

September 23, 2025

Sage Outdoor
Douglas Barthel
2217 Glasco Tpke.
Woodstock, NY 12498

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

Written Narrative:

The Scope of this project is to move an existing sign pole I have located at 190 Greycourt road (SBL: 3-1-72), on the Johnson farm and move the pole to 1939 Kings Highway, Chester NY 10918 (SBL: 4-1-3) and erect a double sided electronic sign. I am filling per #1C per town code on relocation. 98-21H(2) (b).

The benefits to the town would be as follows:

- 1: Moving a pole from water shed and adjacent forever wild property maintained by Orange County Land Trust.
- 2: Break in on the electronic signs for Amber alert and town emergencies.
- 3: 5% of all ad revenue paid to the Town for allowing the relocation and digital application per the length of lease.
- 4: The lease is 60 years, projected revenue to the town of Chester based on a doubled sided electronic sign would be. \$14,400 yr. to \$26,000 yr. based on occupancy.

The units would comply with all town and DOT code.

Best Regards,

Doug Barthel

**TOWN OF CHESTER
PLANNING BOARD
SITE PLAN APPLICATION**

DATE: 9/9/26

APPLICANT: SAGE OUTDOOR

ADDRESS: 2217 GLASCO TPKE.
WOODSTOCK, NY 12498

TELEPHONE (845)-679-6441 EMAIL SAGEOUTDOOR@YAHOO.COM

OWNER OF PROPERTY (IF NOT SAME AS ABOVE)

NAME SUBURBAN PROPANE, L.P.

ADDRESS 240 RT. 10 WEST,
WHIPPANY NJ 07981

TELEPHONE (973) 573-9971 EMAIL dpepe@suburbanpropane.com

**PERSON WHO IS RESPONSIBLE FOR ANY FEES INCURRED AND WHO IS TO
RECEIVE STATEMENTS:**

NAME DOUGLAS BARTHEL / SAGE OUTDOOR

BILLING ADDRESS 2217 GLASCO TPKE WOODSTOCK NY 12498

EMAIL ADDRESS SAGEOUTDOOR@YAHOO.COM

CONTACT PHONE # (845) 679-6441

PROPERTY DESCRIPTION:

TAX MAP: SECTION 4 BLOCK 1 LOT 3

LOCATION OF PROPERTY: 1939 Kings Highway
Chester NY 10918

SQUARE FOOTAGE 9 PRESENT ZONING Ge

NAME OF PROJECT SAGE OUTDOOR (SIGN POLE)

INTENDED USE Signage

NUMBER OF LOTS 1

PROJECT ENGINEER Rich Haerin

ADDRESS 150 Norris Ln. Eatonton, GA 31024

EMAIL Soccerball@msn.com

TELEPHONE # (706) 223-0075 LICENSE# _____

PROJECT ATTORNEY _____

ADDRESS _____

EMAIL _____

TELEPHONE # _____

TOWN OF CHESTER PLANNING BOARD
PRESUBMISSION
PLAN ELEMENT CHECKLIST FOR
PRELIMINARY SITE PLAN

PROJECT NAME: Relocation Sign pole / Convert to electric

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 (2 1/2"x4") for stamping.
11. ☒ Plan legend (symbols & labels)
12. ☐ Surveyor's and Engineer's Certificate 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. Showing clearing limits.
16. ☒ Flood plain boundaries.
17. ☒ Certified sewage 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. ☒ Show existing or proposed easements (note restrictions).
- 21. ☒ Right-of-way width and Rights of Access and Utility Placement.
- 22. ☒ Lot area.
- 23. ☒ Show any existing waterways, including intermittent streams.
- 24. ☒ Applicable note pertaining to owner's review and concurrence with site plan together with owner's signature.
- 25. ☒ Show any improvements, i.e, drainage systems, water lines, sewer lines, etc.
- 26. ☒ Show all existing buildings, houses, accessory structures, wells and septic systems on within 200 ft. of the parcel.
- 27. ☒ Show topographical data with 2 ft. contours extending 100' from property line based upon OSGS datum.
- 28. ☒ Indicate any reference to a previous subdivision, i.e., filed map number, date and previous lot number.
- 29. ☒ Show lighting plan and luminaire projection data.
- 30. ☒ Show driveway entrance sight distances.
- 31. ☒ Show landscaping and signage.
- 32. ☒ Stormwater Management and Erosion and Sediment Control Plans.
- 33. ☒ Paving limits and cross-sectional detail.

