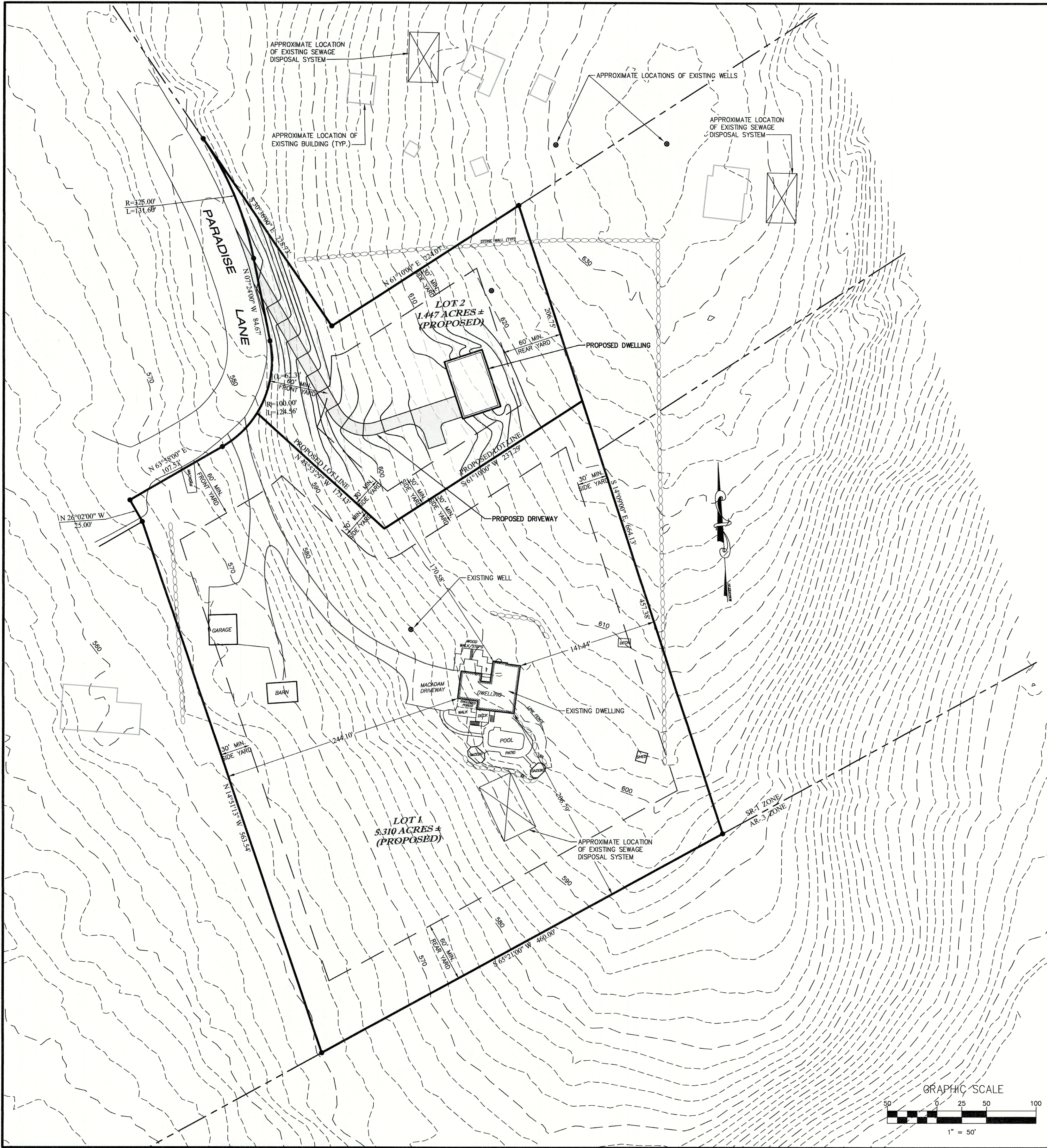




PROPERTY OWNERS LOCATED WITHIN 500'

