

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

DATE: 8/3/22

APPLICANT: T-Mobile Northeast LLC

ADDRESS: c/o Snyder & Snyder LLP 94 White Plains Road
Tarrytown, NY 10591

TELEPHONE: 914-333-0700 EMAIL Dkenny@snyderlaw.net

OWNER OF PROPERTY (IF NOT SAME AS ABOVE)

NAME Kings Estates Ltd Partnership

ADDRESS Prel Plaza Suite 15
Orangeburg, NY 10962

TELEPHONE _____ EMAIL _____

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

NAME Helen Birns

BILLING ADDRESS Prel Plaza suite 15 Orangeburg NY

EMAIL ADDRESS hdbirns@gmail.com

CONTACT PHONE # _____

NY 10152A

PROPERTY DESCRIPTION:

TAX MAP: SECTION 17 BLOCK 1 LOT 51

LOCATION OF PROPERTY: 50 Evan Road

SQUARE FOOTAGE _____ PRESENT ZONING SR-1

NAME OF PROJECT T-Mobile eligible facilities request co-location at 50 Evan Road Water Tower

INTENDED USE Wireless telecommunications facility

NUMBER OF LOTS 1

PROJECT ENGINEER Antonio A. Gualtieri of Tectonic Engineering

ADDRESS 1279 Route 300 Newburgh, NY 12550

EMAIL _____

TELEPHONE # 845-567- 6656 LICENSE# 071249

PROJECT ATTORNEY David Kenny of Snyder & Snyder, LLP

ADDRESS 94 White Plains Road Tarrytown, New York 10591

EMAIL Dkenny@snyderlaw.net

TELEPHONE # 914-333-0700

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.

8/3/22

Date

Joe Binetti

Applicant's Name (Printed)

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.

Signature of Applicant

Sworn to before me this _____

Day of _____, 2022

Notary Public

Dina Marie Perrella
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES SEPT. 08, 2026

Dina Marie Perrella

**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:

X 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
X	PLANNING BOARD
	ZONING BOARD OF APPEALS
X	BUILDING INSPECTOR
	OTHER

8/3/22
DATED

INDIVIDUAL APPLICANT

CORPORATE APPLICANT

(PRES.) (PARTNER) (VICE PRES.)
(SEC) (TREASURER)

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_____ TOWN BOARD

_____ PLANNING BOARD

_____ ZONING BOARD OF APPEALS

_____ BUILDING INSPECTOR

_____ OTHER

7/28/22
DATED

_____ INDIVIDUAL APPLICANT

_____ CORPORATE APPLICANT

X Helen Birms Helen Birms, President, Warwick Water Corp
(PRES.) (PARTNER) (VICE PRES.)
(SEC) (TREASURER)

TOWN OF CHESTER PLANNING BOARD
PRESUBMISSION

PLAN ELEMENT CHECKLIST FOR
PRELIMINARY SITE PLAN

PROJECT NAME: T-Mobile collocation at 50 Evan Road Water Tower

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. N/A 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. N/A Show topographical data with 2 ft. contours extending 100' from property line based upon OSGS datum.
28. N/A Indicate any reference to a previous subdivision, i.e., filed map number, date and previous lot number.
29. N/A Show lighting plan and luminaire projection data.
30. N/A Show driveway entrance sight distances.
31. N/A Show landscaping and signage.
32. N/A Stormwater Management and Erosion and Sediment Control Plans.
33. N/A Paving limits and cross-sectional detail.

The following is to be included in the Project Narrative.

34. N/A Number of acres to be cleared or timber harvested.
35. N/A Estimated or known cubic yards of material to be excavated and removed from the site.
36. N/A Estimated or know cubic yards of fill required.
37. N/A The amount of grading expected or know to be required to bring the site to readiness.
38. N/A 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. N/A 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. N/A 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: _____ Date: 8/17/22

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.



OWNER AUTHORIZATION

State of New York

County of Orange

I Helene Bims Warwick Water Corp on behalf of Kings Estate Ltd Partnership
Owner

Residing at 60 Dutch Hill Rd. Site 11 Orangeburg, NY 10962
Owner Address

Being the owner of the premises 50 Evan Road Water Tower
Property Location

Also known as Orange County Tax Map # 17 - 1 - 51
Section/Block/Lot

Hereby authorize Joe Binetti, agent for T-Mobile Northeast, LLC
Agent/Contractor/Engineer/Architect

Whose mailing address is 4 Sylvan Way, Parsippany, NJ 07054
Agent/Contractor/Engineer/Architect Address

To apply on my behalf with the Town of Chester Building Department, and to file any documents required with reference to my application for:

Wireless Communications Facility

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 Building Department as a condition of their approval.

Helene Bims Helene Bims, President, Warwick Water Corp 7/28/22
Owner Signature Print Date

Sworn to before me this 28th
Day of July, 2022

Shreyas Shah

SHREYAS S SHAH
ID # 2218019
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires Sept. 22, 2023