

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

DATE: _____

APPLICANT: The Livland Group, LLC

ADDRESS: 65 Steuben Street
Brooklyn, NY 11205

TELEPHONE: _____ EMAIL moses@thelivlandgroup.com

OWNER OF PROPERTY (IF NOT SAME AS ABOVE)

NAME Kawaljitk Singh & Gurmeet Khanduja

ADDRESS 43 Bethune Blvd., Spring Valley, NY 10977

TELEPHONE _____ EMAIL _____

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

NAME The Livland Group, LLC

BILLING ADDRESS 65 Steuben Street, Brooklyn, NY 11205

EMAIL ADDRESS moses@thelivlandgroup.com

CONTACT PHONE # (854) 351-0422

PROPERTY DESCRIPTION:

TAX MAP: SECTION 6 BLOCK 1 LOT 69.3

LOCATION OF PROPERTY: South side and end of Elkay Drive

SQUARE FOOTAGE 36,000 PRESENT ZONING I.P.

NAME OF PROJECT Lot 6-1-69.3 Elkay Commercial Building Site Plan

INTENDED USE Light Industrial

NUMBER OF LOTS 1

PROJECT ENGINEER Pietrzak & Pfau Engineering & Surveying, PLLC

ADDRESS 262 Greenwich Avenue, Goshen, NY 10924

EMAIL pietrzakpfau@pietrzakpfau.com

TELEPHONE # (845) 294-0606 LICENSE# 068945

PROJECT ATTORNEY None at this time

ADDRESS _____

EMAIL _____

TELEPHONE # _____

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

PROJECT NAME: Lot 6-1-69.3 Elkay Drive Commercial Building 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. X Name and address of applicant.
2. X 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. 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. X 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

line of the street with dedication offerings as required.

- 20. X Show existing or proposed easements (note restrictions).
- 21. X Right-of-way width and Rights of Access and Utility Placement.
- 22. X Lot area.
- 23. n/a Show any existing waterways, including intermittent streams.
- 24. X Applicable note pertaining to owner's review and concurrence with site plan together with owner's signature.
- 25. X Show any improvements, i.e, drainage systems, water lines, sewer lines, etc.
- 26. X Show all existing buildings, houses, accessory structures, wells and septic systems on within 200 ft. of the parcel.
- 27. X Show topographical data with 2 ft. contours extending 100' from property line based upon OSGS datum.
- 28. X Indicate any reference to a previous subdivision, i.e., filed map number, date and previous lot number.
- 29. X Show lighting plan and luminaire projection data.
- 30. X Show driveway entrance sight distances.
- 31. X Show landscaping and signage.
- 32. X Stormwater Management and Erosion and Sediment Control Plans.
- 33. X Paving limits and cross-sectional detail.

The following is to be included in the Project Narrative.

- 34. X 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. X 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. 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: 9/14/2012
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.

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OWNER AUTHORIZATION

State of New York ~~York~~ JERSEY
County of Orange BERGEN

KAWALJIT. K.

I Kawaljit Singh & Gurmeet Khanduja as Executives of the Estate of Gurmeet Khanduja

Owner

Residing at 20 LAMBERT TR MAHWAH NJ 07430
43 Bethune Blvd., Spring Valley, NY 10977 / 16 DIANA CT RAMSEY, 1074

Owner Address

Being the owner of the premises County Highway 13
Property Location

Also known as Orange County Tax Map # 6-1-69.3

Tax Map#

Hereby authorize Pietrzak & Pfau Engineering & Surveying, PLLC

Agent

Whose mailing address is 262 Greenwich Avenue, Goshen, NY 10924

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:

Lot 6-1-69.3 Elkay Drive Commercial Building Site Plan

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.

Kawaljit Khanduja

Kawaljit Khanduja

Owner Signature

Sworn to before me this 15th

Day of JUNE, 2012

Pietrzak & Pfau

ALENOUSH KHATCHADOURIAN
Notary Public
State of New Jersey
My Commission Expires Mar. 11, 2026
I.D.# 2339506

**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:

XX	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.

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

9/19/22
DATED

INDIVIDUAL APPLICANT
M. M.
CORPORATE APPLICANT
Sec
(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.

7/18/2022
Date

Moses Landau

Applicant's Name (Printed)


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 18th
Day of JULY, 2022


Notary Public

ABRAHAM MARKOWITZ
Notary Public, State of New York
Reg. No. 01MA633303
Qualified in Orange County
Commission Expires November 23 2023