SECTION	BLOCK	LOT	OWNER
17	1	26.23	TED & KELLY VAN LUVENDER 401 BELLVALE ROAD WARWICK, NY 10990
17	1	26.31	DAVID W & BROOKE C SUMMERFIELD 391 BELLVALE ROAD WARWICK, NY 10990
17	1	26.4	WAYNE FOWLER, JR & HANNAH KAYE 29 HELMS HILL ROAD WASHINGTONVILLE, NY 10992
17	1	38	MICHAEL RICHARDSON & SOFIA GAUTHIER 10 PARADISE LANE WARWICK, NY 10990
17	1	37	GLENN FARBER PO BOX 311 SUGAR LOAF, NY 10981
17	1	39	BRENDA STEWART 48 PARADISE LANE WARWICK, NY 10990
17	1	40.1	JOSEPH W RIZZO, JR & VIRGINIA K RIZZO 44 PARADISE LANE WARWICK, NY 10990
17	1	40.2	WILLIAM ALAN SWEET & CYNTHIA SWEET 41 PARADISE LANE WARWICK, NY 10990
17	1	43	WHITNEY JOHN TRUST 397 BELLVALE ROAD CHESTER, NY 10918
17	1	44	JEAN CLAUDE & ANNETTE SANCHEZ 395 BELLVALE ROAD WARWICK, NY 10990
17	1	52	FRANK & ALLYSON PRODIGO 48 LAKE STATION ROAD WARWICK, NY 10990
17	1	53	JOHN & SUSAN DARCY 46 LAKE STATION ROAD WARWICK, NY 10990
17	1	54	EDWARD TELLER 15 PARADISE LANE WARWICK, NY 10990
17	1	55	BARBARA TATE 50 LAKE STATION ROAD WARWICK, NY 10990
18	1	12	BELL STATION CORP 366 BELLVALE ROAD CHESTER, NY 10918

SUMMARY OF ZONING REQUIREMENTS

(SR-1 DISTRICT)

REQUIREMENT	MIN. REQUIREMENT	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT AREA	1.0 ACRE	5.310 ACRES ±	1.447 ACRES ±
MIN. LOT WIDTH	150 FT.	≥ 150 FT.	163 FT. ±
MIN. FRONT YARD	60 FT.	326 FT.±	173 FT.±
MIN. SIDE YARD	30 FT.	141.44 FT.±	40 FT.±
MIN. TOTAL SIDE YARDS	60 FT.	385.54 FT.±	131 FT.±
MIN. REAR YARD	60 FT.	206.79 FT.±	80 FT.±
MAX. BUILDING HEIGHT	35 FT.	≤ 35 FT.	≤ 35 FT.
MAX. BUILDING COVERAGE	15%	< 15%	< 15%



I HEREBY CERTIFY THAT THIS MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY THAT WAS PREPARED BY ROBERT H. SCHMICK, JR. PLS. DATED NOVEMBER 15, 2019

Robert H. Schmick, Jr., P.L.S.
N.Y. Lic. No. 050573

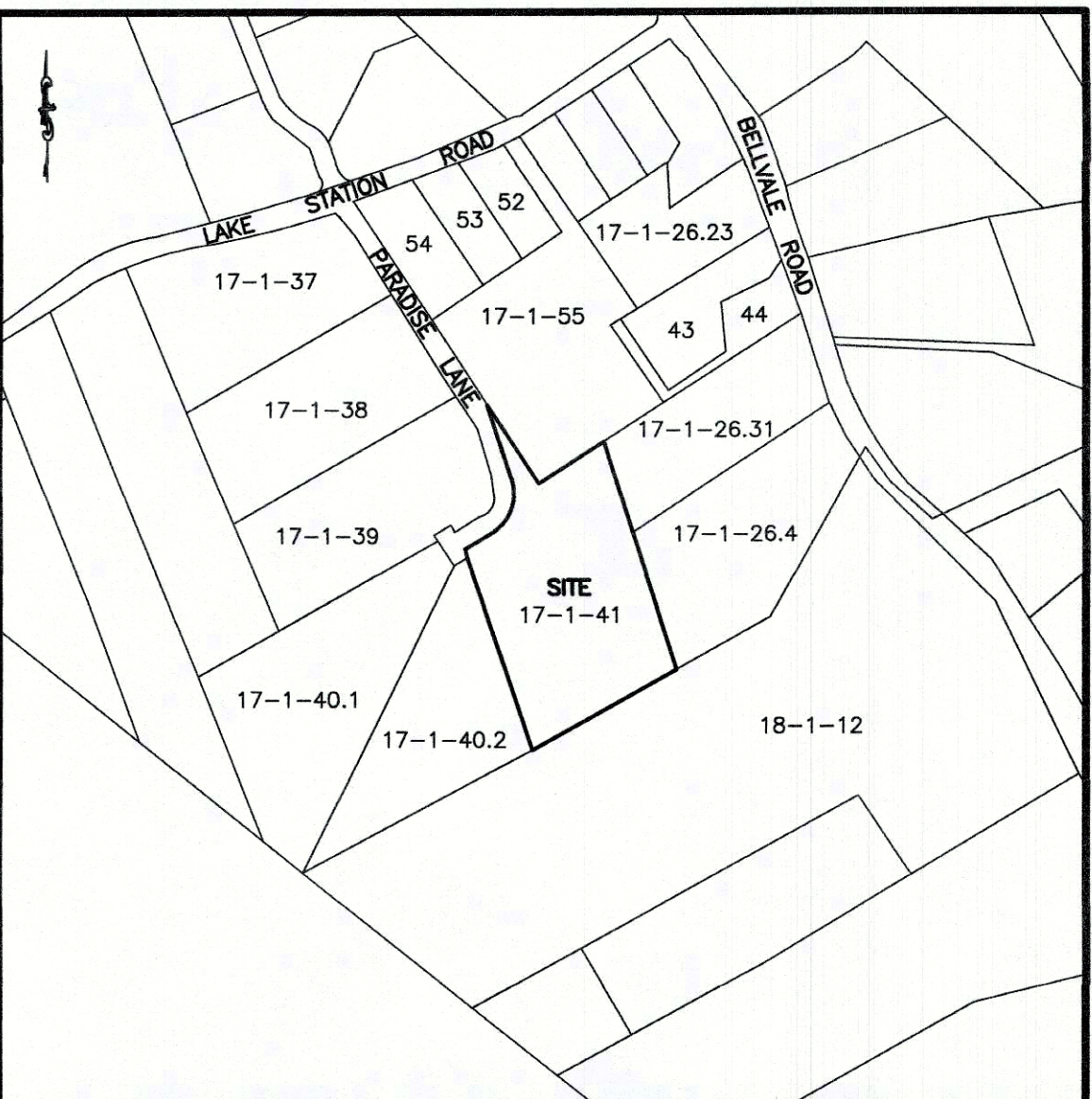
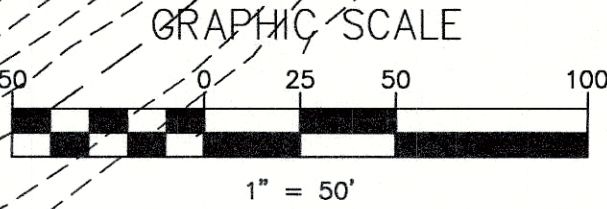
SCHMICK SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
WARWICK, NEW YORK 10990

