



19 January 2022

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

ATTENTION: Mr. Serotta & Planning Board members

SUBJECT: Synergy
509 Bellvale Road, LLC

Dear Mr. Serotta and Planning Board members,

Enclosed please find an application for site plan approval for a warehouse project located at 509 Bellvale Road in the Town of Chester, NY. The applicant was previously in front of the Planning Board in 2019 for converting the existing sawmill building into a warehouse. The applicant is now proposing to build an 8,100 square foot warehouse and add on to the existing barn located at the back of the property. We respectfully request to be put on the agenda for the next Planning Board meeting.

Should you have any questions or require additional information do not hesitate to contact this office.

We have enclosed the following documents for your review:

- Site Plan Application
- 2 checks (\$1,000 Application Fee, \$3500 Escrow PB Review)
- Site Plans dated 12/21/2021
- Short Form E.A.F.
- Endangered Species Habitat Assessment

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in black ink, appearing to read 'Jeremy Valentine', with a long horizontal flourish extending to the right.

Jeremy Valentine
Project Manager

F:\2021\21-733 Synergy - Ryan Westervelt\Correspondence\Chester PB Letter 1-19-2022.docx

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

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: 12/16/2021

APPLICANT: Ryan Westervelt

ADDRESS: 1407 Kings Highway Unit 422

Sugar Loaf, NY 10981

TELEPHONE: (845) 234-3230 EMAIL ryan@clothingdrivefundraiser.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 Ryan Westervelt

BILLING ADDRESS 1407 Kings Highway Unit 422 Sugar Loaf, NY 10981

EMAIL ADDRESS ryan@clothingdrivefundraiser.com

CONTACT PHONE # (845) 234-3230

PROPERTY DESCRIPTION:

TAX MAP: SECTION 17 BLOCK 1 LOT 9.1

LOCATION OF PROPERTY: 509 Bellvale Road

SQUARE FOOTAGE 6,612 PRESENT ZONING Industrial Park

NAME OF PROJECT 509 Bellvale Road, LLC

INTENDED USE Light Industrial

NUMBER OF LOTS 1

PROJECT ENGINEER MHE Engineering

ADDRESS 111 Wheatfield Drive, Suite 1, Milford, PA 18337

EMAIL jvalentine@mhepc.com

TELEPHONE # (570) 296-2765 LICENSE#

PROJECT ATTORNEY Scott Bonacic

ADDRESS 45 Webster Avenue, Goshen, NY 10924

EMAIL

TELEPHONE #

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

PROJECT NAME: 509 Bellvale Road, LLC

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. N/A Show existing or proposed easements (note restrictions).

21. N/A Right-of-way width and Rights of Access and Utility Placement.

22. X Lot area.

23. X 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. X Show any improvements, i.e, drainage systems, water lines, sewer lines, etc.

26. X Show all existing buildings, houses, accessory structures, wells and septic systems on within 200 ft. of the parcel.

27. X 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. Show lighting plan and luminaire projection data.

30. Show driveway entrance sight distances.

31. X Show landscaping and signage.

32. X Stormwater Management and Erosion and Sediment Control Plans.

33. X 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. 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: _____

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 _____
Owner

Residing at _____
Owner Address

Being the owner of the premises _____
Property Location

Also known as Orange County Tax Map # _____
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.

Owner Signature

Sworn to before me this _____
Day of _____, 201____

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:

<input checked="" type="checkbox"/>	NONE
<input type="checkbox"/>	NAME, ADDRESS, RELATIONSHIP OR INTEREST (Financial or otherwise)
<input type="checkbox"/>	
<input type="checkbox"/>	

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

CORPORATE APPLICANT

(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.

<hr style="border-top: 1px solid black;"/> <div style="text-align:center">Date</div>	<div style="text-align:center">Ryan Westervelt</div> <hr style="border-top: 1px solid black;"/> <div style="text-align:center">Applicant's Name (Printed)</div> <hr style="border-top: 1px solid black;"/> <div style="text-align:center">Applicant's Signature</div>
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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 _____, 201____

Notary Public

509 Bellvale Road, LLC
1407 Kings Highway #422
Sugar Loaf, NY 10981
845-234-3230

ORANGE BANK AND TRUST COMPANY
50-247/219

PAY TO THE ORDER OF Town of Chester
One thousand and $\frac{00}{100}$ DOLLARS

MEMO Application Fee

VOID TO LIGHT TO VIEW TRUE WATERMARK IN PAPER. HEAT SENSITIVE VOID LOCK COMPARES WHEN HEATED.

