

**Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM**

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or un-measurable. It is also understood that those who determine significance may have little or no formal knowledge of the environments or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one of which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.**
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions

BT Holdings, LLC-Chester

Name of Action

Village of Chester Planning Board

Name of Lead Agency

Richard Ramsdell

Chairman

Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

PART 1 - PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION BT Holdings LLC-Chester Development		
LOCATION OF ACTION (Include Street Address, Municipality and County) NYS 17M, Town of Chester, Orange County		
NAME OF APPLICANT/SPONSOR BT Holdings, LLC., Attn. Frank Nussbaum		BUSINESS TELEPHONE 212-581-3654
ADDRESS 1 Columbus Place, North Tower, Suite N38F		
CITY/PO New York	STATE New York	ZIP CODE 10019
NAME OF OWNER (if different)		BUSINESS TELEPHONE
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION See project narrative attached. The applicant proposes to annex a 60.6 acre property from the Town of Chester to the Village of Chester; a piece of property in the adjoining M-2 zone would be subdivided and added to the site; the entire piece including, two additional Village pieces totaling 4.0 acres and currently zoned RS would be rezoned to RM; a 438-unit residential development is proposed including connections to Village sewer and water services. Total site is 68.3 acres. It is located on NYS Route 17M in vicinity of the Chester Mall. The applicant plans to prepare a Generic Environmental Impact Statement for the entire proposal.		

Please Complete Each Question - Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other Vacant meadow/bushland

2. Total acreage of project area: 68.3 (60.6 acres in Town of Chester; 7.7 acres in Village of Chester)

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Bushland (Non-agricultural)	<u>±17</u> acres	<u>0</u> acres
Forested	<u>±20.6</u> acres	<u>±5.1</u> acres
Agricultural (Includes orchards, cropland, pastures, etc.)	<u>±27</u> acres	<u>0</u> acres
Wetland (Regulated by State or Fed.)	<u>±3.7</u> acres	<u>±3.6</u> acres
Water Surface Area (pending confirmation of boundary)	_____ acres	<u>±2.1</u> acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	_____ acres	<u>±27</u> acres
Other (Indicate type) <u>Lawn and landscaped areas</u>	_____ acres	<u>±30.5</u> acres

3. What is predominant soil type(s) on project site? Mardin, Erie, Madlin
- a. Soil drainage: Well Drained _____ % of site Moderately well drained 65 % of site
 Poorly Drained 35 % of site
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? ±67 acres. (See 1 NYCRR 3700.)
4. Are there bedrock outcroppings on project site? Yes No

- a. What is the depth to bedrock? >60 (in feet)
5. Approximate percentage of proposed site with slopes: 0-10% 51.5 % 10-15% 27.8 %
 15% or greater 20.7 %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No
8. What is the depth of the water table? 0 - 2.0 (in feet)
9. Is site located over a primary, principal, or sole source aquifer? Yes No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
 Yes No According to site investigations
 Identify each species _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations.)
 Yes No Describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreational area?
 Yes No If yes, explain _____
14. Does the present site include scenic views known to be important to the community?
 Yes No
15. Streams within or contiguous to project area: none
 a. Name of Stream and name of River to which it is tributary _____
16. Lakes, ponds, wetland areas within or contiguous to project area:
 a. Name ACOE wetland (Approved Jurisdictional Determination) b. Size (In acres) 3.7 ac. on-site
17. Is the site served by existing public utilities? Yes No
 a) If Yes, does sufficient capacity exist to allow connection? Yes No **TBD**
 b) If Yes, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor ±68.3 acres.
- b. Project acreage to be developed: ±68.3 acres initially; ±68.3 acres ultimately.
- c. Project acreage to remain undeveloped 0 acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed? N/A %
- f. Number of off-street parking spaces existing 0; proposed ±1004
- g. Maximum vehicular trips generated per hour ±194 (upon completion of project)?
- h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	_____	_____	_____	_____
Ultimately	<u>100</u>	_____	<u>180</u>	<u>158</u>

- i. Dimensions (in feet) of largest proposed structure ±35 ft height; 65 ft width; 250 ft length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? ±610 ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? TBD tons/cubic yards?
3. Will disturbed areas be reclaimed? Yes No N/A
- a. If yes, for what intended purpose is the site being reclaimed? _____
- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? ±60 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
 Yes No
6. If single phase project: Anticipated period of construction? TBD months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated? TBD (number).
- b. Anticipated date of commencement phase 1 _____ month _____ year, (including demolition)
- c. Approximate completion date of final phase _____ month _____ year.
- d. Is phase 1 functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No TBD
9. Number of jobs generated during construction? 1,200-1,300 ; after project is complete 0
10. Number of jobs eliminated by this project? 0
11. Will project require relocation of any projects or facilities?? Yes No
If yes, explain _____
12. Is surface liquid waste disposal involved? Yes No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount. _____
- b. Name of water body into which effluent will be discharged. _____
13. Is subsurface liquid waste disposal involved? Yes No
14. Will surface area of an existing water body increase or decrease by proposal? Yes No
Explain _____
15. Is project or any portion of project located in 100 year flood plain? Yes No
16. Will the project generate solid waste? Yes No
- a. If yes, what is the amount per month ±2 Tons
- b. If yes, will an existing solid waste facility be used? Yes No
- c. If yes, give name Orange County Landfill ; location Goshen
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
- e. If yes, explain _____
17. Will the project involve the disposal of solid waste? Yes No
- a. If yes, what is the anticipated rate of disposal? _____ tons/month.
- b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? Yes No Incidental to landscape maintenance
19. Will project routinely produce odors (more than one hour per day?) Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No
21. Will project result in an increase in energy use? Yes No
If yes, indicate type(s) Electricity, heating fuel
22. If water supply is from wells, indicate pumping capacity NA gallons/minute.
23. Total anticipated water usage per day ±150,000 gallons/day.
24. Does project involve Local, State or Federal funding? Yes No
If yes, explain _____