The following is to be included in the Project Narrative.

- 34. ☒ Number of acres to be cleared or timber harvested.
- 35. ☒ Estimated or known cubic yards of material to be excavated and removed from the site.
- 36. ☒ Estimated or know cubic yards of fill required.
- 37. ☒ The amount of grading expected or know to be required to bring the site to readiness.
- 38. ☒ 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. ☒ 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 98-30(E).

The plan for the proposed site has been prepared in accordance with this checklist.

By: _____

Applicant's Licensed Professional

Date: _____

9/9/24

**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.

OWNER AUTHORIZATION

State of New York

County of Orange

I Suburban Propane
Owner

Residing at _____
Owner Address

Being the owner of the premises 1939 Kings Highway West NY 10988
Property Location

Also known as Orange County Tax Map # 4-1-3
Tax Map#

Hereby authorize _____
Agent

Whose mailing address is _____
Agent Address

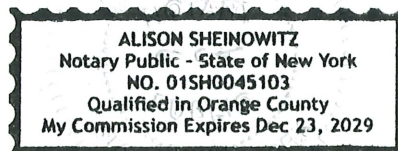
To appear on my behalf before the Planning Board of the Town of Chester, and to file any documents required with reference to my application for:

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 10th
Day of Sept., 2014 2026
(AS)

STATE OF New York
COUNTY OF Orange
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10 DAY OF Sept. 2026
BY Alison Sheinowitz
Alison Sheinowitz
NOTARY PUBLIC



**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

9/1/26
DATED

Darius Barthel
INDIVIDUAL APPLICANT
[Signature]
CORPORATE APPLICANT
[Signature]
(PRES.) (PARTNER) (VICE PRES.)
(SEC) (TREASURER)

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.

9/9/20
Date

DOUGLAS BARTHEL
Applicant's Name (Printed)

[Signature]
Applicant's Signature

Notary Public

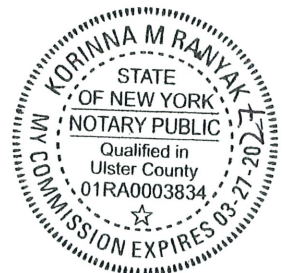
State of New York

County of ~~Orange~~ Ulster

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 9th
Day of Sept, 2020
[Signature]
Notary Public





Jackie Elfers
Interim Chair

Dominic Cordisco
Counsel

John Queenan
Engineer

Melissa Foote
Secretary

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

Mike Mallon
Chris Steers
Laura Mosher
Mike Popoloski
Don Higgins

Date: September 17, 2026.

Sage Outdoor
Douglas Barthel
2217 Glasco Tpke
Woodstock, NY 12498.

Re: Sage outdoor / Billboard

Dear

Please be advised, that upon closure and final approval of all projects all invoicing of professional consultant fees may not be completed. If there are any outstanding professional consultant fees due on any part of the project The Town of Chester reserves the right to collect those monies. You as the applicant are responsible for any and all of these monies that might be owed.

We try our best to have everything reconciled upon completion of a project but unfortunately some of the circumstances are beyond our control.

Please sign, date and return an original counterpart of this letter back to me indicants your acknowledgement of your obligation to The Town of Chester. Your cooperation in this matter is greatly appreciated.