VOID After 90 Days

1/3/22

\$ 1000.00

1/3/22

Pyun J. Westcott

AUTHORIZED SIGNATURE

Security features. Details on back.

0005

11000000511 10219024751 854273511

509 Bellvale Road, LLC
1407 Kings Highway #422
Sugar Loaf, NY 10981
845-234-3230

ORANGE BANK AND TRUST COMPANY
50-247/219

PAY TO THE ORDER OF Town of Chester
Thirty five hundred and $\frac{00}{100}$ DOLLARS

MEMO Escrow planning bank review

VOID TO LIGHT TO VIEW TRUE WATERMARK IN PAPER. HEAT SENSITIVE VOID LOCK COMPARES WHEN HEATED.

VOID After 90 Days

1/3/22

\$ 3500.00

1/3/22

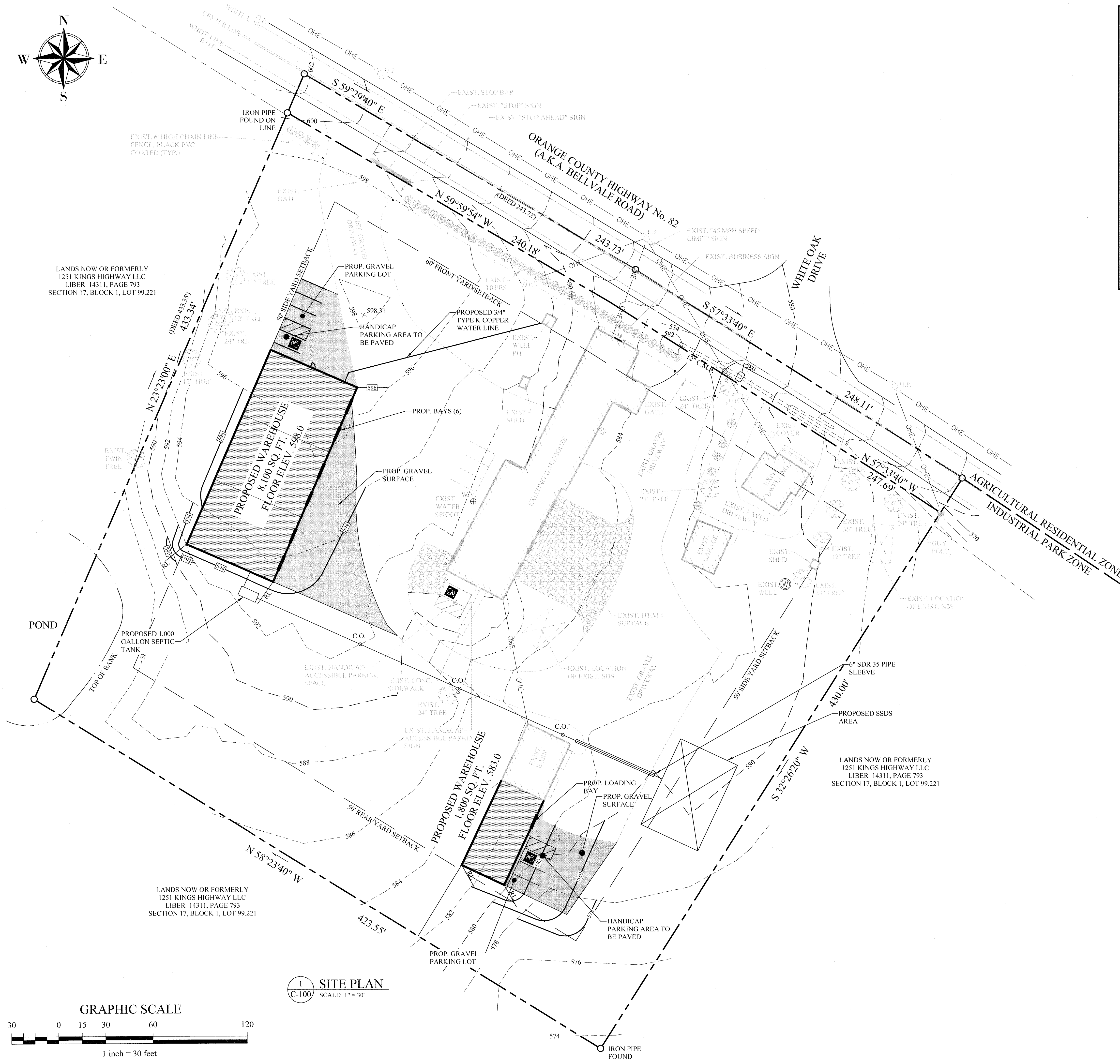
Pyun J. Westcott

AUTHORIZED SIGNATURE

Security features. Details on back.

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1. BASE SURVEY AND TOPOGRAPHY SECURED FROM A PLAN PREPARED BY JOHN A. MCGLOIN, P.L.S. DATED MARCH 22, 2019, ENTITLED "SURVEY AND TOPOGRAPHY FOR SYNERGY".
2. TAX MAP DESIGNATION: SECTION 17, BLOCK 1, LOT 91.
3. DEED REFERENCE: DEED 3478, PAGE 208.
4. UNLESS ILLUSTRATED AND NOTED BY POINT OF REFERENCE, UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
5. NO PLANTINGS, SIGNS OR LANDSCAPING FEATURES (TREES, SHRUBS, GROUND COVER, STONE WALLS, STONE PILLARS, SIGNS, ETC.) SHALL BE PLACED WITHIN THE COUNTY RIGHT-OF-WAY.
