

KEY MAP
SCALE : 1"=400'±

GENERAL NOTES :

- TAX MAP DESIGNATION: SECTION 14, BLOCK 6, LOT 1
- AREA OF TRACT: 0.916 ± ACRES
- ZONING DISTRICT: LB/SL
- PROPOSED NUMBER OF LOTS: 3
- OWNER OF RECORD/APPLICANT: DORIAN DEHAAN & JOHN CONDATORE, JR. 1389 KINGS HIGHWAY CHESTER, NY 10918
- PROPOSED USES: LOT 1 - SINGLE-FAMILY & EXIST. HOME OCCUPATION LOT 2 - RETAIL & RESIDENTIAL LOT 3 - RETAIL & RESIDENTIAL
- PROPOSED WATER SUPPLY: CONNECTION TO SUGAR LOAF WATER SYSTEM
- PROPOSED SEWAGE DISPOSAL: CONNECTION TO MOODNA BASIN SEWER COMMISSION
- BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY : JOHN MCLOIN, PLS., NY LIC. #49689 WARWICK, NY, DATED 12-20-04.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITY LINES, WHETHER IN THE PUBLIC RIGHT-OF-WAY, IN EASEMENTS, OR IN PRIVATE PROPERTY PRIOR TO STARTING ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES THROUGHOUT THE COURSE OF CONSTRUCTION. PROJECT SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL NEW UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
- CALL BEFORE YOU DIG UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION 2 FULL WORKING DAYS BEFORE YOU DIG AT 1-800-962-7962.

LEGEND:

PROPERTY LINE	_____
PROP. PROPERTY LINE	_____
EXISTING DRIVE	-----
PROP. DRIVE	_____
WATER SUPPLY EASEMENT	_____
SEWER EASEMENT	_____
BUILDING SETBACK	_____
EXISTING FENCE	—○—○—○
EXISTING UTILITY POLE	⊕
EXISTING FIRE HYDRANT	⊕

7	12/19/17	REVISED FOR PB REVIEW
6	5/21/12	REVISED TO MEET MIXED USE REQUIREMENTS
5	3/17/09	REVISED GARAGE LOCATION
4	12/6/06	REVISED PER PLANNING BOARD COMMENTS OF 10/4/06
3	10/2/06	REVISED PER PLANNING BOARD COMMENTS OF 7/5/06
2	6/30/06	REVISED PER PLANNING BOARD COMMENTS OF 6/21/06
1	6/21/06	FOR PRELIMINARY REVIEW
ISSUE	DATE	DESCRIPTION

SUBDIVISION FOR
DORIAN DEHAAN & JOHN CONDATORE, JR.

SECTION 14, BLOCK 6, LOT 1
TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

PRELIMINARY SUBDIVISION PLAN

LEHMAN & GETZ, P.C.
CONSULTING ENGINEERS
17 RIVER STREET WARWICK, NEW YORK 10990

DAVID A. GETZ, P.E.
N.Y.S. LIC. No. 61265
DRAWN BY: K.H.E. DATE: 4/19/06
CHECKED BY: D.G. SCALE: 1" = 20'
JOB No. 1169 SHEET 1 OF 5

ZONE : LB-SL LOCAL BUSINESS-SUGAR LOAF REQUIREMENTS - RESIDENTIAL WITH CENTRAL WATER & SEWER

MINIMUM REQUIREMENTS	REQUIRED	LOT 1**
MIN. LOT AREA	10,890 SF	17,977 ± SF
MIN. LOT WIDTH	50 FT	133 ± FT
MIN. FRONT YARD	10 FT*	N/A
MIN. ONE SIDE YARD	5 FT	16 FT ±
TOTAL SIDE YARD	15 FT	55 FT ±
MIN. REAR YARD	30 FT	63 FT ±
MAX. BUILDING HEIGHT	35 FT	<35 FT
MAX. BLDG. COVERAGE	50%	10% ±

* FOR BUILDINGS CONSTRUCTED BEFORE 1973, AND LOCATED ON COUNTY RTE 13, A FRONT YARD SETBACK IS NOT REQUIRED

**A LOT WITH 2 FRONT YARDS - REFER TO SECTION 98-10 OF TOWN OF CHESTER CODE

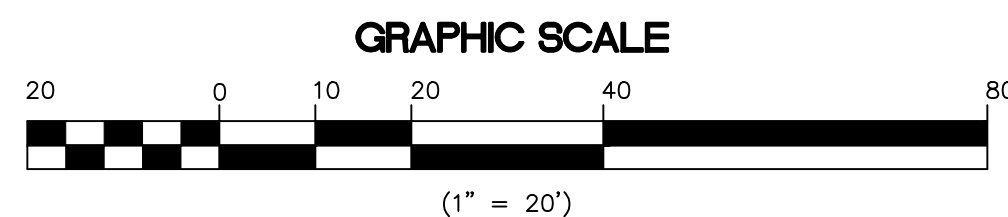
ZONE : LB-SL LOCAL BUSINESS-SUGAR LOAF REQUIREMENTS - MIXED USE

MINIMUM REQUIREMENTS	REQUIRED	LOT 2**	LOT 3
MIN. LOT AREA	10,890 SF	10,975 ± SF	10,948 ± SF
MIN. LOT WIDTH	50 FT	62 ± FT	62 ± FT
MIN. FRONT YARD**	20 FT	20 FT ±	56 FT ±
MIN. ONE SIDE YARD	5 FT	5 FT MIN.	5 FT MIN.
TOTAL SIDE YARD	10 FT	10 FT MIN.	10 FT MIN.
MIN. REAR YARD	30 FT	30 FT MIN.	30 FT MIN.
MAX. BUILDING HEIGHT	35 FT	35 FT	35 FT
MAX. BLDG. COVERAGE	50%	20% MAX.	20% MAX.

PARKING CALCULATIONS

REQUIREMENTS	TOTAL REQUIRED	PROVIDED
SINGLE-FAMILY (LOT 1) 2 SPACES/UNIT	2	2
RESIDENTIAL (LOT 2) 2 SPACES/RESID. UNIT	2	2
RETAIL USE (LOT 2)^ SECTION 98-22(2)(c)	EXEMPT IF UNDER 3,000 SF	6
RETAIL USE (LOT 3)^ SECTION 98-22(2)(c)	EXEMPT IF UNDER 3,000 SF	8

^LOTS 3 AND 4 PROPOSE SHARED PARKING, IN ADDITION TO ON-STREET PARKING



LIST OF DRAWINGS

SHEET 1	PRELIMINARY SUBDIVISION PLAN
SHEET 2	SUBDIVISION PLAT
SHEET 3	GRADING & UTILITIES

NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS, SHALL COMMENCE UNTIL A VALID PERMIT HAS BEEN SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS, UNDER SECTION 136 OF THE HIGHWAY LAW.