If there are any questions, please feel free to contact me at 845-469-7000 ext 338 or via email at mfoote@chester-ny.gov

Sincerely,

Melissa Foote
Planning Board Secretary


Applicant Signature

Douglas Barthel
Print name

9/17/26
Date

(c)

The Planning Board may authorize the relocation of a preexisting billboard upon a finding that such relocation would benefit the Town (e.g., protect view shed or be less visually obtrusive) and that such relocation would not increase the number of billboards otherwise allowed pursuant to the provisions of § 98-21H(2)(b) above.

(3)

Billboard surface display area; measurement.

(a)

The maximum allowable surface display area for a digital billboard is 672 square feet (with a maximum vertical surface of 14 feet) if the property has frontage along NYS Route 17 (Future 1-86). The maximum allowable surface display area for all other billboards at any location is 300 square feet, with a maximum vertical surface of 10 feet.

(b)

The surface display area of a billboard shall be measured to include the entire area within a regular geometric form or combinations thereof comprising all of the display area of the billboard, including all of the elements of the matter displayed. Frames and structural members, excluding necessary supports or uprights, shall be included in computation of surface display area.

(4)

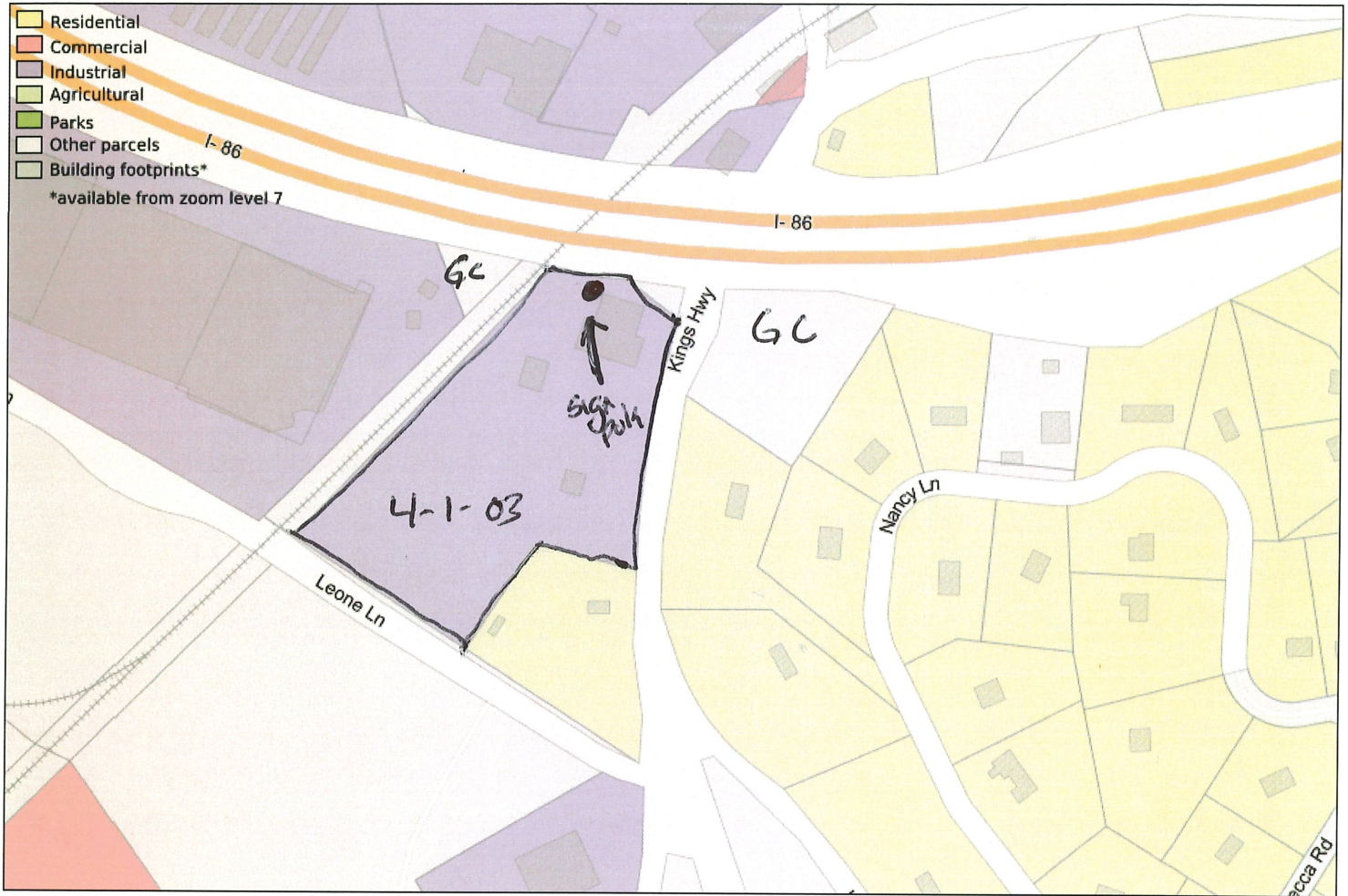
Height of billboards. The height of a billboard may not exceed 35 feet above the natural grade of the ground on which the billboard is located.