6. ALL PROPOSED SIGNS ARE REQUIRED TO BE OFFSET FROM THE RIGHT-OF-WAY/FRONT PROPERTY BOUNDARY BY FOUR (4) FEET AND MUST BE FULLY CONTAINED ON PROVIDE PROPERTY. ALL PROPOSED FENCE WALLS, ETC., MUST BE FULLY CONTAINED ON THE PROPERTY AND BE OFFSET BY FIVE (5) FEET FROM THE PROPERTY BOUNDARY AND MUST BE FULLY CONTAINED ON, AND MAINTAINED FROM, PRIVATE PROPERTY.
7. SURVEY SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF TITLE.
8. MISSING PROPERTY CORNERS WERE NOT PLACED AS PART OF THIS SURVEY.
9. TOPOGRAPHIC DATUM: NAVD 1988.
10. HOURS OF OPERATION : MONDAY - SUNDAY 8:00am - 7:00pm.
11. NUMBER OF EMPLOYEES: 1.
12. THE DEVELOPER/OWNER IRREVOCABLY OFFERS TO CEDE TITLE FOR ALL LAND AREAS SHOWN ON THE PLAT AS STREETS, WIDENING OF STREETS, RIGHT-OF-WAYS, AND OTHER LAND AREAS DESIGNATED AS OFFERED FOR DEDICATION TO THE COUNTY OF ORANGE.
13. THE DEVELOPER/OWNER IRREVOCABLY OFFERS TO CEDE TITLE AS REQUIRED TO PROVIDE POSITIVE DRAINAGE INTO AND OUT OF THE PROPOSED DRIVEWAY CULVERT.

BULK TABLE REQUIREMENTS : IP ZONE

REQUIRED:	EXISTING:
LOT AREA = 2 ACRES	4.53 ACRES
LOT WIDTH = 150 FEET	480 FEET
FRONT SETBACK = 60 FEET	*42 FEET
ONE SIDE YARD SETBACK = 50 FEET	50.0 FEET
BOTH SIDE YARD SETBACKS = 100 FEET	133 FEET
REAR YARD SETBACK = 50 FEET	52 FEET
MAXIMUM BUILDING HEIGHT = 45 FEET	<45 FEET
MAXIMUM BUILDING COVERAGE = 40%	8.83%