25. Approvals Required:

Refer to accompanying Supplemental Narrative, page

Type

Submittal Date

City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Annexation	1/18/2008
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site plan and special permit/subdivision	
City, Town Zoning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Possible zoning variances	
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Water and sewer connections	
Other Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning Board review	
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT/NYSDEC	
Federal Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACOE	

C. Zoning and Planning Information

- Does proposed action involve a planning or zoning decision? Yes No
 If yes, indicate decision required:
 zoning amendment zoning variance special use permit subdivision site plan
 new/revision of master plan resource management plan other Annexation
- What is the zoning classification of the site? Town: SR6 and LB Village: RS and M2
- What is the maximum potential development of the site if developed as permitted by the present zoning? 438 units
- What is the proposed zoning of the site? Village: RM
- What is the maximum potential development of the site if developed as permitted by the proposed zoning? ±450 units
- Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
- What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?
Commercial and residential
- Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? Yes No
- If the proposed action is the subdivision of land, how many lots are proposed? 2
 a. What is the minimum lot size proposed? +68 ac
- Will proposed action require authorization(s) for formation of sewer or water districts? Yes No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?
 Yes No
- Will the proposed action result in the generation of traffic significantly above present levels? Yes No
 a. If yes, is the existing road network adequate to handle the additional traffic? Yes No TBD

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and measures that you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name BT Holdings LLC Date 1/18/08
 Signature [Signature] Title Planner for Applicant

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

**SUPPLEMENTAL NARRATIVE TO
ENVIRONMENTAL ASSESSMENT FORM**

**BT Holdings LLC Property
Town and Village of Chester**

January 18, 2008

INTRODUCTION

BT Holdings LLC, proposes to annex a 60.6 acre parcel of land presently in the Town of Chester to the Village of Chester, and rezone that annexed property—currently zoned Town SR-6 (Suburban High-Density Residential) with a small portion zoned Town LB (Local Business)—to the Village's RM (Residential Multi-Family) zoning. Additionally, two smaller existing Village parcels totaling 4.0 acres would be remapped from the Village's RS (Residential Single-Family) zoning to the Village's RM zoning. A +3.7 acre portion of an adjacent M-2 (Manufacturing) zoned property in the Village is proposed to be subdivided and added to the BT Holdings site and remapped to RM as well.

With the annexation and zone change, the Applicant proposes to develop a 438-unit residential project on the subject property.

The entire assembled parcel would be approximately 68.3 acres. It fronts on NYS Route 17M. It comprises four tax lots or portions thereof as summarized below

Given the scope of the proposed project, the Applicant recognizes that a Draft Environmental Impact Statement is appropriate to process these multiple sections and intends to submit one as this review proceeds. Given the various actions and a conceptual plan for the project, the Applicant will prepare a Generic Environmental Impact Statement that sets forth the impacts of the annexation, zoning requests and concept plan development and presents site specific thresholds for later site plan review proceedings.

Site Location and Setting

The regional setting of the subject site and its location are shown in Figure 1. The subject property consists of four tax parcels. The lot in the Town of Chester (to be annexed to the Village) has a Section-Block-Lot number of 2-1-39 and is 60.6 acres. The two existing tax lots in the Village are 107-3-4 and 108-1-1 and total 4.0 acres. A +3.7 acre portion of Village lot 120-1-1 is under contract to the Applicant and would be subdivided from the parent lot as part of this action.

Located east of NYS Route 17M, the subject site is irregular in shape, with its only road frontage on 17M. The parcel in the Town of Chester is currently zoned SR-6 (Suburban High-Density Residential). The two parcels in the Village of Chester are currently zoned RS (Residential Single-Family), and the adjacent parcel under contract is currently zoned M2 (Manufacturing).

Nearby properties are zoned Town GC (General Commercial), Town LB (Local Businesses), Town SR-1 (Suburban Residential), Town AR-.3 (Agricultural-Residential), Village RS (Residential Single-Family), Village B-2 (General Business), and Village M-2 (Manufacturing). Zoning designations from the Town and Village Zoning Maps are shown in accompanying Figures 2 and 3.