(5)

Illumination. A billboard may be illuminated, provided such illumination is consistent with the requirements for a digital billboard as set forth herein, or is concentrated on the surface of the billboard and is located so as to avoid glare or reflection onto any portion of an adjacent street or highway, the path of oncoming vehicles or any adjacent premises.

(6)

Appearance. Except for time and temperature signs or digital billboards as otherwise regulated herein, all billboards must be stationary and may not contain any visible moving parts, alternating or moving messages or have the appearance of having moving parts or messages. (See definition as contained in § 98-2, "Signs, digital").



Add notes here ...

4-1-03

1939 Kings Highway

Zoned: GC

↑ N

NOTES:

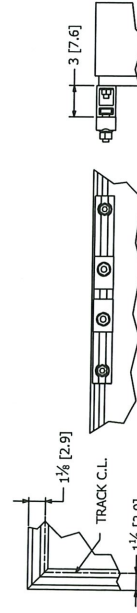
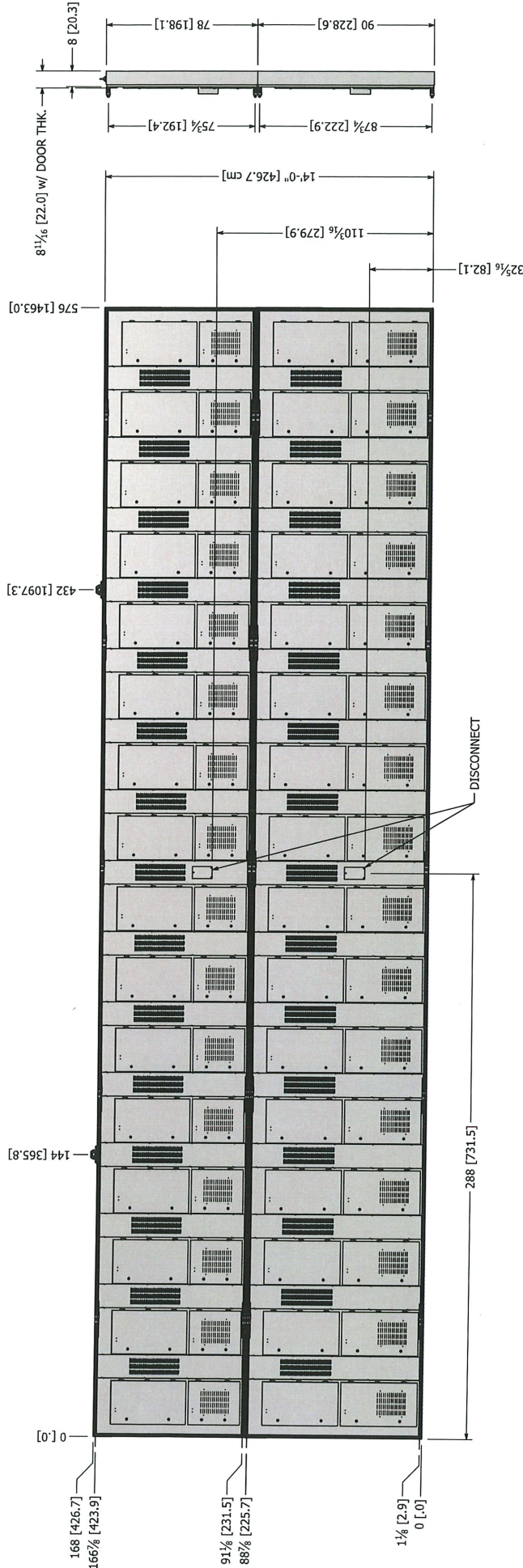
1. ELEVATION DIMENSIONS ARE TO CENTER LINE OF TRACK.
2. DISCONNECT BOX SIZE MAY VARY DEPENDING ON AMPERAGE REQUIREMENTS.
3. I-BEAM CLAMPS ARE TO BE PLACED ON ALL TRACK LOCATIONS.