APPROVED FOR FILING:

OWNER _____ DATE _____

APPROVED AS A FINAL SUBDIVISION PLAN BY A RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF CHESTER.

PLANNING BOARD CHAIRMAN _____ DATE _____



VICINITY MAP
SCALE: 1" = 500'±

GENERAL NOTES

- TAX MAP DESIGNATION: SECTION 17, BLOCK 1, LOT 41
- PROPERTY ADDRESS: 39 PARADISE LANE
- AREA OF TRACT: 6.757 ACRES
- OWNER/APPLICANT: ROBERT KNEBEL
39 PARADISE LANE
WARWICK, NY 10990
- ZONING DISTRICT: SR-1, SUBURBAN RESIDENTIAL
- SURVEY INFORMATION PROVIDED BY SCHMICK SURVEYING, WARWICK, NY.
- THERE ARE NO REGULATED NYSDEC OR ACOE WETLANDS LOCATED ON THE PROPERTY.
- SOILS MAPPING FROM THE USDA SOIL SURVEY OF ORANGE COUNTY. ONSITE SOILS ARE MAPPED AS MARDIN SOILS (MdB AND MdC).
- TOPOGRAPHIC DATA FROM NYS GIS CLEARINGHOUSE, BASED ON THE USGS 3 COUNTY 2014 LIDAR COLLECTION. VERTICAL DATUM NAVD88.

LEGEND

- 100 — EXISTING TOPOGRAPHY
- (100) — PROPOSED TOPOGRAPHY
- — — — — PROPERTY LINE
- - - - - ADJOINING PROPERTY LINE

LIST OF DRAWINGS

- SUBDIVISION PLAN
- LOT 2 PLAN
- PROFILES & DETAILS

2	1/22/20	FOR PLANNING BOARD REVIEW
1	11/22/19	FOR PLANNING BOARD REVIEW
ISSUE	DATE	DESCRIPTION

KNEBEL SUBDIVISION

SECTION 17, BLOCK 1, LOT 41
TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

SUBDIVISION PLAN

LEHMAN & GETZ, P.C.
CONSULTING ENGINEERS
PH 845-986-7737 FAX 845-986-0245
17 RIVER STREET WARWICK, NEW YORK 10990

DAVID A. GETZ, P.E.
N.Y.S. Lic. No. 61205

DRAWN BY P.R.P.	CHECKED BY D.A.G.	SCALE 1" = 50'	JOB NO. 480.17	SHEET NO. 1 OF 3
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