

**TOWN OF CHESTER
PLANNING BOARD
SUBDIVISION APPLICATION**

DATE: April 18, 2023

APPLICANT: G. E Properties Inc + MAJRCCS LLC

ADDRESS: P.O. Box 489
Chester ny 10918

TELEPHONE: (845) 781-0100 EMAIL _____

OWNER OF PROPERTY (IF NOT SAME AS ABOVE)

NAME _____

ADDRESS _____

TELEPHONE _____ EMAIL _____

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

NAME Christopher Palmer

BILLING ADDRESS P.O. Box 489 Chester ny 10918

EMAIL ADDRESS chrispalmer@lptransportation.com

CONTACT PHONE # (845) 781-0100

PROPERTY DESCRIPTION:

TAX MAP: SECTION 6 BLOCK 1 LOT 332, 34.1 + 34.2

LOCATION OF PROPERTY: Southerly side of n.y.s.

Route 94

SQUARE FOOTAGE 15.21 acres PRESENT ZONING OP

NAME OF PROJECT Lot Line Change for
G+E Properties Inc. + MAJRCCS LLC

INTENDED USE Same as existing; Storage Units

Lot #1 + existing Office, Commercial Vehicle Storage
and repair - Lot #2

NUMBER OF LOTS 2

PROJECT ^{Surveyor}ENGINEER James A. Dillin, PLS

ADDRESS 38 Scotchtown Avenue Goshen ny 10924

EMAIL jadpls@frontier.com

TELEPHONE # (845) 294-9086 LICENSE# 491087

PROJECT ATTORNEY John Furst Esq

ADDRESS 641 Broadway Newburgh ny 12550

EMAIL _____

TELEPHONE # (845) 569-4377

OWNER AUTHORIZATION

State of New York

County of Orange

I Christopher Palmer (MAJRCCS LLC)
Owner

Residing at 176 Gardnerville Rd New Hampton NY 10958
Owner Address

Being the owner of the premises nys Route 94
Property Location

Also known as Orange County Tax Map # 6-1-34.1 + 6-1-34.2
Tax Map#

Hereby authorize James A. Dillin
Agent

Whose mailing address is 38 Scotchtown Ave. 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 Line Change for G & E Properties Inc. + MAJRCCS LLC

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.

✓ Christopher Palmer
Owner Signature

Sworn to before me this 18th
Day of April, 2023
Ann Marie Devlin

ANN MARIE DEVLIN
Notary Public - State of New York
No. 01DE6255747
Qualified in Orange County
My Commission Expires Feb. 6, 2024

OWNER AUTHORIZATION

State of New York

County of Orange

I Mary Katherine Talavage
Owner

Residing at 1598 Rte 10m Chester ny 10918
Owner Address

Being the owner of the premises nys Route 94
Property Location

Also known as Orange County Tax Map # Le-1-33.2
Tax Map#

Hereby authorize James A. Dillin
Agent

Whose mailing address is 38 Scotchbarn Ave., 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 Line Change for G-E Properties Inc - MAJRCOS LLC

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.

✓ Mary K. Talavage
Owner Signature

Sworn to before me this 18th
Day of April, 2023
Ann Marie Devlin

ANN MARIE DEVLIN
Notary Public - State of New York
No. 01DE6255747
Qualified in Orange County
My Commission Expires Feb. 6, 2024

**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)

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

4/18/2023
DATED

✓ Cheryl R. P.
INDIVIDUAL APPLICANT
MAIRCCS LLC
CORPORATE APPLICANT

(PRES.) (PARTNER) (VICE PRES.)
(SEC) (TREASURER)

DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,
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TOWN BOARD
 ✓ PLANNING BOARD

ZONING BOARD OF APPEALS

BUILDING INSPECTOR

OTHER

4/18/23
DATED

✓ M. J. Tap
INDIVIDUAL APPLICANT
C-1 Properties Inc.
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.

4/18/2023

Date

Christopher Palmer

Applicant's Name (Printed)

1 Chris Pd

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.

✓ Chris R Palmer

Signature of Applicant

Sworn to before me this 18th

Day of April, 2023

Ann Marie Devlin

Notary Public

ANN MARIE DEVLIN

Notary Public - State of New York

No. 01DE6255747

Qualified in Orange County

My Commission Expires Feb. 6, 2024

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The applicant hereby acknowledges, consents, and agrees to the above.

