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www.EngineeringPropertiesPC.com

August 15, 2022

**TOWN OF CHESTER PLANNING BOARD
1786 KINGS HIGHWAY
CHESTER, NY 10918**

ATT: DONALD SEROTTA, CHAIRMAN

**RE: SITE PLAN FOR HAMLING PROPERTY
SECTION 16, BLOCK 3, LOT 14
12 SILVERTAIL ROAD
W.O. #1884.01**

Dear Mr. Serotta and Planning Board Members:

We have enclosed application forms, a site plan, and supporting documents for the construction of a single-family residence on the Hamling property located at 12 Silvertail Road. The project site is a vacant 7-acre parcel shown as Lot 16 on the Hambletonian Hills subdivision maps approved and filed in 1984.

The applicants seek approval of a revised dwelling location in the central part of the property. The new well and subsurface sewage disposal system will be constructed at the approved locations shown on the filed subdivision maps.

We have enclosed the following documents for your review and are emailing PDF copies:

- Application forms. The applicants will be providing a check for the fees.
- Project narrative, dated 8/15/22
- Full Environmental Assessment Form, dated 8/15/22
- Plan Element Checklist, dated 8/15/22
- Site Plan, dated 8/15/22.

Sincerely,
Engineering & Surveying Properties, P.C.

David A. Getz, P.E.

cc: Caroline & David Hamling

SITE PLAN FOR HAMLING PROPERTY

PROJECT NARRATIVE

8/15/22

David and Caroline Hamling propose to construct a new single-family residence on their property located at 12 Silvertail Road. The project site is located on the north side of Silvertail Road, and includes approximately seven acres.

The 1984 filed Hambletonian Hills subdivision maps show an approved dwelling site located about 180 feet north of the road. The Hamlings seek approval to build their home at a location that is about 430 feet north of the road. The proposed location is better centered on the property and will provide a front yard with a much gentler slope.

The new house location will require additional site work, including clearing, earthwork, and driveway construction. The total disturbance area is estimated to be 1.5 acres. The site is not heavily wooded; most of the vegetation to be removed is brush and small trees. It is estimated that approximately 1,500 cubic yards of fill material will be imported during construction, much of that being needed to build the first 150 feet of the driveway. It is not anticipated that any soil materials will be removed from the site. It should be noted that the construction of a home at the location shown on the original approved plans would also require the importation and placement of a significant volume of fill material.

Protection against soil erosion and sedimentation impacts will be provided by the installation of silt fence barriers and a stabilized construction entrance during construction. Construction of the project will not alter existing overall drainage patterns. It will not disturb any State wetlands, regulated buffer areas, or any flood plain areas.

The new well and subsurface sewage disposal system will be constructed at the approved locations shown on the filed subdivision maps.

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

DATE: 8/15/22

APPLICANT: David & Caroline Hamling

ADDRESS: 36 Natures Trail
Chester, NY 10918

TELEPHONE: 845-544-5423 EMAIL dph@zircarceramics.com

OWNER OF PROPERTY (IF NOT SAME AS ABOVE)

NAME same as above

ADDRESS _____

TELEPHONE _____ EMAIL _____

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

NAME same as above

BILLING ADDRESS _____

EMAIL ADDRESS _____

CONTACT PHONE # _____

PROPERTY DESCRIPTION:

TAX MAP: SECTION 16 BLOCK 3 LOT 14

LOCATION OF PROPERTY: 12 Silvertail Rd.

SQUARE FOOTAGE 6.97 ac. PRESENT ZONING AR.3

NAME OF PROJECT Site Plan for Hamling Property

INTENDED USE construction of a new single-family residence.