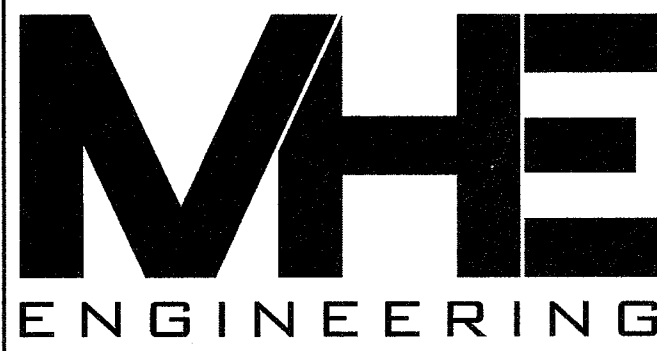
*EXISTING NON-CONFORMING

OWNER/APPLICANT:

RYAN WESTERVELT
1407 KINGS HIGHWAY UNIT 422
SUGAR LOAF, NY 10981

ADJOINING OWNERS:

1251 KINGS HIGHWAY LLC
1251 KINGS HIGHWAY
CHESTER, NY 10918
S.B.L. 17-1-99.221



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SYNERGY

TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

SITE PLAN

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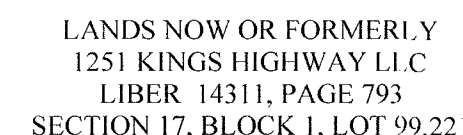
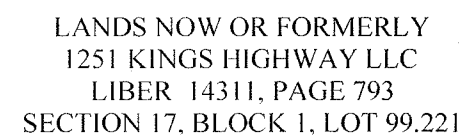
ISSUED DATE:	21 December, 2021
DESIGN BY:	JV
DRAWN BY:	JRJ
CHECKED BY:	JV
REVIEWED BY:	MWW

SHEET NO.

C-100

PROJECT # 21-733

PHASE #



EROSION AND SEDIMENT CONTROL
RECOMMENDED CONSTRUCTION
SEQUENCE:

1. SCHEDULE 1: ON-SITE PRECONSTRUCTION MEETING WITH CONTRACTORS, PROJECT ENGINEER AND TOWN OF CHESTER REPRESENTATIVES AT LEAST ONE WEEK PRIOR TO THE START OF CONSTRUCTION.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE(S).
3. INSTALL FILTER SOCKS / SILT FENCE AT PLACES SHOWN ON PLAN, AROUND INLET PROTECTION, AND ALL AREAS NEEDED ON SITE.
4. MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH APPLICABLE STANDARDS AND MANUFACTURERS RECOMMENDATIONS.
5. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES AS SITE CONDITIONS CHANGE TO ENSURE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH APPLICABLE STANDARDS.
6. COVER ALL AREAS THAT WILL NOT BE WORKED ON FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, OR EQUIVALENT.
7. SEED OR SOD ANY AREAS THAT WILL NOT BE WORKED ON FOR MORE THAN 30 DAYS.
8. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMPs REMOVED IF APPROPRIATE.

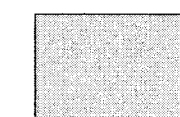
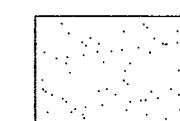
LEGEND:

LIMIT OF DISTURBANCE

SILT FENCE

CONSTRUCTION ENTRANCE

PROP.GRAVEL SURFACE



ORANGE COUNTY HIGHWAY No. 82
(A.K.A. BELLVALE ROAD)

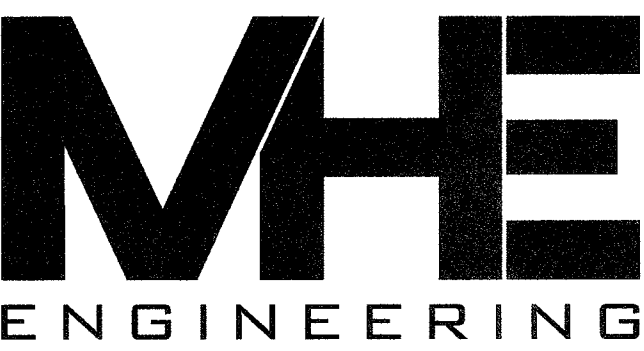
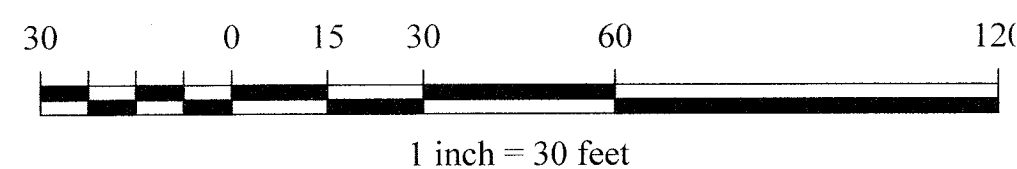
WHITE OAK
DRIVE

