



November 22, 2019

Town of Chester Planning Board
1786 Kings Highway
Chester, NY 10918

Att: Don Serotta, Chairman

Re: Knebel Subdivision
Section 17, Block 1, Lot 41
39 Paradise Lane
L&G #480.17

Dear Mr. Serotta and Planning Board Members:

We have enclosed an application for a two-lot subdivision of the Knebel property, located at 39 Paradise Lane. The property currently includes a residence and several outbuildings. The applicant proposes to create a new residential lot in the northern part of the property. The new lot is to be served by a new driveway from Paradise Lane.

We are sending an electronic copy of the following information for your review, and will deliver a paper copy to Town Hall. Fees will be paid by the applicant.

- Subdivision Application Form
- Property Description Form
- Checklist for Preliminary and Minor Subdivision
- Owner Authorization Form
- Disclosure Addendum Statement
- Planning Board Disclaimer Statement to Applicants Form
- Short Environmental Assessment Form
- Subdivision Plan, dated 11/22/19.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David A. Getz'.

Lehman & Getz, P.C.
David A. Getz, P.E.

cc: Robert Knebel

**TOWN OF CHESTER
PLANNING BOARD
SUBDIVISION APPLICATION**

DATE: 11/22/19

APPLICANT: Robert Knebel

ADDRESS: 39 Paradise Lane
Warwick NY 10990

TELEPHONE: 845-651-9669 EMAIL robertknebel1@gmail.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 Robert Knebel

BILLING ADDRESS same as above

EMAIL ADDRESS _____

CONTACT PHONE # _____

PROPERTY DESCRIPTION:

TAX MAP: SECTION 17 BLOCK 1 LOT 41

LOCATION OF PROPERTY: 39 Paradise Lane

SQUARE FOOTAGE 6.7 acres ± PRESENT ZONING SR-1

NAME OF PROJECT Knebel Subdivision

INTENDED USE Proposed 2-lot Subdivision

NUMBER OF LOTS 2

PROJECT ENGINEER Lehman & Getz

ADDRESS 17 River St. Warwick, NY 10990

EMAIL getz@lehmangetz.com

TELEPHONE # 845-986-7737 LICENSE# Dave Getz - #61265

PROJECT ATTORNEY Doug Jones

ADDRESS 24 North Main St. #2 Florida, NY 10921

EMAIL _____

TELEPHONE # 845-294-4300

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

PROJECT NAME: Knebel Subdivision

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. N/A 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) pending
13. ☒ Surveyor's and Engineer's Certificate and Title Block.
14. ☐ Surveyor's seal and signature pending
15. ☒ Name of adjoining owner's
16. ☐ *Wetlands and required buffer zone with an appropriate note regarding DEC or ACOE requirements as applicable No wetlands - see Note 7. Gen.
17. ☒ Delineation of soil unit boundary lines from Orange County Soils Survey See Gen. Note 8 and soil map
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 pending
19. N/A Agricultural activity warning notes, if applicable.

20. N/A *Flood plain boundaries
21. *Certified sewage system and water supply design and placement by a Licensed Professional Engineer must be shown on plans. *pending*
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. N/A Show existing or proposed easements (note restrictions).
25. ✓ *Right-of-way width and Rights of Access and Utility Placement.
26. N/A *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. N/A Show any existing waterways, including intermittent streams.
30. N/A 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. *pending*
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. *pending*
37. N/A 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. *pending*

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: David A. Syg Date: 11/22/19
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.

Soil Map—Orange County, New York
(Knebel Subdivision)

74° 16' 48" W

74° 16' 33" W

41° 17' 48" N

41° 17' 48" N



41° 17' 33" N

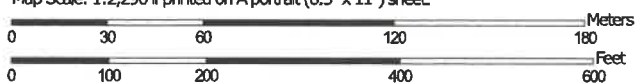
41° 17' 33" N

74° 16' 48" W

74° 16' 33" W



Map Scale: 1:2,290 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/21/2019
Page 1 of 3

MAP LEGEND

MAP INFORMATION

- Area of Interest (AOI)

Area of Interest (AOI)
- Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points
- Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

- Water Features

Streams and Canals
- Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads
- Background