The western portion of the site is currently farmed and the remaining area is undeveloped woods, meadow and brushland. The topography is generally rolling. Slopes on roughly half of the site are under 10 percent. Approximately 28 acres have slopes between 10 and 15 percent, and approximately 21 acres have slopes over 15 percent.

There is one regulated wetland on the site of approximately 3.7 acres in size. A Jurisdictional Determination by the Army Corps of Engineers has been obtained for the wetland. A minor crossing of this wetland will be required to install road and infrastructure.

Land uses on adjoining properties include single-family residences to the north and southeast, a manufacturing facility on the east, the Chester Mall along NYS Route 17M to the south, and farmland on the west. An aerial photograph of the site environs is shown in Figure 4.

DESCRIPTION OF THE PROJECT

The project is proposed directly in response to the increasing need and demand for housing alternatives in Chester and Orange County and the goals of both to focus higher density development in areas of existing hamlets and activity centers where infrastructure already exists. That growth plan and those goals, specifically those for Chester, were outlined in the Town of Chester's 2003 Comprehensive Plan.

A concept plan for the proposed project is shown in Figure 5. The Applicant proposes a 438-unit residential project that will include 100 Senior apartments in two 3-story buildings and 338 market-rate Townhomes in buildings of various sizes, placed along an interior road network. The application is being proposed pursuant to the requirements of the Village of Chester Zoning Law. Certain map changes are being requested and the need for zoning amendments or variances will be evaluated as the project moves forward through the municipal and public review process.

In order for this concept to be implemented in a manner that readily provides for water, sewer, and other municipal services, the 60.6 acres of land currently in the Town of Chester is proposed to be annexed to the Village of Chester, where such services presently exist. It is recognized that the conceptual layout and unit mix may change somewhat in response to the municipal review process.

Development of the project would require a change in the zoning of the Village portions of the property from RS and M-2 to RM. The Town parcel to be annexed would be rezoned from its current SR-6 and LB zoning to the Village's RM, a comparable zoning classification to the Town's SR-6 zoning. The conceptual site plan is designed to conform to the dimensional requirements of the applicable Village regulations for the RM District.

The concept plan illustrates the anticipated layout for the proposed buildings. At certain locations, the site topography would require a building that may exceed the building height requirement, and it is anticipated that the Applicant would pursue a standard variance for this during the site plan approval process.

Under the Town parcel's current zoning of SR-6 (Residential High-Density), the regulations allow for a density of 6 units per acre for Multi-Family housing and from 10 to 18 units, depending on bedroom mix, for Affordable Senior housing. Under the current zoning, the Village of Chester's RS (Residential Single-Family) regulations for uses on the project site allow

one unit per lot with a minimum lot area of 12,500 square feet (3.48 units per acre). The Village's RM district allows up to 8 units per acre for 1- and 2-bedroom Multi-Family dwellings and up to 6 units per acre for Multi-Family dwellings of 3 or more bedrooms. The concept plan proposes 10 units per acre on 10 acres for the Senior apartment portion of the property and 5.8 units per acre on the 58.3 acres allocated to the Townhouse portion of the property.

The Senior apartment portion of the proposed project, located on 10 acres, would conform to § 98-23.1 entitled "Senior Citizen Housing Special Use permit". It is anticipated that the number of affordable units provided by the project would exceed the 20% required in order to qualify for an increase in density from 9 to 10 units per acre, pursuant to § 98-23.1.(F).(b).

The Village currently requires a total of 3.25 to 3.75 spaces per Townhouse unit, depending on bedroom mix, and 2.25 spaces per Senior apartment unit. Under the concept plan, each Townhouse unit will have a minimum of 2.5 off-street parking spaces—at least one enclosed garage space and one driveway space—plus supplemental parking provided either in individual driveways or in lots located along the internal road network. Senior apartment parking as contemplated would result in 1.25 off-street parking spaces per unit. As such, an amendment to the Village Zoning Law §98-20 and Schedule of District Regulations, column 9 would be necessary to reduce the number of off-street parking spaces required to conform with widely-accepted industry standards.

The proposed plan would provide 125 spaces for the Senior housing Community and 879 for the Townhouses, for a total of 1,004 spaces.

Access to the site is proposed on NYS Route 17M at a location approximately 0.5 miles north of NYS Route 94, with emergency access provided at Oakland Avenue/Woodland Terrace to the east. The main entrance will be a boulevard-style road with two entry lanes and two exit lanes, separated by a wide landscaped median. The boulevard extends past the entrance to the Seniors community located on the northwest corner of the property and the entrance to a clubhouse on the right. The boulevard then connects to a looped roadway that circulates through the property.

The road system will likely be private and maintained by the owner or a homeowners' association. Excepting the boulevard entrance, the internal roads are generally 22 feet wide. A sidewalk system is proposed throughout the project on one side of the internal road, connecting the residential units with parking facilities and recreation amenities to create a pedestrian-friendly environment.

In the proposed plan, the internal road crosses a narrow portion of the wetland for approximately 100 feet, and therefore the plan would require a permit from the U.S. Army Corps of Engineers.