AGRICULTURAL RESIDENTIAL ZONE
INDUSTRIAL PARK ZONE

LANDS NOW OR FORMERLY
1251 KINGS HIGHWAY LLC
LIBER 14311, PAGE 793
SECTION 17, BLOCK 1, LOT 99.22

1 SITE PLAN
C-100 SCALE: 1" = 30'

GRAPHIC SCALE



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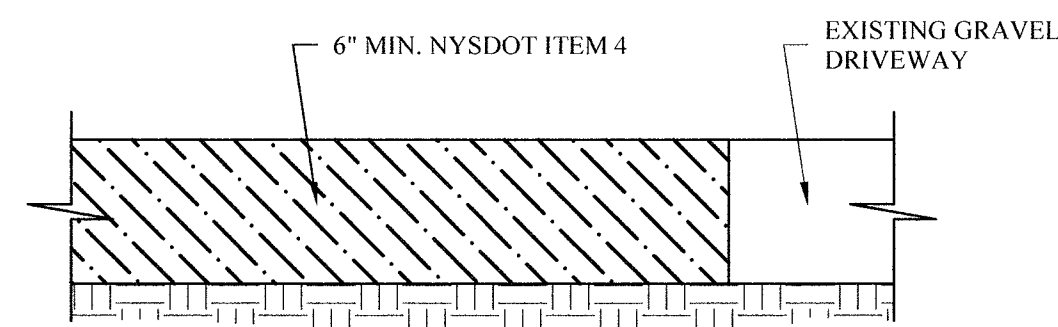
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SYNERGY

TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

SEDIMENT AND EROSION CONTROL PLAN

REVISIONS		
NO.	DESCRIPTION	DATE
ISSUED DATE:	21 December, 2021	
DESIGN BY:	JV	
DRAWN BY:	JRJ	
CHECKED BY:	JV	
REVIEWED BY:	MWW	
SHEET NO.		
<div>C-101</div>		
PROJECT # 21-733		PHASE #



