

BULK REQUIREMENTS

LB/SL ZONE

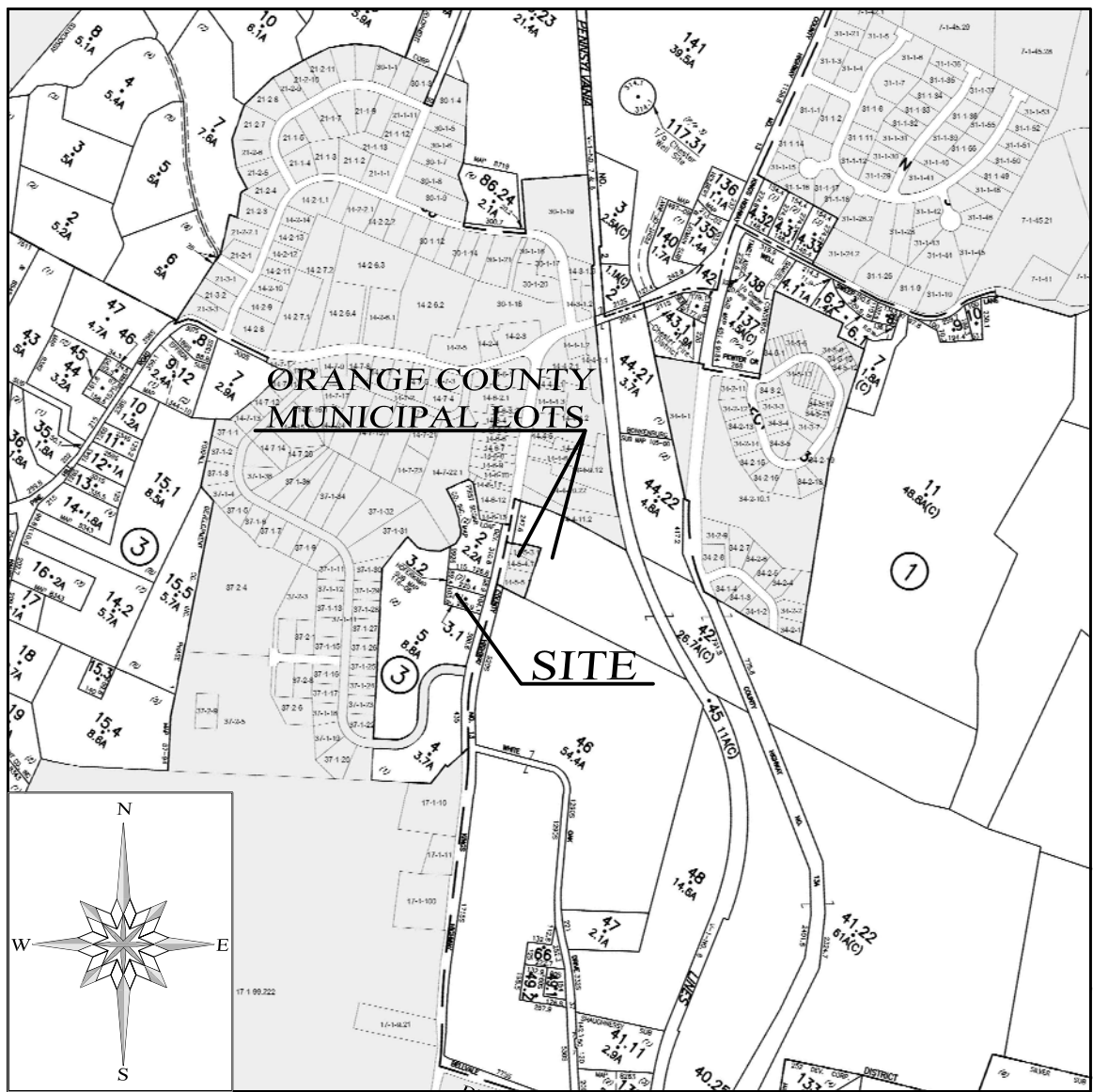
WITH EITHER CENTRAL WATER OR CENTRAL SEWER.
TWO-FAMILY DWELLING, NOT TO EXCEED A TOTAL OF TWO
DWELLING UNITS PER LOT. 2.1

	TWO-FAMILY DWELLING MINIMUM REQUIRED	OFFICE USE MINIMUM REQUIRED	PROVIDED
LOT AREA (SQ.FT.)	38,115*	10,890	22,557±
LOT WIDTH (FT.)	100	50	<104
FRONT YARD (FT.)	25 ¹	20 ¹	30±
REAR YARD (FT.)	30	30	153±
ONE SIDE YARD (FT.)	10	5	10±
BOTH SIDE YARDS (FT.)	25	10	54±

	MAXIMUM ALLOWED	MAXIMUM ALLOWED	PROVIDED
BUILDING HEIGHT (FT.)	35	35	<35
LOT COVERAGE (%)	40	50	20±

* VARIANCE GRANTED BY TOWN OF CHESTER ZBA ON SEPTEMBER 24, 2020.

- NOTES:
- 1.) EXCEPT FOR ALL BUILDINGS CONSTRUCTED PRIOR TO JULY 1, 1973, FOR WHICH FRONT YARD SETBACKS SHALL NOT BE REQUIRED, THIS SHALL ONLY APPLY TO THOSE LOTS LOCATED ON BOTH SIDES OF COUNTY ROUTE 13 FROM ITS INTERSECTION WITH PINE HILL ROAD SOUTH FOR 1,300 FEET TO THE ORANGE COUNTY CITIZENS FOUNDATION AND LYCIAN PARCELS.
 - 2.) LOT AREA REQUIREMENTS ARE 175% OF THE REQUIREMENT FOR SINGLE-FAMILY DWELLING UNIT FOR SIMILAR UTILITIES.
 - 3.) SAME NOT TO EXCEED 20% OF LOTS OR USES IN A SUBDIVISION OR SITE PLAN.