Recreation amenities and open space will be provided in the development. A clubhouse proposed near the main project entrance for use by residents will include a pool and tot lot overlooking the preserved wetland along the west side of the site. A playground and picnic area will be located at the south end of the property, and a walking trail will be provided through the open green spaces.

The common open space areas in this development will be designed in accordance with the regulations in §98-18.D. of the Village Code. Open space will encompass approximately 7 acres of the development, exceeding the 5.4 acres required by the Code. This will include open

areas between groups of townhouses with new landscaping and clusters of existing woods; passive recreation space next to the wetland and stormwater ponds; and the playground and picnic area. The playground will be designed to provide 1.4 acres of play area, well in excess of the .6 acres required by the Code. Upon project completion the play area, open space and landscaping provided around the buildings will be maintained by the owner or HOA.

The total area of site disturbance will be approximately 59 acres. With development of the project, impervious surfaces will cover approximately 27 acres of the project site. The balance of the project site will consist of existing woods and wetland, new ponds, lawn and landscaped areas. A summary of project site disturbance based on the concept plan is provided in the table below.

Approximate Change in Site Cover (Acres)			
Land Cover	Existing	Post-Dev't.	Change
Agricultural fields, meadows or brushland	44.0	0	-44.0
Woodland	20.6	5.1	-15.5
Wetland	3.7	3.6	-.1
Water surface	0	2.1	+2.1
Impervious - Pavement and Buildings	0	27.0	+27.0
Lawns and Landscaping	0	30.5	+ 30.5

Utilities

Water and sewer service are proposed to be provided through connections to the municipal services in the Village of Chester. These connections would be constructed in accordance to the requirements of the Village and Town of Chester and Orange County Health Department specifications.

Stormwater Management

A stormwater management plan will be developed for the project. A detailed soil erosion and sedimentation control plan will also be developed for this project as part of the stormwater management plan to provide temporary management measures during the construction period. The concept plan shows stormwater detention basins planned in several locations around the project as permanent management features.

APPROVALS REQUIRED

The following approvals have been preliminarily identified in connection with the proposed action :

- Town Board and Village Board, Chester: Annexation
- Village Board, Chester: Zoning Map Changes, potential zoning amendments
- Orange County Department of Health: Utility Connections
- Orange County Planning Board, review of actions under NYS General Municipal Law
- New York State Department of Transportation: Highway Work Permit
- New York State Department of Environmental Conservation: Stormwater SPDES Permit, water quality certification
- US Army Corps of Engineers: Potential wetland permit

