

PROPERTY DESCRIPTION:

TAX MAP SECTION 6 BLOCK 1 LOT 68.2

LOCATION OF PROPERTY 1831 Kings Highway, Chester NY 10918

SQUARE FOOTAGE 87,270 SF PRESENT ZONING GC - General Commercial

NAME OF PROJECT

INTENDED USE

Gas Station (retail)

NUMBER OF LOTS

n/a

PROJECT ENGINEER Engineering & Surveying Properties, PC

ADDRESS 71 Clinton Street, Montgomery, NY 12549

EMAIL jay@ep-pc.com

TELEPHONE # 845-457-7727 LICENSE # _____

PROJECT ATTORNEY _____

ADDRESS _____

EMAIL _____

TELEPHONE # _____

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TOWN OF CHESTER PLANNING BOARD

Laviano Site Plan

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. x 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. 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. x 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 and within 200 ft. of the parcel.
27. x Show topographical data with 2 ft. contours extending 100' from property line based upon USGS datum.
28. x Indicate any reference to a previous subdivision, i.e., filed map number, date and previous lot number.
29. tbp Show lighting plan and luminaire projection data.
30. x Show driveway entrance sight distances.
31. tbp Show landscaping and signage.
32. tbp Stormwater Management and Erosion and Sedimentation Control Plans.
33. tbp 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. x Estimated or known cubic yards of material to be excavated and removed from the site.
36. x Estimated or known cubic yards of fill required.

37. x The amount of grading expected or known to be required to bring the site to readiness.
38. x 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. x 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: _____

J. Samuel
Applicant's Licensed Professional

Date: 06/17/15

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.

**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

_____ DATED



INDIVIDUAL APPLICANT
JSLV Properties

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.

6-17-15

DATED

Jeffrey LeViano
APPLICANT'S NAME (PRINTED)

[Signature]
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]
Signature of Applicant

Sworn to before me this 17th

day of June 2015

[Signature]
Notary Public

CAROLYN PURTA
Notary Public, State of New York
No. 01PU6073570
Qualified in Orange County
Commission Expires April 22, 2018