4/18/23
Date

Katharine Kuladze
Applicant's Name (Printed)

✓ [Signature]
Applicant's Signature

Notary Public
State of New York
County of Orange

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✓ [Signature]
Signature of Applicant

Sworn to before me this 18th
Day of April, 2023
Ann Marie Devlin
Notary Public

ANN MARIE DEVLIN
Notary Public - State of New York
No. 01DE6255747
Qualified in Orange County
My Commission Expires Feb. 6, 2024

TOWN OF CHESTER PLANNING BOARD
PRESUBMISSION
PLAN ELEMENT CHECKLIST FOR
PRELIMINARY AND MINOR SUBDIVISION

PROJECT NAME: Lot Line Change for G & E Properties, Inc. + MAJRCOS, LLC

The following checklist items shall be incorporated on the Subdivision Plat 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. ☒ Subdivision location.
4. ☒ Tax Map Data (Section-Block-Lot)
5. ☒ Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot.
7. ☒ Show zoning boundary if any portion of proposed site is within or adjacent to a different zone.
8. ☒ Date of plan preparation and/or plan revisions.
9. ☒ Scale the plan is drawn to (Max 1" = 100')
10. ☒ North arrow pointing generally up.
11. ☒ Planning Board Approval Box near lower right corner of plans (2 1/2"x4") for stamping.
12. ☐ Plan legend (symbols & labels)
13. ☒ Surveyor's and Engineer's Certificate and Title Block.
14. ☒ Surveyor's seal and signature
15. ☒ Name of adjoining owner's
16. ☒ *Wetlands and required buffer zone with an appropriate note regarding DEC or ACOE requirements as applicable
17. ☒ Delineation of soil unit boundary lines from Orange County Soils Survey
18. ☒ Delineation of wooded areas and isolated trees with diameters of 12 inches or greater measured 3 feet up from base of trunk. Showing clearing limits
19. ☒ Agricultural activity warning notes, if applicable.

20. ☒ *Flood plain boundaries
21. ☒ *Certified sewage system and water supply design and placement by a Licensed Professional Engineer must be shown on plans.
22. ☒ Metes and bounds of parcel
23. ☒ 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.
24. ☒ Show existing or proposed easements (note restrictions).
25. ☒ *Right-of-way width and Rights of Access and Utility Placement.
26. ☒ *If applicable, road profile and typical section of type(s) of road proposed. Indicate any desired waivers (sidewalks, street trees, street lampposts, etc.)
27. ☒ Lot area (in sq. ft. for each lot less than 2 acres).
28. ☒ Number of lots including residual lot.
29. ☒ Show any existing waterways, including intermittent streams.
30. ☒ A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable.
31. ☒ Applicable note pertaining to owners review and concurrence with plat together with owner's signature.
32. ☒ Show improvements, i.e, drainage systems, water lines, sewer lines etc.
33. ☒ Show all existing houses, accessory structures, wells and septic systems on and within 200ft. of the parcel to be subdivided.
34. ☒ Show topographical data with 2 ft. contours extending 100' from property line utilizing USGS datum.
35. ☒ Indicate any reference to a previous subdivision, i.e, filed map number, date and previous lot number.
36. ☒ *Stormwater Management and Erosion and Sedimentation Control Plans.
37. ☒ If a private road, Town Board approval of name is required, and notes on the plan that no Town services will be provided and a street sign (per Town specs) is to be furnished and installed..

The following is to be included in the Project Narrative.

38. ☒ Number of acres to be cleared or timber harvested.
39. ☒ Estimated or known cubic yards of material to be excavated and removed from the site.
40. ☒ Estimated or know cubic yards of fill required.
41. ☒ The amount of grading expected or know to be required to bring the site to readiness.
42. ☒ 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.
43. ☒ Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain

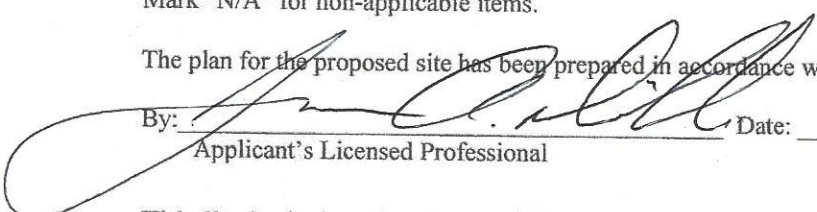
in sq. ft. or cubic yards.

44. ☒ Check here if sketch plan conference is requested.

Checklist items marked with * can await results of Sketch Plan conference.

Mark "N/A" for non-applicable items.

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

By:  Date: 4/19/2023
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.