

RESOLUTION OF APPROVAL

FINAL SITE PLAN

FOR

ROCK CITY MEDIA

Nature of Application

Rock City Media has applied for site plan approval allowing them to rebuild two existing billboard locations consisting of four sign fences into two digital billboards and two traditional billboards.

Property Involved

The property affected by this resolution is shown on the Tax Maps of the Town of Chester as parcel(s) Section 3, Block 1, Lot 72.

Zoning District

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

Plans

The Site Plan materials being considered consist of the following:

1. Completed application dated July 21, 2015 and a Full Environmental Assessment Form dated July 20, 2015.
2. Plot Plan prepared by Daniel P. Yanosh, N.Y.S., L.S dated July 20, 2015.
3. Detailed specification Sheet submitted under the name of “*watchfire*” bearing a copyright date of 2014;
4. **Digital Billboard Resource Guide** submitted under the name of “*watchfire*” bearing a copyright date of 2015;
5. Diagram prepared “*watchfire*” dated November 28, 2014.

History

Date of Application

The application was filed with the Planning Board on July 21, 2015.

Public Hearing

A public hearing was convened on October 7, 2015 and was closed that same evening.

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 October 21, 2015.

GML 239 Referral

This application has been referred to the Orange County Planning Department for review and report. The Planning Department in a letter dated October 6, 2015 has reported that this matter is one for local determination, there being no significant inter-municipal or countywide considerations found to exist.

Findings

The Planning Board has determined that approval of this site plan 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 site plan is appropriate and consistent with the requirements of the master plan, the official map of the Town, Article V of the Town of Chester Site Plan Regulations 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 final site plan application of Rock City Media as said proposal is depicted on the plans

identified above and upon the conditions outlined below, and the Chairperson (or his designee) is authorized to sign the site plan map(s) upon satisfaction of those conditions below noted to be conditions precedent to such signing.

Specific Conditions

1. This approval is subject to compliance with the requirements set forth in correspondence from the Planning Board Engineer, Fusco Engineering and Land Surveying, P.C., dated October 6, 2015 and October 16, 2015.
2. This approval is subject to compliance with the terms, conditions, notes and all provisions contained within and upon the "Plans" referenced hereinabove.

General Conditions

This approval is conditioned upon the applicant submitting all necessary copies of the plans to be signed, including mylars when required, to the Town of Chester Planning Board within one hundred eighty days of the date of this approval.

This approval is further conditioned upon the applicant delivering (prior to signing of the plat) proof, in writing, that all fees—engineering, planning, legal and otherwise—in regard to this project have been fully paid. The plans shall not be signed until proof, satisfactory to the Chair, has been presented showing that all fees have been paid.

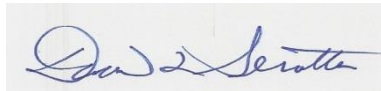
Before signing of the Final Plat, the applicant shall deliver appropriate offer(s) of dedication, in duplicate, executed and acknowledged by the owner of the property affected, in form suitable for filing in the Orange County Clerk's Office and the Town

Clerk's Office for all such lands as are shown on the plat to be so offered. The offer shall include a *metes and bounds* description of said parcel(s).

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 1 Abstain 0 Absent 1

Dated: October 21, 2015



DONALD L SEROTTA, CHAIRMAN
TOWN OF CHESTER PLANNING BOARD