

VICINITY MAP
SCALE: 1" = 500'

GENERAL NOTES

- TAX MAP DESIGNATION: SECTION 7, BLOCK 1, LOT 1
- APPLICANT / RECORD OWNER:
FLORENCE MADONIA
64 CASCADE ROAD
WARWICK, NY 10990
- PROPERTY AREA: 1.136 ACRES
- ZONING DISTRICT: GC
- EXISTING/PROPOSED USE: RESIDENTIAL & RETAIL GARDEN CENTER
- EXISTING WATER SUPPLY: INDIVIDUAL WELL
- EXISTING SEWAGE DISPOSAL: INDIVIDUAL SUBSURFACE SYSTEM
- BOUNDARY & TOPOGRAPHIC INFORMATION FROM A SURVEY COMPLETED BY JOHN McGLOIN, PLS, DATED AUGUST 5, 2015. DEED REFERENCE: LIBER 13899, PAGE 593.
- PROPOSED LIMIT OF DISTURBANCE: 6,755± SF
- NUMBER OF EMPLOYEES: 1 FULL-TIME (SELF)
1 PART-TIME
- HOURS OF OPERATION: SEASONAL
CLOSED JANUARY-FEBRUARY
MARCH-APRIL THURSDAY-SUNDAY 11 AM TO 6 PM
MAY-AUGUST WEDNESDAY-SUNDAY 11 AM TO 7 PM
SEPTEMBER-DECEMBER 24TH FRIDAY-SUNDAY 11 AM TO 7 PM
- PARKING CALCULATIONS: 2 SPACES FOR RESIDENTIAL USE
1,075 SF RETAIL SALES AREA x 1 SPACE/150 SF = 7.2, SAY 8
REQUIRED SPACES.

LEGEND:

PROPERTY LINE	---
EXISTING DRIVE	----
PROPOSED GRADING	(500)
BUILDING SETBACK	---
EXISTING FENCE	— X — X — X
STONEWALL	○ ○ ○ ○ ○
EXISTING UTILITY POLE	⊙
PROPOSED SILT FENCE	— ○ — ○ — ○
LIMIT OF DISTURBANCE	• • • • •
PROPOSED GRAVEL PARKING	▨
EXISTING WELL	⊗
SOILS MAP	RSD
EXISTING TREES	~ ~ ~ ~ ~
SILT FENCE	— X — X — X

SUMMARY OF ZONING REQUIREMENTS

(GC DISTRICT, USE GROUPS — RESIDENTIAL BEFORE 2003)

REQUIREMENT	REQUIRED OR ALLOWED	EXISTING
LOT AREA	1 ACRE	1.136 ACRES
LOT WIDTH	150 FT.	406.5 FT.±
FRONT SETBACK	50 FT.	54.7 FT.±
REAR SETBACK	50 FT.	51.1 FT.±
ONE SIDE SETBACK	20 FT.	51 FT.
BOTH SIDE SETBACKS	40 FT.	>40 FT.
MAX. BLDG. COVERAGE	25%	2.2% +/-
BUILDING HEIGHT	35 FT. MAX.	<35 FT.

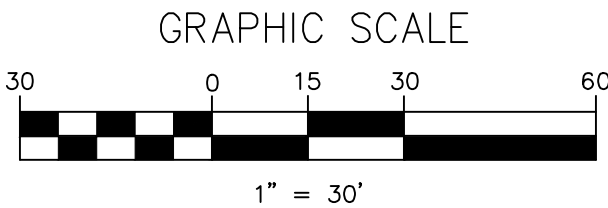
(GC DISTRICT, USE GROUPS — RETAIL)

REQUIREMENT	REQUIRED OR ALLOWED	PROPOSED SHED	PROPOSED PERGOLA
LOT AREA	1 ACRE	1.136 ACRES	1.136 ACRES
LOT WIDTH	200 FT.	406.5 FT.±	406.5 FT.±
FRONT SETBACK	75 FT.	69 FT.±*	38 FT.±*
REAR SETBACK	50 FT.	14 FT.±*	6 FT.±*
ONE SIDE SETBACK	20 FT.	215 FT.±	212 FT.±
BOTH SIDE SETBACKS	40 FT.	696 FT.±	600 FT.±
MAX. BLDG. COVERAGE	30%	0.5% +/-	0.1% +/-
BUILDING HEIGHT	40 FT. MAX.	7 FT.±	<35 FT.

* VARIANCE REQUIRED

PROPERTY OWNERS WITHIN 300 FEET

4-1-65	ANTHONY TARDALO P.O. BOX 597 CHESTER, NY 10918
4-1-66	DIANE TARDALO P.O. BOX 597 CHESTER, NY 10918
6-1-15	THE FROZEN ROCK, LLC 12 ELKAY DR. CHESTER, NY 10918
6-1-16.21	ORANGE & ROCKLAND UTILITIES INC. 1 BLUE HILL PLAZA PEARL RIVER, NY 10965
6-1-67.1	BURT HUNTER CO. INC. 32 CROSBY CT. PINE BUSH, NY 12566
6-1-68.2	BURT HUNTER CO. INC. 32 CROSBY CT. PINE BUSH, NY 12566
6-1-70.12	COMMUNITY PRODUCTS LLC 2032 ROUTE 213 RIFTON, NY 12471
7-1-124	TOWN OF CHESTER 1786 KINGS HIGHWAY CHESTER, NY 10918
7-1-125.2	ALL SAVE DEVELOPMENT 400 BELLA BLVD. MONTEBELLO, NY 10901



LIST OF DRAWINGS:

SHEET 1	SITE PLAN
SHEET 2	SITE PLAN DETAILS

APPROVED FOR FILING:

OWNER _____ DATE _____

SITE PLAN APPROVED BY RESOLUTION OF
THE PLANNING BOARD OF THE TOWN OF
CHESTER ON _____

CHAIRMAN _____ DATE _____

ROAD AND DRIVEWAY ENTRANCE PERMITS

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

SITE PLAN FOR

MADONIA

TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

SITE 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. 61265

DRAWN BY KHE	CHECKED BY DAG	SCALE 1"=30'	JOB NO. 2071	SHEET NO. 1 OF 1
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