc@gmail.com

OWNER OF PROPERTY (IF NOT SAME AS ABOVE)

BAZS LLC

ADDRESS P.O. Box 132

Chester ny 10918

TELEPHONE # 781-0572

APPLICANT _____

ADDRESS _____

TELEPHONE _____ EMAIL _____

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

NAME Brian + Alison Leentjes

BILLING ADDRESS 366 Bellvale Road, Chester

E-MAIL ADDRESS castlefc@gmail.com

CONTACT PHONE # 781-0572

PROPERTY DESCRIPTION:

TAX MAP SECTION 2 BLOCK 1 LOT 66.2

LOCATION OF PROPERTY nys Hwy. Route 17m

SQUARE FOOTAGE n/a PRESENT ZONING LP

NAME OF PROJECT Amended Site Plan for Addition & Zipline The Castle Fun Center

INTENDED USE
Construct Zipline Pole for Zipline Ride

NUMBER OF LOTS
n/a

PROJECT ENGINEER James A. Dillin PS

ADDRESS 38 Scotchtown Ave, Goshen NY 10904

EMAIL jdillin@frontiernet.net

TELEPHONE # 294-9086 LICENSE # 49087

PROJECT ATTORNEY _____

ADDRESS _____

EMAIL _____

TELEPHONE # _____

TOWN OF CHESTER PLANNING BOARD

*Amended Site Plan for Addition &
Upgrade The Castle Fun Center*
PROJECT NAME

PRESUBMISSION
PLAN ELEMENT CHECKLIST FOR
PRELIMINARY SITE PLAN

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 (2½"x4") for Stamping
11. ☒ Plan Legend (symbols & labels)
12. ☒ Surveyor's and Engineer's Certification and Title Block.
13. ☒ Name of adjoining owners.
14. ☒ 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.
Show clearing limits.
16. ☒ Flood plain boundaries.

17. N/A Certified sewerage 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. N/A 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 and within 200 ft. of the parcel.
27. ✓ Show topographical data with 2 ft. contours extending 100' from property line based upon USGS datum.
28. ✓ 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 Sedimentation 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. ✓ Estimated or known cubic yards of material to be excavated and removed from the site.
36. ✓ Estimated or known cubic yards of fill required.

37. ☒ The amount of grading expected or known 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 §98-30E.

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

By: 

Applicant's Licensed Professional

Date: 2/22/17

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.

OWNER AUTHORIZATION

State of New York
County of Orange

I Brian Leentjes Owner

residing at 366 Bellvue Road, Chester NY
Owner Address

being the owner of premises NYS Highway Rt 174
Property Location

also known as Orange County Tax Map # 2-1-61.2
Tax Map #

hereby authorize James A. Dillin, PS
Agent

whose mailing address is 38 Scotchfawn Ave, Goshen, NY
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 27th

day of February, 201 7

[Signature]

TANYA MCPHEE
Notary Public, State of New York
No. 01MC6125566
Qualified in Orange County
Commission Expires April 18, 2012

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:

_____ TOWN BOARD
_____ ✓ PLANNING BOARD
_____ ZONING BOARD OF APPEALS
_____ BUILDING INSPECTOR
_____ OTHER

INDIVIDUAL APPLICANT

CORPORATE APPLICANT

(PRES.) (PARTNER) (VICE PRES.) (SEC) (TREAS)

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 this 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.

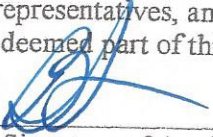
DATED

Brian Leentjes
APPLICANT'S NAME (PRINTED)

APPLICANT'S SIGNATURE

Notary Public
State of NY
County of Orange

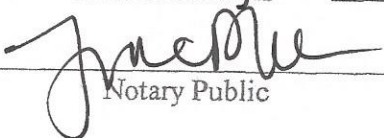
I hereby depose and say that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true, that the application rules have been read and the requirements therein set forth are fully met. Further, I understand 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 27th

day of February 201 7



Notary Public

TANYA MCPHEE
Notary Public, State of New York
No. 01MC6125566
Qualified in Orange County
Commission Expires April 18, 20 21