IBC2009 AND ASCE7-05
150 MPH 3 SECOND WIND GUST
EXPOSURE C
OCCUPANCY CATEGORY I
SIGN HEIGHT ABOVE GRADE = 100 FEET MAX

REQUIREMENTS TO MEET THE ABOVE WIND LOAD
UPRIGHT QTY: 5 MINIMUM
SPACING: 115 3/16 [292.6] MAXIMUM
CANTILEVER: 57 5/8 [146.3] MAXIMUM

48'-0" [1463.0 cm]

(2) LIFT POINTS



TYPICAL EDGE OF CABINET
TO TRACK C.L. OFFSET

I-BEAM CLAMP
DETAIL

DIMENSION STYLE:
INCHES [CENTIMETERS]

REVISION	SHEET	LINEAR TOLERANCES	ANGULAR TOLERANCES	THIRD ANGLE PROJECTION	CUT LENGTH	PARTS PER SHEET	DESCRIPTION
1	1	X.X..... = ± 1/16" X.XX..... = ± .0450" X.XXX..... = ± .0300" X.XXXX..... = ± .0150" X.XXXXX..... = ± .0050"	X°..... = ± 3° X.X°..... = ± 1° X.XX°..... = ± .5°		CNC PROGRAM	1	REAR SERVICE - 13 X 47 MATRIX - 168" X 576"
						MATERIAL	
						DATE CREATED	
						11/18/2014	
						DRAWN	
						B. Snodgrass	
						PART NUMBER	
						1404480_C.N.13047_R	
						VALU LOCATION	
						Design1 Customer Drawing (Track Sign) Rear Service (168x480_C.N.13047_R.dwg	