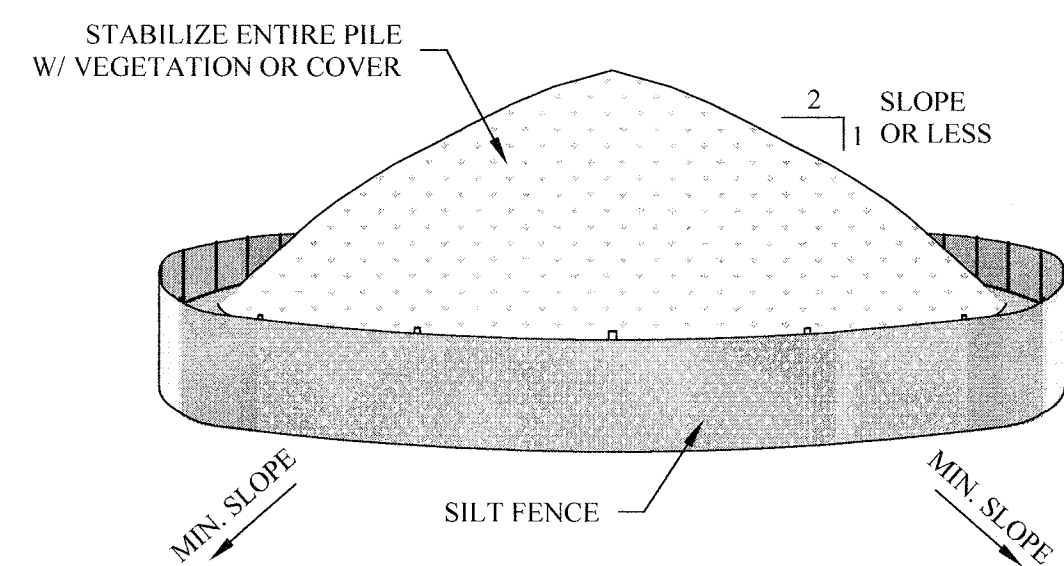
SCALE: NONE



- SCALE : NONE

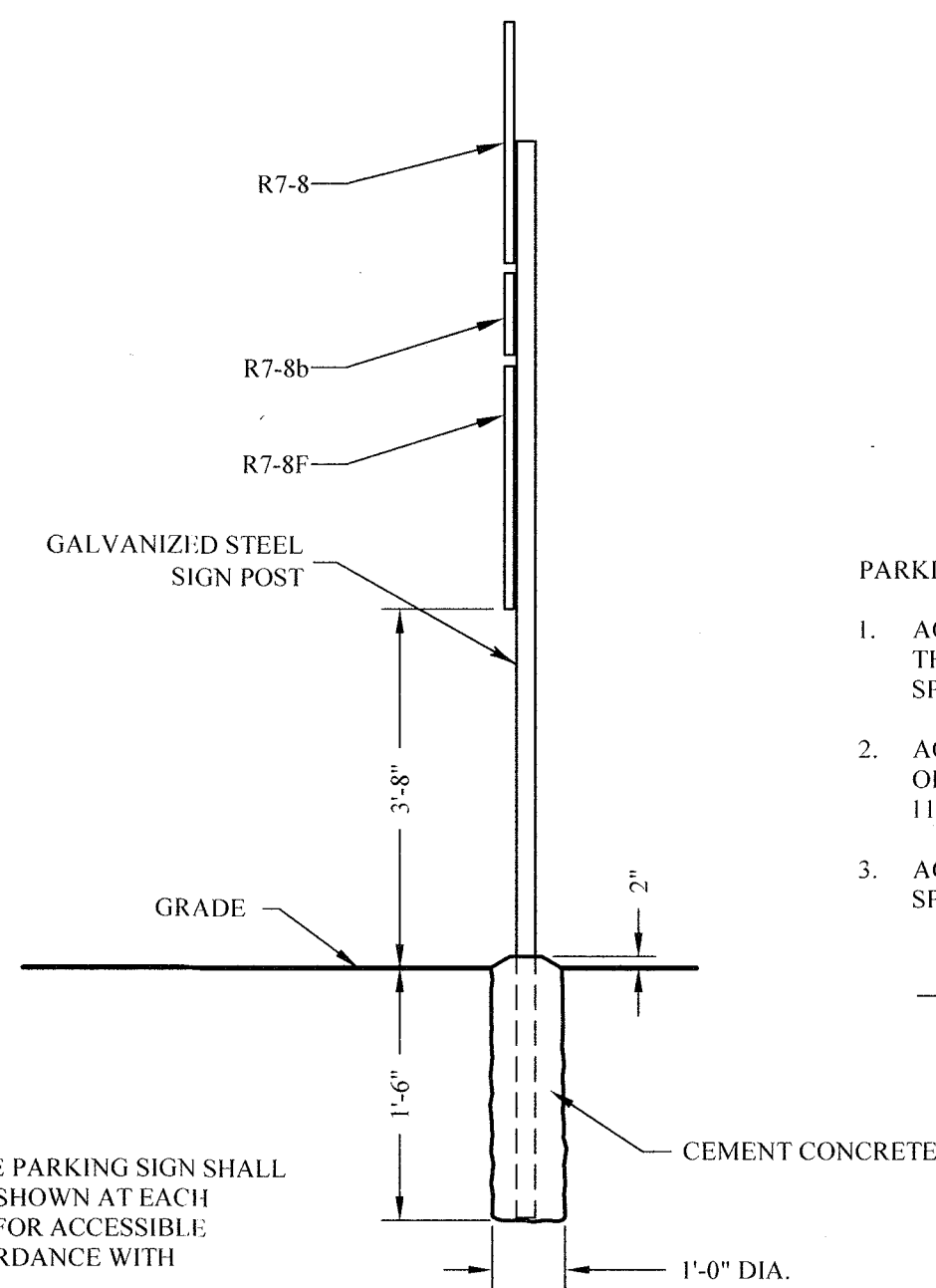
SCALE : NONE

1. CONCRETE WASHOUTS (CW) SHOULD BE LOCATED A MINIMUM OF 100' FROM DRAINAGE SWALES, STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH CW SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
2. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
3. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
4. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.
5. ALL CONCRETE WASHOUTS SHOULD BE INSPECTED DAILY. DAMAGED, LEAKING OR 75% FULL FACILITIES SHALL BE REPLACED.
6. WHEN THE CW(S) ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED.



SCALE: NONE

- INSTALLATION NOTES
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH
 4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.



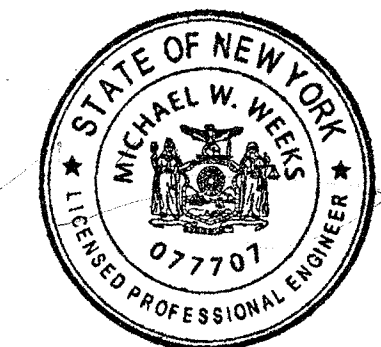
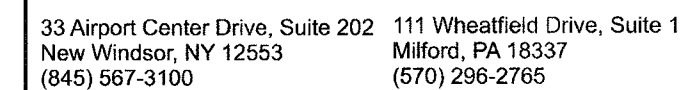
LINKING AND ACCESSIBILITY NOTES:

1. ACCESSIBLE PARKING SPACE AND ADJACENT ACCESS AISLE SHALL NOT BE SLOPED STEEPER THAN 1:48 IN ALL DIRECTIONS. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.
2. ACCESSIBLE ROUTE SHALL NOT HAVE A RUNNING SLOPE STEEPER THAN 1:20. THE CROSS SLOPE OF THE ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:48 IN ACCORDANCE WITH ICC/ANSI 117.1-2003.
3. ACCESSIBLE PARKING SPACES SHALL BE IN CONFORMANCE WITH ICC/ANSI A117.1 EXCEPT THAT SPACES SHALL BE PROVIDED WITH ACCESS AISLES AT LEAST 5' IN WIDTH.

SCALE: NONE



SCALE : NONE



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SYNERGY

TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

[illegible]

ISSUED DATE:	21 December, 2021
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DESIGN BY: JV

DRAWN BY: JR

CHECKED BY: JM

REVIEWED BY: MWW

SHEET NO.

C-102

PROJECT # 21-733

PHASE #

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

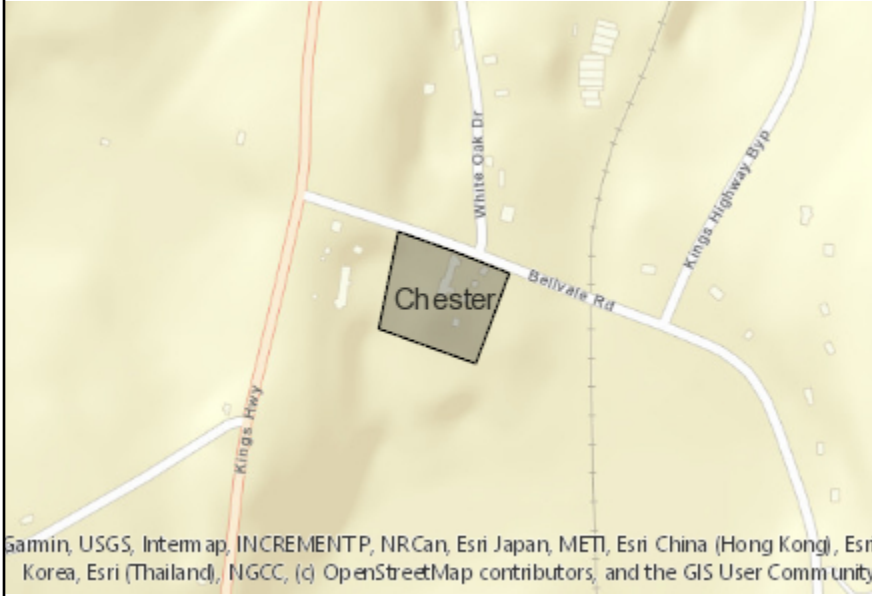
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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:					
Project Location (describe, and attach a location map):					
Brief Description of Proposed Action:					
Name of Applicant or Sponsor:			Telephone:		
			E-Mail:		
Address:					
City/PO:			State:	Zip Code:	
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.			<input type="checkbox"/>	<input type="checkbox"/>	
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:			<input type="checkbox"/>	<input type="checkbox"/>	
3. a. Total acreage of the site of the proposed action? _____ acres					
b. Total acreage to be physically disturbed? _____ acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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)
	<input type="checkbox"/> Forest	Agriculture	Aquatic	Other(Specify):	
	<input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
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: _____	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
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: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
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	
	<input type="checkbox"/>	<input type="checkbox"/>	
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?	<input type="checkbox"/>	<input type="checkbox"/>	
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	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
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: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> Wetland <input type="checkbox"/> Urban Suburban </div>		
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
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px; margin-top: 10px;"> a. Will storm water discharges flow to adjacent properties? </div> <div style="margin-left: 20px; margin-top: 10px;"> b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
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: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
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: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: _____ Date: _____</p> <p>Signature: <u></u> Title: _____</p>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bog Turtle
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