Aerial Photography

- Spot Area

Spot Area
- Stony Spot

Stony Spot
- Very Stony Spot

Very Stony Spot
- Wet Spot

Wet Spot
- Other

Other
- Special Line Features

Special Line Features

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Orange County, New York
Survey Area Data: Version 20, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 7, 2013—Feb 26, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ErA	Erie gravelly silt loam, 0 to 3 percent slopes	2.6	15.7%
MdB	Mardin gravelly silt loam, 3 to 8 percent slopes	6.2	37.5%
MdC	Mardin gravelly silt loam, 8 to 15 percent slopes	4.1	25.0%
MdD	Mardin gravelly silt loam, 15 to 25 percent slopes	3.6	21.8%
Totals for Area of Interest		16.5	100.0%

OWNER AUTHORIZATION

State of New York
County of Orange

I Robert Knebel
Owner

Residing at 39 Paradise Lane Warwick, ny 10990
Owner Address

Being the owner of the premises 39 Paradise Lane Warwick, ny 10990
Property Location

Also known as Orange County Tax Map # 17-1-41
Tax Map#

Hereby authorize Lihan + Getz Engineering PC
Agent

Whose mailing address is 17 River Street 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:

Knebel Subdivision

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 21ST
Day of November, 2019

DOUGLAS M. JONES
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02106229979
Qualified in Orange County
Commission Expires October 25, 2022

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.

11-21-19

Date

Robert Knebel

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 21ST

Day of November, 2019


[Signature]
Notary Public

DOUGLAS M. JONES
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02106229979
Qualified in Orange County
Commission Expires October 25, 2022

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:

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.

11/22/19
DATED


INDIVIDUAL APPLICANT

CORPORATE APPLICANT

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

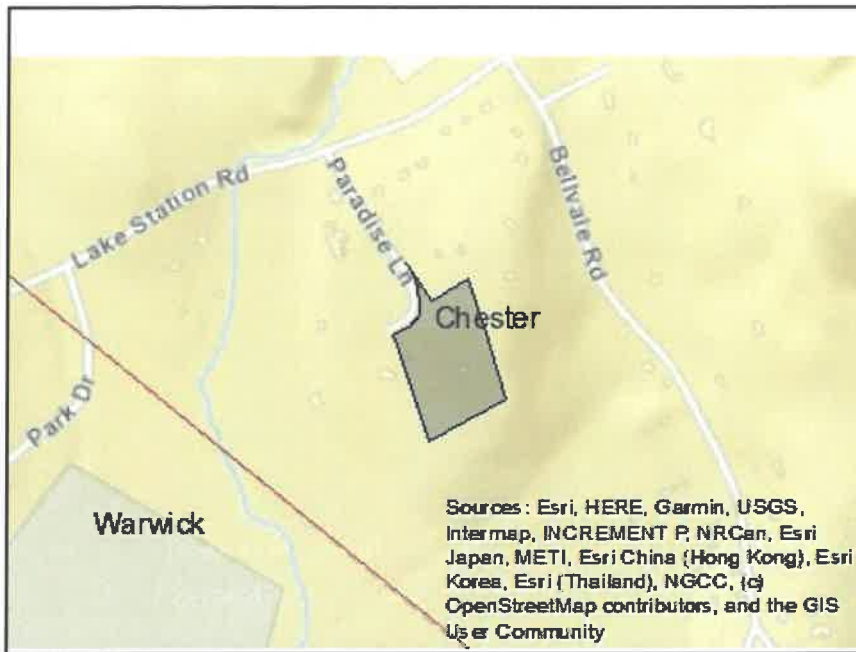
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: <i>Knebel Subdivision</i>			
Project Location (describe, and attach a location map): <i>39 Paradise Lane, Town of Chester, Orange County</i>			
Brief Description of Proposed Action: <i>Proposed two-lot subdivision a 6.7-acre parcel located in the SR-1 zone. There is an existing residence on the property.</i>			
Name of Applicant or Sponsor: <i>Robert Knebel</i>		Telephone: <i>845-651-9669</i>	
		E-Mail: <i>robertknebel1@gmail.com</i>	
Address: <i>39 Paradise Lane</i>			
City/PO: <i>Warwick</i>		State: <i>NY</i>	Zip Code: <i>10990</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>6.7</i> acres	
b. Total acreage to be physically disturbed?		<i>0.7</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>6.7</i> 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 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: <u>proposed private well</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <u>proposed private onsite sewage disposal system</u>	<input checked="" type="checkbox"/>	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<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? <u>(Not onsite)</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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 checked="" 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, Northern Long-e...	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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: <u>Runoff will flow toward the existing driveway and toward Paradise Lane.</u>		
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, P.E.</u> Date: <u>11/22/19</u> Signature: <u>David A. Getz</u> Title: <u>project engineer</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No