Sage Outdoor



Parcel: 4-1-3
1939 Kings Highway
Chester, NY 10918

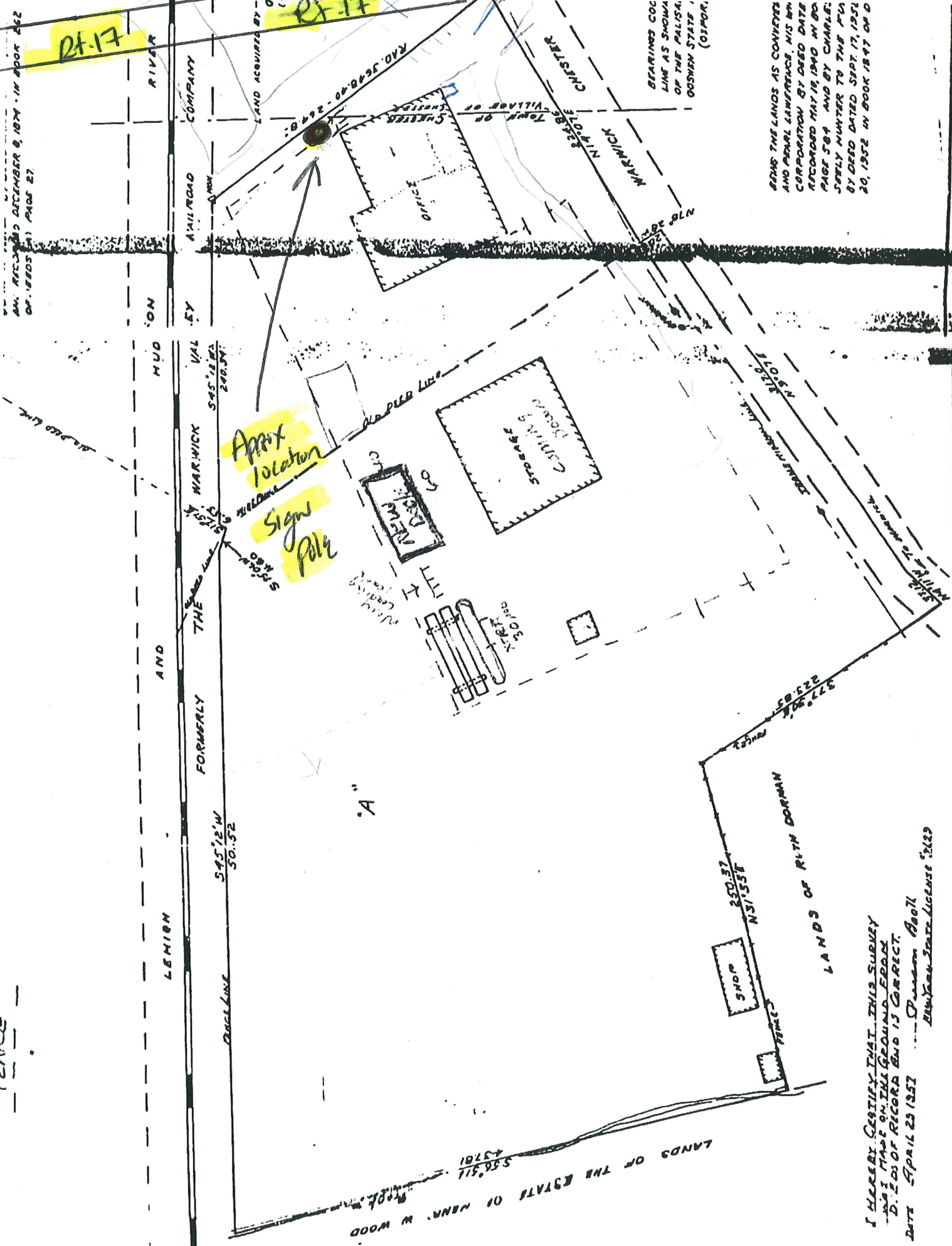
REC'D DEC 27 1952

PL-17

PL-17

LEAVE

REC'D



BEARING COC
LINE AS SHOWN
OF THE PALISA,
GOVERN STATE,
(OIPOR,

BEING THE LANDS AS CONVEYED
AND PERAL LAWRENCE, HIS WIFE
CORPORATION BY DEED DATE
RECORDED MAY 18, 1940 IN BOOK
PAGE 584 AND BY CHARLES
JERRY MUMTER TO THE FPA
BY DEED DATED SEPT. 17, 1952
20, 1952 IN BOOK 1847 OF D

I HEREBY CERTIFY THAT THIS SURVEY
WAS MADE ON THE GROUND, ERECT
D. 20 OF RECORD AND IS CORRECT.
DATE APRIL 23 1957
DANIEL BOOTH
New York State License 52129