ERS CONSULTANTS, INC.
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August 5, 2019

Ryan Westervelt
Synergy
1407 Kings Highway, Unit 422
Sugar Loaf, NY 10981

RE: Endangered Species Habitat Assessment on the Synergy Warehouse Project

Dear Ryan;

The New York State Department of Environmental Conservation (NYSDEC) New York Natural Heritage Program has identified one federal and state listed species, the bog turtle (*Glyptemys muhlenbergii*), that occurs in the vicinity of the subject property.

ERS Consultants, Inc. conducted an endangered species habitat assessment on August 2, 2019 at the Synergy Warehouse Project located at 509 Orange County Highway 82 (Bellvale Road) in the Town of Chester, Orange County, New York. The subject property consists of approximately 4.5 +/- acres and is known as Section 17, Block 1, Lot 9.1. The site is partially developed with an existing dwelling, garage, barn, and saw mill.

Prior to conducted field investigations, the National Resource Conservation Service (NRCS) Soils Maps, the US Fish & Wildlife Services (USFWS) National Wetland Inventory Maps (NWI) and the NYSDEC Freshwater Wetlands Maps were reviewed. The NRCS Soils Maps show one soil unit, Mardin soils on the subject site. Mardin soils occur throughout the site and are not considered a hydric soil. The USFWS NWI Maps show no wetlands on the subject site. The NYSDEC Freshwater Wetland Maps also show no State regulated wetlands on site but state wetlands (WR-36, Class 2) do exist to the south.

It is our understanding that the applicant is proposing to utilize the existing saw mill structure and parking area. The existing well and the on-site septic system will also be utilized.

Habitats occupied by bog turtles in the Hudson Valley are wet meadows, sedge meadows, and red maple swamps (New York Natural Heritage Program, NYSDEC Bog Turtle Fact Sheet, USFWS 2001). Bog turtles have specific habitat requirements that include spring-fed, open-canopy wetlands with shallow, slow-moving water, deep mucky soils, and tussock-forming herbaceous vegetation. For example, tussock sedge (*Carex stricta*) or moss (*Sphagnum* spp.) covered hummocks are typical habitat for these species. A diversity of microhabitats within these wetlands provide areas that the turtles require for basking, foraging, nesting, and hibernation.

Based upon a lack of hydrology, hydric soils, and hydrophytic vegetation, no wetlands exist on the subject site, therefore no bog turtle habitat exists onsite. Additionally, no suitable bog turtle habitat exists within 300 feet of the subject site's property boundary.

In reviewing the current site plan for Synergy prepared by McGoey, Hauser and Edsall Consulting Engineers, D.P.C., dated 5/28/19 and based upon this habitat assessment, the proposed project will not result in an impact to this reptile species.

Very truly yours,
ERS Consultants, Inc.

A handwritten signature in cursive script, appearing to read "David Griggs".

David Griggs
Senior Scientist