NUMBER OF LOTS 1

PROJECT ENGINEER Engineering & Surveying Properties / David Getz

ADDRESS 17 River Street, Warwick, NY 10990

EMAIL Dave@ep-pc.com

TELEPHONE # 845-986-7737 LICENSE# 61265

PROJECT ATTORNEY _____

ADDRESS _____

EMAIL _____

TELEPHONE # _____

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

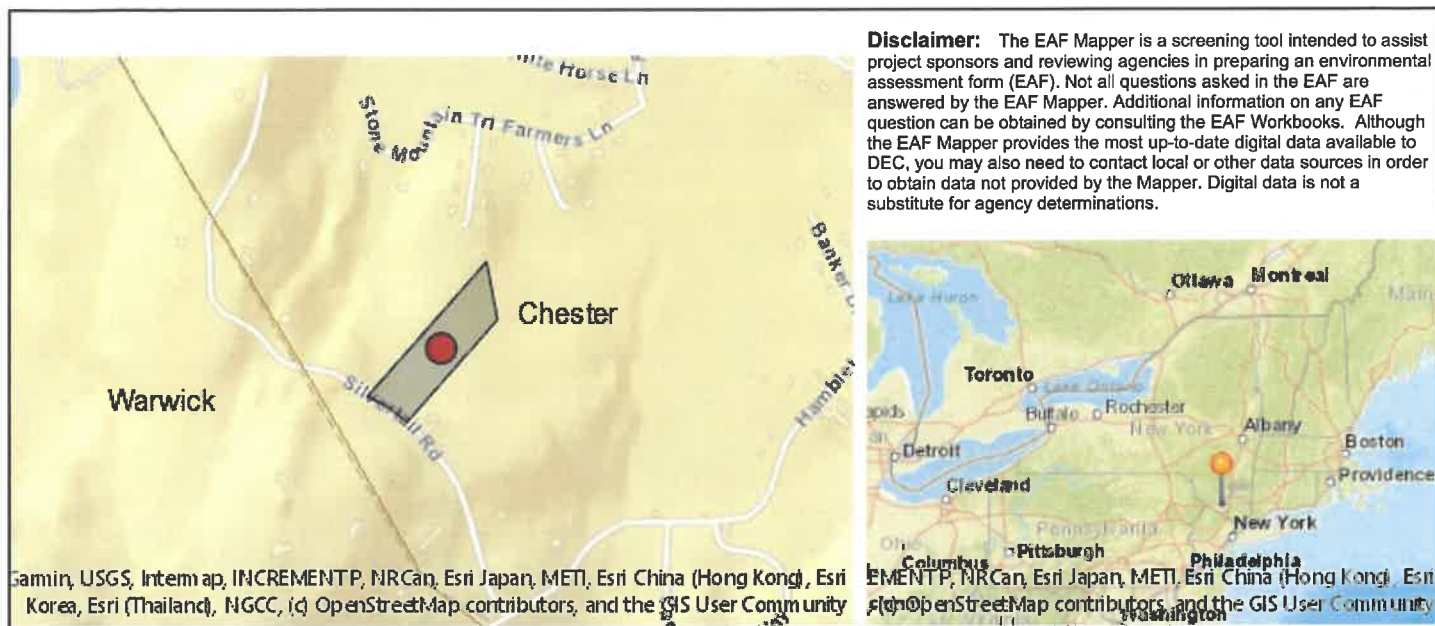
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Name of Action or Project: Site Plan for Hamling Property							
Project Location (describe, and attach a location map): 12 Silvertail Road, Town of Chester, Orange County							
Brief Description of Proposed Action: Proposed construction of a single-family residence on a vacant 7-acre parcel.							
Name of Applicant or Sponsor: Caroline & David Hamling		Telephone: 845-544-5423 E-Mail: dph@zircarceramics.com					
Address: 36 Natures Trail							
City/PO: Chester		State: NY	Zip Code: 10918				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? _____ 7.0 acres b. Total acreage to be physically disturbed? _____ 1.5 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 7.0 acres							
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ A new private well will be drilled on the property.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ A new private subsurface sewage disposal system will be constructed on the property.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Bog Turtle	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
_____ The project will not significantly alter existing surface drainage patterns.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>David A. Getz, PE, on behalf of the applicants</u> Date: <u>8/15/22</u> Signature: <u></u> Title: <u>project engineer</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bog Turtle
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

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.

 X TOWN BOARD

PLANNING BOARD

ZONING BOARD OF APPEALS

BUILDING INSPECTOR

OTHER

 e/10/2022
DATED

 DAVID HAMLEN
INDIVIDUAL APPLICANT

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.

8/10/2022
Date

DAVID HAMLING
Applicant's Name (Printed)
[Signature]
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]
Signature of Applicant

Sworn to before me this David Hamling
Day of 10th August 2022.

[Signature]
Notary Public
Laura Gramazio
Notary Public-State of New York
01GR6209943
Qualified in Orange County
Commission Expires August 3, 2025

OWNER AUTHORIZATION

State of New York

County of Orange

I DAVID HAMLING
Owner

Residing at 36 NATURES TRL CHESTER NY 10918
Owner Address

Being the owner of the premises 12 SILVERTAIL RD. CHESTER NY 10918
Property Location

Also known as Orange County Tax Map # 16-3-14
Tax Map#

Hereby authorize David Getz, P.E.
Agent

Whose mailing address is Engineering Properties, 17 River St., Warwick, NY 10990
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:

Site plan approval

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.

David Hamling
Owner Signature

Sworn to before me this David Hamling.
Day of 10th August, 2022

Laura Gramazio
Notary Public-State of New York
01GR6209943
Qualified in Orange County
Commission Expires August 3, 2025

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

PROJECT NAME: Site plan for Hamling Property

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. N/A 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. N/A Zoning table showing what is required in the particular zone and what applicant is proposing. - *Reference made to filed map*
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. - *in vicinity map*
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. *Limits of disturbance shown.*
16. N/A Flood plain boundaries. *(see FIRMette)*
17. N/A Certified sewage system and water supply design and placement by a Licensed Professional Engineer must be shown on plans. - *Reference made to filed map*
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 within 200 ft. of the parcel.
- 27. ☒ Show topographical data with 2 ft. contours extending 100' from property line based upon OSGS 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. ☒ Show driveway entrance sight distances.
- 31. N/A Show landscaping and signage.
- 32. ☒ Stormwater Management and Erosion and Sediment Control Plans.
- 33. ☒ 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 know cubic yards of fill required.
- 37. ☒ 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.