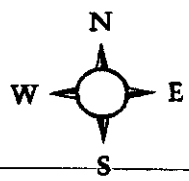
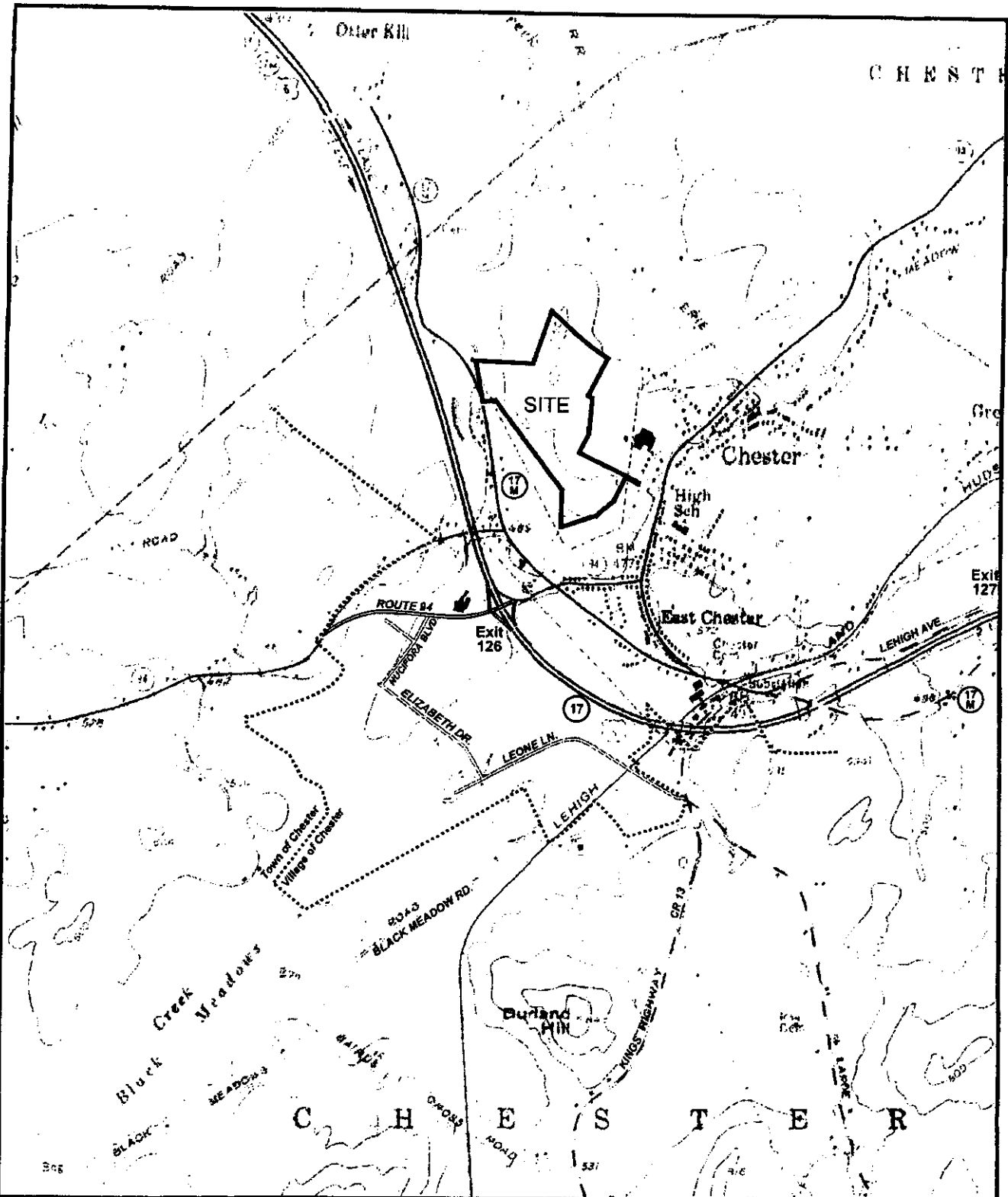
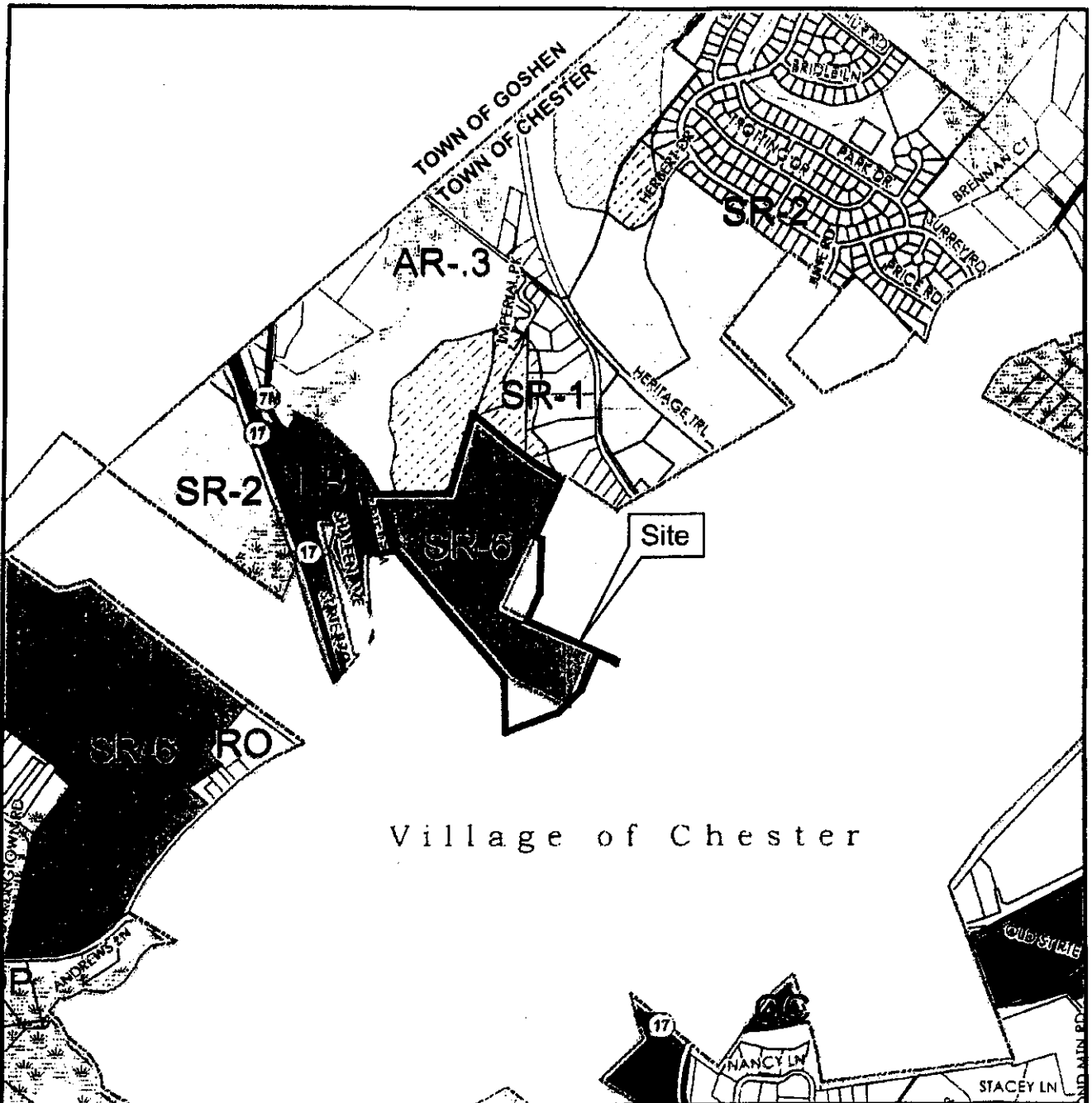