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: DOUGLAS BARTHEL SAGE OUTDOOR			
Project Location (describe, and attach a location map): 1939 Kings Highway CHESTER, NY 10918			
Brief Description of Proposed Action: Single sign pole.			
Name of Applicant or Sponsor: DOUGLAS BARTHEL		Telephone: 845-679-6441	
		E-Mail: SAGEOUTDOOR@yahoo.com	
Address: 2217 GASCO TRKE			
City/PO: WOODSTOCK NY 12498		State: NY	Zip Code: 12498
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.			☒ ☐
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: TOWN Permit / NYS DOT			☐ ☒
3. a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres 9 sq ft.	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 _____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

		NO	YES	N/A
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		☐	☒	☐
b. Consistent with the adopted comprehensive plan?		☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO ☐	YES ☒	
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: _____		☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
b. Are public transportation services available at or near the site of the proposed action?		☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		☒	☐	
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: _____ _____		☐	☒	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____ _____		☒	☐	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____ _____		☒	☐	
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	
		☒	☐	
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?		☒	☐	
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?		NO	YES	
		☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		☒	☐	
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: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ 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?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐

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
_____	☒	☐

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
_____	☒	☐

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
_____	☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Danah Sathel</u> Date: <u>9/21/26</u> Signature: <u>[Signature]</u> Title: <u>Pres</u>		



Detailed Specification Sheet

14' x 48' – 19MM BULLETIN

19mm Specifications

Matrix	208 x 752
Size	14' x 48'
Max Amps	50 amps at 240V, 1 Ph.
# of Modules	611 Modules
Weight	6048 lbs

Standard Watchfire Digital Billboard Features

Application	Advertising and branding
Module Type	Smart Module – fully self contained
LED Encapsulation	Fully encapsulated; suspended in a bed of silicone gel
Compliance Information	UL48, CUL48, UL Energy Efficiency Verified (Green Leaf certification); FCC Class A compliant
Environmental Rating	IP 65 per face
Ventilation	Rear ventilation
Power	120 or 240 volt single phase 60Hz
Cabinet Construction	Extruded aluminum, precision mitered solid weld corners
Cabinet Depth	8" / 20.3cm
Service Access	Front or optional front/back access
Fault Management	On-demand and automated diagnostic monitoring to individual LED level; Multi-Channel Data Protection
Software	Ignite® Online
Cabinet Temperature Rating	-40°F to +140°F (-40°C to +60°C)
Electronics Temperature Rating	-40°F to +185°F (-40°C to +85°C)
Thermal Control	Automatic shut-down if temperature exceeds 149°F (65°C)
Color Temperature	6500° Kelvin fixed
Dimming	Photocell, auto-adjustment from 1% - 100% brightness; Software backup
Electronic Validation	Accurate proof of performance on digital billboards
LED Type	Nichia, Cree
Security	DDI security certification rating: Excellent; Password-protected software interface
User Interface	Web application
Weatherproofing	Tested per ASTM B-117 that exposes test materials to a continuous, 95°F (35°C), 7.2 ph salt fog, for 2,000 hours
Windload rating	Complies with IBC 2006/2009 standards

Technical Specifications

OA Series

Model Number	OA 19mm
Model Name	True 19mm
Pixel Pitch	19.05mm (.750")
Pixel Density Per Sq. Ft.	256
Pixel Density Per Sq. Meter	2,755
LEDs Per Sq. Ft.	768
LEDs Per Sq. Meter	8,267
Pixel Configuration	True pixel, 1R, 1G, 1B
Max Amperage Per Module	0.155 amps
Max Brightness	7,500 NITS
Matrix Configuration	16 x 16 pixels
Module H X W	12" x 12" (30.48cm x 30.48cm)
Horizontal Viewing Angle	140°
Vertical Viewing Angle	70°
Weight	9 lbs/ft² (0.38 kg/m²); bulletin weight is approximately 6,870 lbs (2812 kg)
Weight Per Module	4.25 lbs (1.93 kg)
Calibration	Whole-sign color calibration
Color Capability	1.15 quintillion