LOCATION MAP
APPROX. SCALE: 1" = 1000'

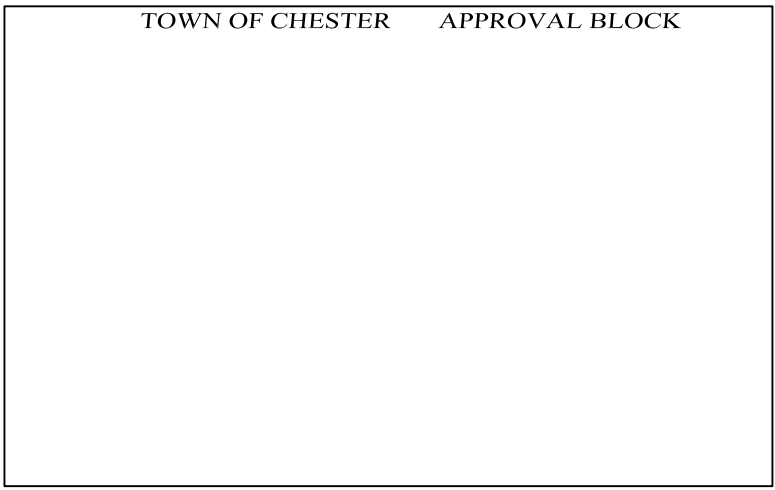
PARKING CALCULATION

EXISTING 2 FAMILY DWELLING / 2 PER SPACES PER UNIT = 4
TOTAL REQUIRED SPACES = 4 SPACES
PROVIDED ON SITE SPACES = 4 SPACES

PROPOSED OFFICE SPACE / 1 PER SPACES PER 200 SQ.FT.
600 SF / 1 PER 200 = 3 SPACES
TOTAL REQUIRED SPACES = 7 SPACES
TOTAL PROVIDED ON SITE = 7 SPACES

N/F
LYCIAN CENTRE, LTD.
SEC. 13 BLK. 3 LOT 5
LIBER 14540 PAGE 1565

N/F
BACK OFFICE
ASSOCIATES LLC
SEC. 13 BLK. 3 LOT 3.2
LIBER 12878 PAGE 638



GENERAL NOTES:

1. TOWN OF CHESTER TAX MAP DESIGNATION: SEC. 13 BLK. 3 LOT 3.1
2. TOTAL AREA OF PARCEL: 0.514 ACRES
3. PARCEL IS LOCATED IN THE LB/SL ZONING DISTRICT.
4. LOT SERVED BY INDIVIDUAL WELL AND PUBLIC SEWER SYSTEM.
5. ALL NEW UTILITIES SHALL BE INSTALLED UNDER GROUND.
6. BOUNDARY AND TOPOGRAPHY TAKEN FROM A MAP ENTITLED "HOFFERKAMP SITE PLAN" APPROVED BY THE TOWN OF CHESTER PLANNING BOARD ON 2-3-2008.
7. EXISTING MUNICIPAL SEWER INFORMATION TAKEN A MAP ENTITLED "HOFFERKAMP SITE PLAN" APPROVED BY THE TOWN OF CHESTER PLANNING BOARD ON 2-3-2008.
8. EXISTING FEATURES BASE ON FIELD DATA BY KIRK ROTHER, PE. ON JULY 27, 2023.

THIS SHEET SHALL BE CONSIDERED INCOMPLETE AND INVALID UNLESS
ACCOMPANIED BY SHEETS NUMBER 1 THRU 3 IN THE SET OF 3.

RECORD OWNER

JEFF SAPANARO
280 STATE SCHOOL ROAD
WARWICK, NY 10990

OWNER REVIEW AND CONCURRENCE WITH PLAN	
OWNER	DATE

Lands of
SAPANARO
TOWN OF CHESTER, ORANGE COUNTY, NEW YORK
PROJECT TITLE

**AMENDED
SITE PLAN**
DRAWING TITLE

KIRK ROTHER, P.E.
CONSULTING ENGINEER, PLLC
5 Saint Stephens Lane, Warwick, NY 10990
(845) 988-0620

DATE	REVISIONS
09-20-23	REVISED PARKING
07-31-23	AS BUILT / ADD OFFICE
12-15-20	REV. PER COUNTY D.P.W. COMMENTS
11-19-20	REV. PER P.B. COMMENTS
10-08-20	REV. ADD COUNTY ENTRANCE DETAILS
09-29-20	REV. PLANNING BOARD SUBMITTAL
08-11-20	ZBA SUBMITTAL
03-03-20	INITIAL PREPARATION

DATE	REVISIONS	KIRK ROTHER, P.E.	N.Y.S. LIC. NO. 079053	DATE
D.O.T. SHEET #	D.E.C. SHEET #	O.C.H.D. SHEET #	SHEET #	
N.A.	N.A.	N.A.		1 OF 1
CAD # 20104	PROJECT #	SCALE		
10-08-2020	20104	AS SHOWN		

NOTE
CONTACT UNDERGROUND FACILITIES PROTECTION
ORGANIZATION 3 DAYS PRIOR TO CONSTRUCTION @
"DIG SAFELY N.Y. 800-962-7962".

LEGEND

- EXISTING PROPERTY LINE
- EXISTING CONTOUR LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING OVER HEAD UTILITIES
- TREELINE
- SETBACK LINE
- EXISTING UTILITY POLE
- PROPOSED WELL
- PROPOSED CLEAN OUT
- PROPOSED SILT FENCE

PROPOSED 2 FAMILY DWELLING