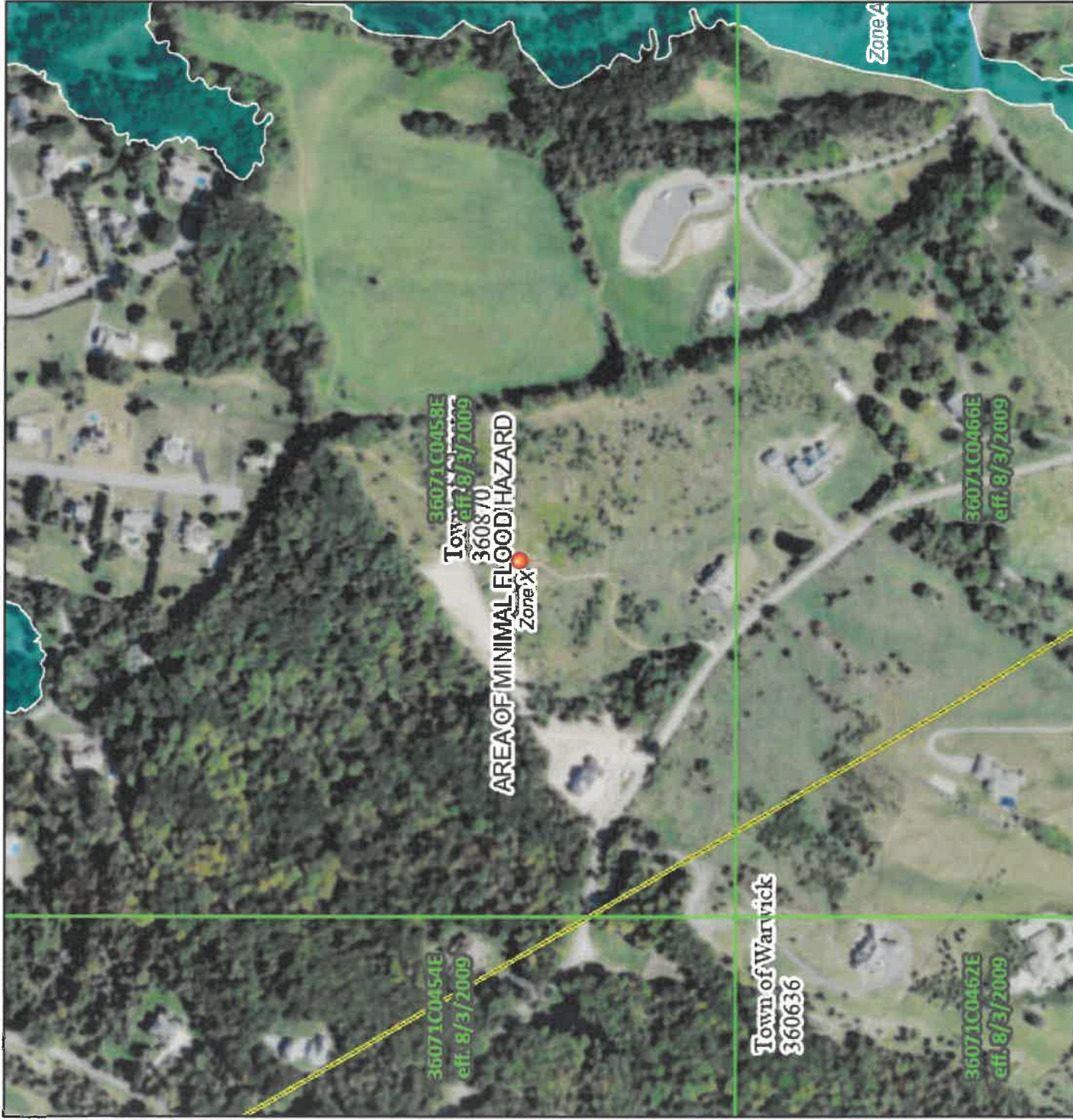
By: Dan L. Smith Date: 8/15/22
Applicant's Licensed Professional

**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.

National Flood Hazard Layer FIRMette



74°18'52"W 41°19'3"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile (Zone X)

Future Conditions 1% Annual Chance Flood Hazard (Zone X)

Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)

Area with Flood Risk due to Levee (Zone D)

NO SCREEN

Area of Minimal Flood Hazard (Zone X)

Effective LOMRs

Area of Undetermined Flood Hazard (Zone X)

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

Digital Data Available

No Digital Data Available

Unmapped

Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/15/2022 at 2:34 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.