

RESOLUTION OF APPROVAL

FINAL SUBDIVISION

FOR

MEADOW HILL, LLC

Nature of Application

Meadow Hill, LLC is the owner of a 4.8 +/- acre parcel located on the north side of Camp Monroe Road and the east side of Trout Brook Road in the Town of Chester. Meadow Hill, LLC has made application to the Planning Board for approval of a 3-lot subdivision permitting the construction of single family residential homes.

Property Involved

The property affected by this resolution is shown on the Tax Maps of the Town of Chester as parcel(s) 15-1-24.

Zoning District

The property affected by this resolution is located in the SR-2 zoning district of the Town of Chester.

Plans

The subdivision materials being considered are on file with both the Town Building Inspector and in the files maintained by the Planning Board consist of the following:

1. Completed application form, project narrative and Short Environmental Assessment.
2. Plans prepared by Pietrzak & Pfau Engineering and Land Surveying, PLLC entitled "Lands of Meadow Hill Minor Subdivision," dated October 10, 2018, last revised August 26, 2019 consisting of 5 sheets.

3. Correspondence from NYS Department of Parks, Recreation and Historic Preservation dated September 9, 2019.
4. Wetland Delineation report from North Country Ecological Services, Inc. dated April 17, 2019.

Public Hearing

A public hearing for subdivision approval on this application was convened on October 2, 2019 and closed on the same date.

SEQRA

Type of Action:

This matter constitutes an unlisted action under the State Environmental Quality Review Act.

Lead Agency:

The Town of Chester Planning Board is the lead agency in regard to this action.

Declaration of Significance:

A negative declaration was issued on November 6, 2019.

GML 239 Referral

Referral of this application to the Orange County Planning Department is not required.

Findings

The Planning Board has determined that approval of this subdivision will substantially serve the public convenience, safety and welfare in that the land to be improved is of such character that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace. Further, the subdivision is appropriate and consistent with the requirements of the master plan, the official map of the Town, Chapter 83 of the Town of Chester Municipal Code and applicable zoning regulations, subject to compliance in full with conditions hereinafter imposed.

Resolution of Approval

NOW, THEREFORE, THE PLANNING BOARD RESOLVES to approve the subdivision application of Meadow Hill, LLC, as said proposal is depicted on the plans provided by the applicant and upon the conditions outlined below, and the Chairperson (or his designee) is authorized to sign the amended site plan upon satisfaction of those conditions below noted to be conditions precedent to such signing.

Conditions to be Satisfied Before Final Approval

1. This approval is subject to compliance with the terms, conditions, notes and all provisions contained within and upon the "Plans" referenced hereinabove.
2. The plans shall not be signed until receipt of a letter from Fusco Engineering and Land Surveying, P.C., the Town of Chester Planning Board Engineer, certifying that all engineering requirements have been satisfied.
3. Compliance with all applicable statutes, rules and regulations including, but not limited to, the requirements of Town Code section 83-24.
4. The Planning Board has determined, based upon the present and anticipated future need for park and recreational facilities in the Town [as calculated from projected population growth to which this subdivision will contribute], that parklands should be created as a condition of approval of this subdivision. However, because parks of size adequate to meet the Town's requirements cannot be properly located on the subdivision plat, the Planning Board, pursuant to Section 277(4) of the Town Law of the State of New York, requires that the applicant deliver payment, by cashier's check or certified check drawn to the order of the Town of Chester in the amount of \$2,000.00, or in such other amount as may be determined by the Town of

Chester prior to the issuance of final approval in accordance with law, for each new lot created by the subdivision in lieu of dedication of such required parklands to the Town before the Chairman shall affix his signature to the final subdivision plat.

General Conditions

This approval is conditioned upon the applicant satisfying the foregoing conditions and submitting all necessary copies of the plans to be signed, including mylars when required, to the Town of Chester Planning Board within the time period prescribed by law. Extensions of this conditional final approval may be granted in accordance with law.

This approval is further conditioned upon the applicant delivering proof, in writing, that all fees—engineering, planning, legal and otherwise—in regard to this project have been fully paid.

A FAILURE to comply with any such condition in a timely manner shall result, without further action, in a lapsing of this approval.

In Favor 5

Against 0

Abstain 0

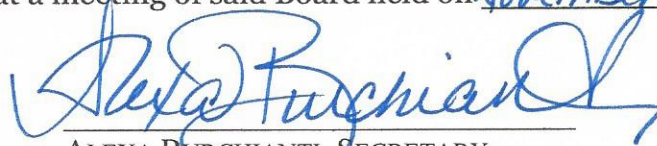
Absent 2

Dated: November 18, 2019


DONALD SEROTTA, CHAIRMAN
TOWN OF CHESTER PLANNING BOARD

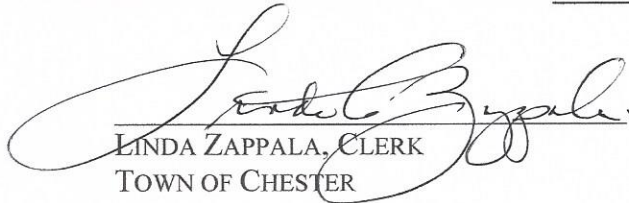
STATE OF NEW YORK)
)ss:
COUNTY OF ORANGE)

I, ALEXA BURCHianti, Secretary to the Planning Board of the Town of Chester, do hereby certify that the foregoing is a true and exact copy of the Resolution maintained in the office of the Town of Chester Planning Board, said resulting from a vote having been taken by the Planning Board at a meeting of said Board held on November 6, 2019.



ALEXA BURCHianti, SECRETARY
TOWN OF CHESTER PLANNING BOARD

I, LINDA ZAPPALA, Clerk of the Town of Chester, do hereby certify that the foregoing Resolution was filed in the Office of the Town Clerk on November 18, 2019



LINDA ZAPPALA, CLERK
TOWN OF CHESTER