Figure 1: Location Map
 BT Holdings - Chester
 Village of Chester, Town of Chester, Orange County, New York
 Base Map: USGS Topographic Map, Warwick Quad
 Scale: 1 inch = 2,000 feet

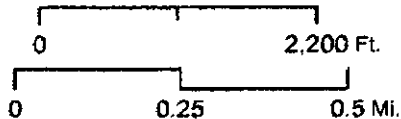


Village of Chester

Legend

AR-3 - Agricultural Residential (0.2 - 0.5 DU/AC)	RO - Residence Office	OP - Office Park	Streams
SR-1 - Suburban Residential (0.5 - 1 DU/AC)	LB/SL - Local Business / Sugar Loaf	IP - Industrial Park	Lakes
SR-2 - Suburban Residential (2 DU/AC*)	LB - Local Businesses	I - Industrial	County Highway
SR-6 - Suburban Residential (2 - 6 DU/AC*)	GC - General Commercial	AI - Agricultural Industrial	State Highways
	Flood Plains and Ponding Area Environmental Overlay	Ridge Preservation Overlay District	Tax Parcel Boundaries
			Municipal Boundaries

Graphic Scale

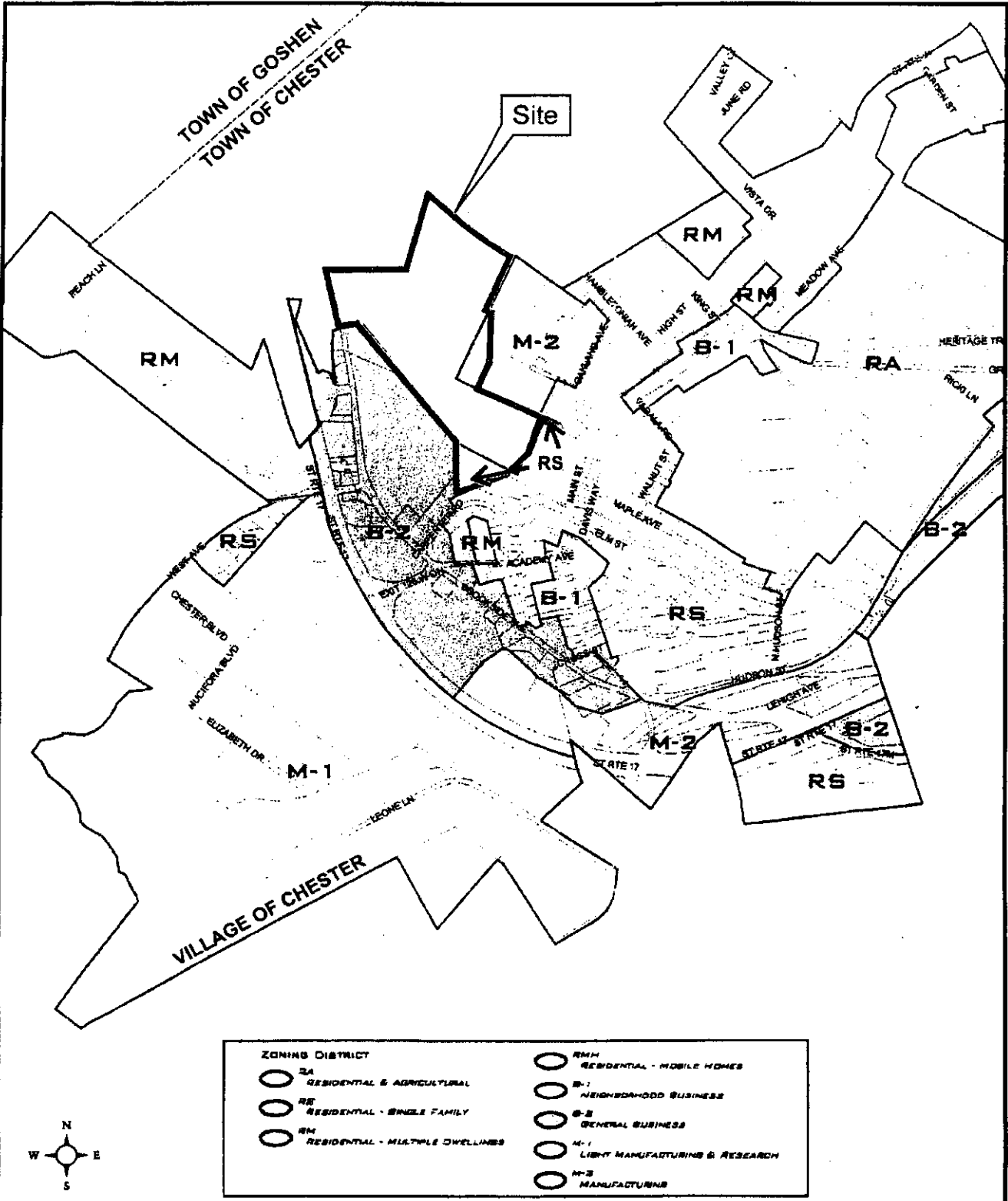


**Figure 2: Site on Town of Chester Zoning Map
BT Holdings - Chester**

Village of Chester, Town of Chester, Orange County, New York

Source: Orange County Planning Dept., 8/11/06

Scale: As Shown



ZONING DISTRICT	
○	RA RESIDENTIAL & AGRICULTURAL
○	RS RESIDENTIAL - SINGLE FAMILY
○	RM RESIDENTIAL - MULTIPLE DWELLINGS
○	RMH RESIDENTIAL - MOBILE HOMES
○	B-1 NEIGHBORHOOD BUSINESS
○	B-2 GENERAL BUSINESS
○	M-1 LIGHT MANUFACTURING & RESEARCH
○	M-2 MANUFACTURING

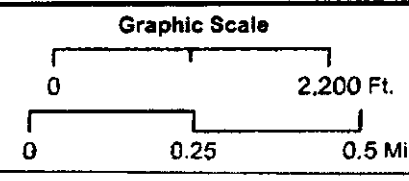


Figure 3: Site on Village of Chester Zoning Map
 BT Holdings - Chester
 Village of Chester, Town of Chester, Orange County, New York
 Source: Orange County Water Authority
 Scale: As Shown

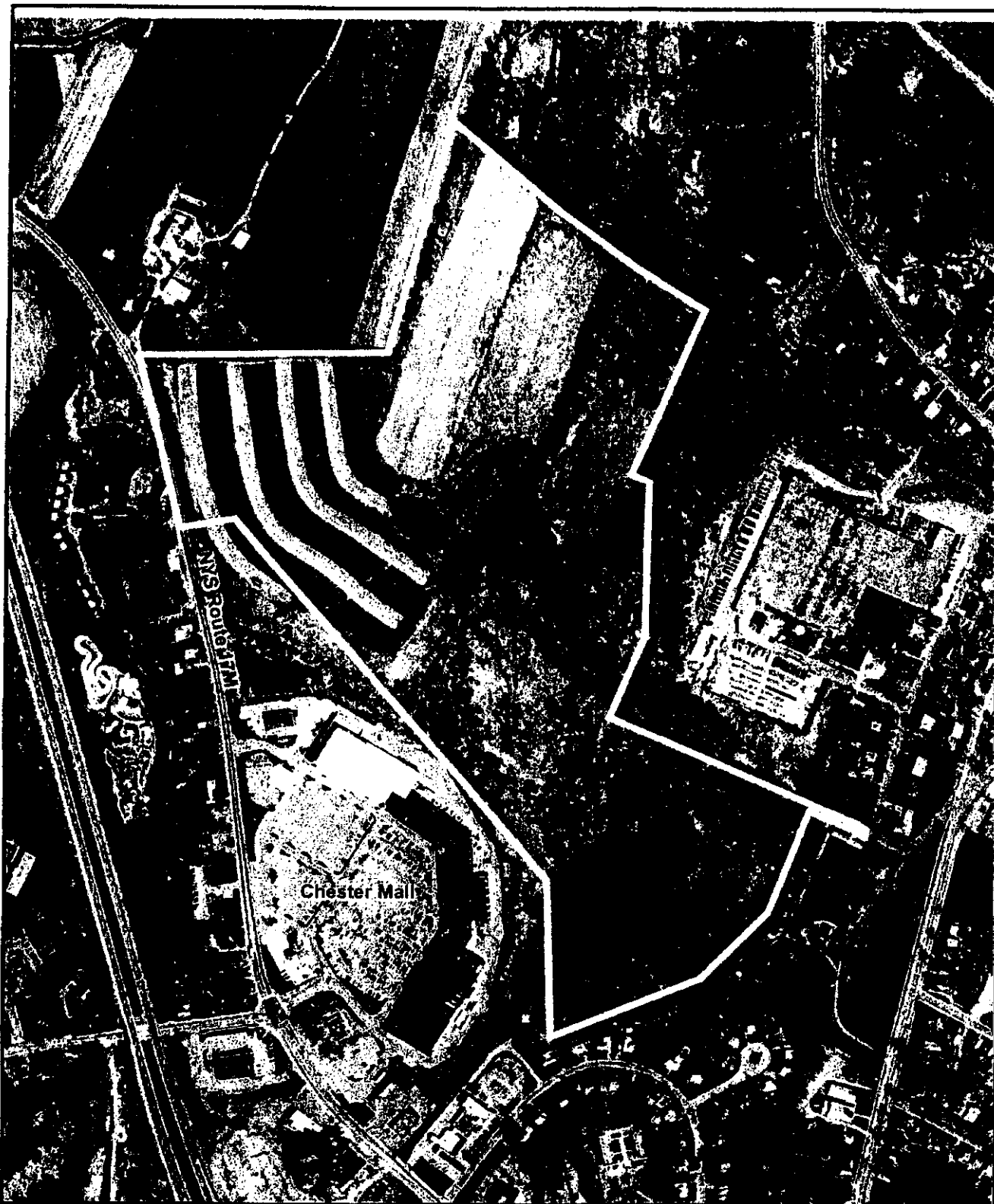
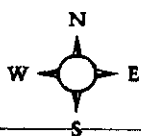


