

RESOLUTION OF APPROVAL

FINAL SITE PLAN

FOR

R.I. SURESKY & SONS, INC.

Nature of Application

R.I. Suresky & Sons, Inc. has applied for site plan approval allowing the construction of a 12,500 +/- square foot building where automobiles will be received from manufacturers via car haulers and will be finished, cleaned and prepped for sale on a ±15.50 acre tract located at 1821 Kings Highway. The building will also store sales and promotional materials and seasonal maintenance equipment.

Property Involved

The property affected by this resolution is shown on the Tax Maps of the Town of Chester as parcel(s) Section 6, Block 1, Lot 70.12.

Zoning District

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

Plans

The Site Plan materials being considered consist of the following:

1. Completed application dated May 20, 2015 and a Full Environmental Assessment Form dated September 2, 2015 superseding the Short Environmental Assessment Form submitted with the application.
2. Plans prepared by Engineering and Surveying Properties dated July 22, 2105, last revised September 2, 2015, consisting of 4 sheets.
3. Landscape Plan and Details and Lighting Plan and Details prepared by Esposito & Associates dated September 1, 2015.
4. Stormwater Pollution Prevention Plan prepared by Engineering and Surveying Properties dated July, 2015.

5. Lighting Report prepared by Big Shine Energy dated July, 2015.

History

Date of Application

The application was filed with the Planning Board on May 20, 2015.

Public Hearing

A public hearing was convened on September 16, 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 7, 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 August 31, 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 R.I. Suresky & Sons, Inc. 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 September 15, 2015 and October 5, 2015.
2. This approval is subject to compliance with the requirements set forth in correspondence from the planning board's landscape architect, KALA, dated September 15, 2015.
3. This approval is subject to compliance with the terms, conditions, notes and all provisions contained within and upon the "Plans" referenced hereinabove.
4. This approval is subject to proof of filing (prior to construction) of a Notice of Intent for Stormwater Discharges Associated with Construction Activity Under a SPDES General Permit and delivery of copy of same to the Town Engineer.
5. All stormwater storage and conveyance facilities shall be installed, to the satisfaction of the town engineer. Compliance with the requirements of section 98-13 of the Town Code, including delivery of the required *Stormwater Control Facility Maintenance Agreement* prior to map signing is required. Moreover, a map note to this effect shall be placed on the plans before they are signed.

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.

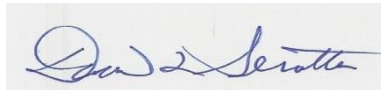
This approval is further conditioned upon the applicant delivering (prior to signing of the plat) proof, in writing, that all fees—engineering, planning, legal and otherwise—in regard to this project have been fully paid. The plans shall not be signed until proof, satisfactory to the Chair, has been 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 6 Against 0 Abstain 0 Absent 1

Dated: October 7, 2015



DONALD L SEROTTA, CHAIRMAN
TOWN OF CHESTER PLANNING BOARD