

TOWN OF CHESTER PLANNING BOARD SITE PLAN APPLICATION
PLEASE TYPE OR PRINT LEGIBLY

DEADLINE FOR NEW SUBMISSIONS IS TWO (2) WEEKS PRIOR TO THE FIRST WEDNESDAY OF THE MONTH TO BE DELIVERED TO THE PLANNING BOARD OFFICE AT TOWN HALL. THE PROJECT WILL BE PLACED ON THE NEXT AVAILABLE AGENDA.

APPLICANT MUST PROVIDE THE FOLLOWING:

- **ONE ORIGINAL SET OF ALL PAPERWORK AND/OR PLANS**
- **EMAILED OR ONE (1) CD OF PLANS IN PDF FORM (EMAIL PREFERRED)**
- **ANY FEES THAT APPLY (CHECK PAYABLE TO THE TOWN OF CHESTER)**
- **WRITTEN NARRATIVE DESCRIBING PROPOSED PROJECT I.E. PROPOSED USE, ANTICIPATED TRAFFIC FLOW, PARKING, NUMBER OF EMPLOYEES, HOURS OF OPERATION, LIGHTING, LANDSCAPING, ETC,**
- **ENVIRONMENTAL ASSESSMENT FORM**
- **DISCLOSURE ADDENDUM STATEMENT**
- **NOTARIZED PLANNING BOARD DISCLAIMER STATEMENT**
- **AGRICULTURAL DATA STATEMENT IF APPLICABLE, ACCOMPANIED BY A STAMPED ADDRESSED ENVELOPE TO EACH IDENTIFIED OPERATION ALONG WITH COPIES OF THE TAX MAP INDICATING LOCATION OF PROPOSED ACTION TO THE FARMING OPERATION.**
- **NOTARIZED OWNERS AUTHORIZATION FOR REPRESENTATIVE TO ACT OF HIS/HER BEHALF (IF APPLICABLE)**

PLEASE NOTE: APPLICATION WILL BE DEEMED INCOMPLETE IF ALL INFORMATION, FEES AND CORRECT AMOUNT OF COPIES ARE NOT PROVIDED. THE TOWN OF CHESTER PLANNING BOARD IS TRYING TO GO GREEN.

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

DATE: 1/6/2024

APPLICANT: VA Lake Station Holding LLC

ADDRESS: 1449 37th St Ste 414
Brooklyn NY 11218

TELEPHONE: 646-504-5610 EMAIL samg@vantadevelopers.com

OWNER OF PROPERTY (IF NOT SAME AS ABOVE)

NAME _____

ADDRESS _____

TELEPHONE _____ EMAIL _____

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

NAME VA Lake Station Holdings [Sam Grunbaum]

BILLING ADDRESS 1449 37th Street - Suite 414, Brooklyn, NY 11218

EMAIL ADDRESS samg@vantadevelopers.com

CONTACT PHONE # 646-504-5610

PROPERTY DESCRIPTION:

TAX MAP: SECTION 17 BLOCK 1 LOT 21

LOCATION OF PROPERTY: Lake Station Road

SQUARE FOOTAGE 765,035 SF PRESENT ZONING IP

NAME OF PROJECT Site Plan for VA Lake Station Holding LLC

INTENDED USE Light Industrial

NUMBER OF LOTS 1

PROJECT ENGINEER Arden Consulting Engineers, PLLC [Michael A. Morgante, P.E.]

ADDRESS PO Box 340, Monroe, NY 10949

EMAIL mam@ardenconsulting.net

TELEPHONE # 845-782-8114 LICENSE# 078577

PROJECT ATTORNEY N/A

ADDRESS _____

EMAIL _____

TELEPHONE # _____

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

PROJECT NAME: Site Plan for VA Lake Station Holding LLC

The following checklist items shall be incorporated on the Site Plan prior to consideration of being placed on the Planning Board Agenda.

1. X Name and address of applicant.
2. X Name and address of owner (if different from applicant).
3. X Tax Map Data (Section-Block-Lot)
4. X 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. X Zoning table showing what is required in the particular zone and what applicant is proposing.
6. X Show zoning boundary if any portion of proposed site is within or adjacent to a different zone.
7. X Date of plan preparation and/or plan revisions.
8. X Scale the plan is drawn to (Max 1" = 100')
9. X North arrow pointing generally up.
10. X Planning Board Approval Box near lower right corner of plans (2 1/2"x4") for stamping.
11. X Plan legend (symbols & labels)
12. X Surveyor's and Engineer's Certificate and Title Block.
13. X Name of adjoining owners.
14. X Wetlands and required buffer zone with an appropriate note regarding DEC or ACOE requirements as applicable.
15. X Delineation of wooded areas and isolated trees with diameters of 12 inches or greater. Showing clearing limits.
16. X Flood plain boundaries.
17. X Certified sewage system and water supply design and placement by a Licensed Professional Engineer must be shown on plans.
18. X Metes and bounds of parcel.
19. X 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. TBD Show lighting plan and luminaire projection data.
30. Show driveway entrance sight distances.
31. TBD Show landscaping and signage.
32. TBD 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. TBD Estimated or known cubic yards of material to be excavated and removed from the site.
36. TBD 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. 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. 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.

Arden Consulting Engineers, PLLC
By: Michael A. Morgante, P.E. Date: 1/6/2024
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.

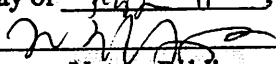
The applicant hereby acknowledges, consents, and agrees to the above.

<u>1/6/24</u> Date	<u>VA Lake Station Holding LLC [Sam Grunbaum]</u> Applicant's Name (Printed)
	<u></u> 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 January
Day of July 11, 2024

Notary Public

Joseph Halberstam
Notary Public, State of New York
Reg. No. 01HA6437872
Qualified in King County
Commission Expires 08/08/2026

OWNER AUTHORIZATION

**State of New York
County of Orange**

I VA Lake Station Holding LLC [Sam Grunbaum]
Owner

Residing at 1449 37TH STREET - SUITE 414, BROOKLYN, NY 11218
Owner Address

Being the owner of the premises Vacant parcel on Lake Station Road
Property Location

Also known as Orange County Tax Map # 17-1-21
Tax Map#

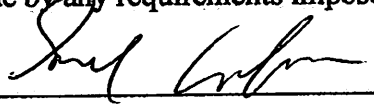
Hereby authorize Arden Consulting Engineers, PLLC
Agent

Whose mailing address is POB 340, 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:

Site Plan for VA Lake Station Holding LLC

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.



Owner Signature

Sworn to before me this 20th
Day of January, 2024

Joseph Halberstam
Notary Public, State of New York
Reg. No. 01HA6437872
Qualified in King County
Commission Expires 08/08/2026

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

_____ DATED

_____ INDIVIDUAL APPLICANT
VA Lake Station Holding LLC [Sam Grunbaum]
_____ CORPORATE APPLICANT


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