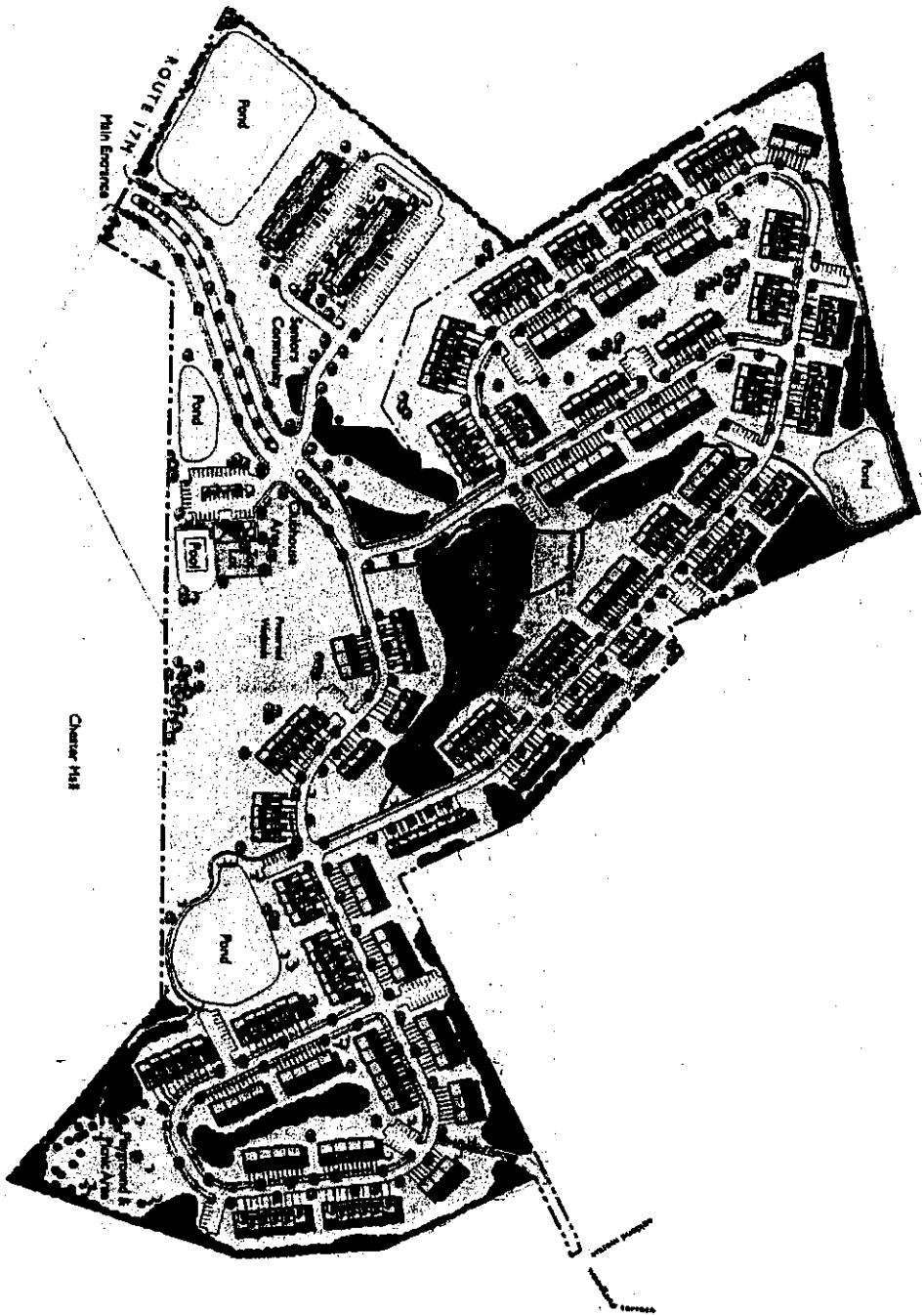
Figure 4: Site on Aerial Photograph
BT Holdings - Chester

Village of Chester, Town of Chester, Orange County, New York

Source: NYS GIS Clearinghouse, 2004 Aerial Photograph

Scale: 1" = 460'





CONCEPTUAL SITE PLAN

Tom Miller Associates, Inc. 10 North Street, Cold Spring, New York 10516 (945) 265-4400 Fax (945) 265-4418

Figure 5: Conceptual Site Plan
 BT Holdings - Chester
 Village of Chester, Town of Chester, Orange County, New York
 Source: Barton Partners, Inc., Dec. 13, 2007
 Scale: 1" = 250'