

**March 6, 2024 @ 7:00pm  
at the Town of Chester  
Planning Board Meeting Agenda**



**Donald Serotta**  
*Chairman*

**Dave Donovan**  
*Counsel*

**John Queenan**  
*Town Engineer*

**Melissa Foote**  
*Secretary*

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

**Dot Wierzbicki  
Jackie Elfers  
Mark Roberson  
Jon Gifford  
Justin Brigandi**

**Facebook:** Chester Rec

**YouTube:** [Town of Chester, NY – YouTube](#)

**ARB Application - Sign**

**Applicant:** Laura Bonet / Whimsy & Willow

**Project Location:** 62 Wood Road, Unit D3 & D4

**Zone:** LBSL

**ARB Application - Sign**

**Applicant:** Florence Zaitoun / Jimmy'Z Jewelry

**Project Location:** 62 Wood Road

**Zone:** LBSL

**1351 Kings Highway – Sapanaro**

Proposed Amended Site Plan – Requesting use to allow for business/office space of approximately 1,000ft in basement level of existing 2 family residential dwelling. – *Revised Parking Site Plan*

**Applicant:** Jeffrey Sapanaro

**Project Location:** 1351 Kings Highway, Sugar Loaf

**SBL:** 13-3-31

**Zone:** LBSL

**Engineer:** Kirk Rother

**VA Lake Station Holding LLC**

Proposed Site Plan of a 102,750 SF light industrial use building situated on 17.56 acres

**Applicant:** VA lake Station Holding LLC

**Project Location:** Lake Station Road

**SBL:** 17-1-21

**Zone:** IP

**Engineer:** Arden Consulting Engineers PLLC / Michael Morgante, P.E.

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**Oak Woods Subdivision**

Proposed 6 Lot Cluster Subdivision with each lot containing water and septic

**Applicant:** Oak Woods Subdivision LLC

**Project Location:** Directly south of the intersection Camp Monroe Road and Pickerel Road on the southerly side of Camp Monroe Road

**SBL:** 15-1-27.41

**Zone:** AR3

**Engineer:** MNTM Engineering & Lan Surveying, P.C. (C/O Lawrence Marshall)

DRAFT