

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

DATE: 01-25-2022

APPLICANT: David Niemotko Architects P.C.

ADDRESS: 167 Stage Road, Monroe, NY 10950

TELEPHONE: 845 - 774 - 7523 EMAIL David@niemotkoarchitects.com

**OWNER OF PROPERTY (IF NOT SAME AS ABOVE)**

NAME Sugar Loaf Square Inc.

ADDRESS 101 Westmoreland Ave, White Plains, NY 10606

TELEPHONE (914) 714 - 8890 EMAIL E925@me.com

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

NAME Ernie Tartaglione, Sugar Loaf Square Inc.

BILLING ADDRESS 101 Westmoreland Ave, White Plains, NY 10606

EMAIL ADDRESS E925@me.com

CONTACT PHONE # (914) 714 - 8890

**PROPERTY DESCRIPTION:**

TAX MAP: SECTION 14 BLOCK 4 LOT 1.2

LOCATION OF PROPERTY: 1396 King's Highway, Chester, NY 10918

SQUARE FOOTAGE 55,500 sq. ft. PRESENT ZONING LB/SL

NAME OF PROJECT ~~Residential Multi Family~~ Sugar Loaf Square

INTENDED USE Residential Multi Family

NUMBER OF LOTS 1

PROJECT ENGINEER David Niemotko Architects, P.C.

ADDRESS 167 Stage Road, Monroe, NY 10950

EMAIL David@NiemotkoArchitects.com

TELEPHONE # (845) 774 - 7523 LICENSE# \_\_\_\_\_

PROJECT ATTORNEY \_\_\_\_\_

ADDRESS \_\_\_\_\_

EMAIL \_\_\_\_\_

TELEPHONE # \_\_\_\_\_

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

PROJECT NAME: Sugar Loaf Square

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: Daniel X. Scamotto Previd Date: 3/18/22  
**Applicant's Licensed Professional**

\*\*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.



**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.

3.22.22

Date

David Niemotko Architect P.C.

Applicant's Name (Printed)

David Niemotko

Applicant's Signature

Notary Public  
State of New York  
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.

David Niemotko

Signature of Applicant

Sworn to before me this 22

Day of March, 2022

Barbara Singer

Notary Public

BARBARA SINGER  
Notary Public, State of New York  
No. 01SI6327620  
Qualified in Orange County  
Commission Expires July 13, 2023

**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)

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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

x

3/18/22

DATED

x

INDIVIDUAL APPLICANT

CORPORATE APPLICANT

x

Partner

(PRES.) (PARTNER) (VICE PRES.)

(SEC) (TREASURER)

## OWNER AUTHORIZATION

State of New York

County of Orange

I Ernie Tartaglione, Sugar Loaf Square Inc.

Owner

Residing at 101 Westmoreland Ave, White Plains, NY 10606

Owner Address

Being the owner of the premises 1396 King's Highway, Chester, NY 10918

Property Location

Also known as Orange County Tax Map # 14 - 4 - 1.2

Tax Map#

Hereby authorize David Niemotko Architects P.C.

Agent

Whose mailing address is 167 Stage Road, Monroe, NY 10950

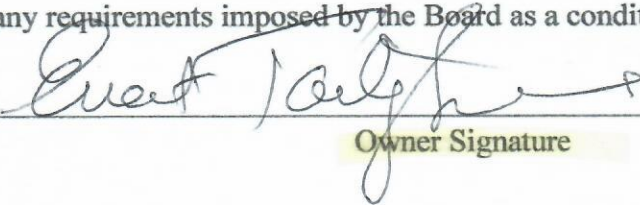
Agent Address

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:

Sugar Loaf Square - 1396 King's Highway, Chester, NY 10918

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.

X



Owner Signature

Sworn to before me this 18

Day of MARCH, 201~~201~~2022

MOHAMED Z KHAN  
Notary Public - State of New York  
NO. 01KH6158194  
Qualified in Bronx County  
My Commission Expires Dec 18, 2022