



VICINITY MAP
N.T.S

GENERAL NOTES

- RECORD OWNER AND APPLICANT:
193 BMD LLC,
P.O. BOX 2398
MONROE NY, 10949
- TAX PARCELS: 6-1-100
- OVERALL AREA: 5.8953 ACRES OR 256,800 SQ. FT.
- PROPERTY BOUNDARY AND TOPOGRAPHY SHOWN HEREON WAS COMPLETED BY CIVIL TEC ENGINEERING & SURVEYING PC ON MARCH 20, 2021
- WETLAND BOUNDARY SHOWN HERON FLAGGED BY MICHAEL NORWICKI ON AUGUST 1, 2020 AND FIELD LOCATED BY CIVIL TEC ENGINEERING & SURVEYING PC.
- THE APPROXIMATE LOCATION OF THE EXISTING SEPTIC SYSTEM SHOWN IS BASED UPON A PLAN ENTITLED, "SEPTIC SYSTEM DESIGN FOR THE EIGHTEEN EIGHT GROUP LLC", PREPARED BY STEPHEN DEUTSCH, P.E. LAST REVISED 8-27-02 AND APPROVED BY THE TOWN OF CHESTER PLANNING BOARD ON 07-28-03.
- THE FOLLOWING VARIANCES WERE GRANTED BY THE TOWN OF CHESTER ZONING BOARD OF APPEALS ON APRIL 14, 2022.
 - VARIANCE OF A SIDE YARD OF 70.4 FEET WHERE 90 FEET IS REQUIRED.
 - AREA VARIANCE FOR AN EXISTING FRONT YARD OF 86.6 FEET WHERE THE CODE REQUIRES A MINIMUM OF 100 FEET.
 - AN AREA VARIANCE GRANTING RELIEF FROM THE MINIMUM PARKING SPACES REQUIRED OF 120 AND A REQUEST FOR 69 SPACES.THE VARIANCES WERE CONDITIONED UPON THAT THE PARKING VARIANCE WOULD BECOME NULL AND VOID IN THE EVENT THE NUMBER OF EMPLOYEES AT ANY ONE TIME WORKING WITHIN THE WAREHOUSE EXCEEDS 60 EMPLOYEES.
- HOURS OF OPERATION:
MONDAY - FRIDAY: 9 AM TO 5 PM (TYPICALLY)
OCCASIONALLY A 7 AM START FOR SOME WAREHOUSE EMPLOYEES
- THE 27 PARKING SPACES ALONG THE BUILDING ARE TO BE KEPT IN "RESERVE" FOR FUTURE USE IF REQUIRED. THE AREA IS TO BE HAVE A LAWN SURFACE. IF AT SUCH TIME IT IS DEEMED NECESSARY THAT THE SPACES ARE REQUIRED THEY ARE TO BE CONSTRUCTED AS SHOWN ON THE PLANS.
- FIRE PROTECTION FOR THE FACILITY WILL BE PROVIDED BY AN ONSITE WATER STORAGE TANK AND PUMP SYSTEM. THE DESIGN IS TO BE INCLUDED IN THE PLANS SUBMITTED FOR A BUILDING PERMIT AT THE TIME OF CONSTRUCTION.

Bulk Requirements: IP Wholesale Operations of a Light Industry Nature / Fully Enclosed Warehouse								
	Min. Lot Area (acres)	Min. Lot Width (feet)	Min. Front Yard (feet)	Min. Side Yard (feet)	Min. Total Side Yard (feet)	Min. Rear Yard (feet)	Max. Building Height (feet)	Max. Building Coverage
Required	5	300	100	90	180	100	65	40%
Provided	5.9	300	86.6*	70.4*	189.6	314.6	< 65	21.10%
* Variance granted; See Note #7								

PARKING CALCULATIONS

OFFICE BUILDING
1 SPACE PER 200 SQAURE FEET OF FLOOR AREA FOR THE FIRST 20,000 SQUARE FEET OF FLOOR AREA, AND THEN 1 SPACE PER 300 SQUARE FEET OF ANY ADDITIONAL FLOOR AREA

3,980 SF / 200 SF = 19.9
20 SPACES REQUIRED

WAREHOUSE
1 SPACE PER 500 SQUARE FEET OF GROSS FLOOR AREA

50,000 SF / 500 SF = 100
100 SPACES REQUIRED

TOTAL OF 120 SPACES REQUIRED
69 PARKING SPACES INCLUDING 1 HANDICAPPED SPACE PROVIDED.
VARIANCE GRANTED FOR # OF PARKING SPACES; SEE NOTE #7.

MARCH 19, 2023	5	REVISE PER NYSEDC COMMENTS REGARDING WETLAND IMPACTS
SEPTEMBER 20, 2022	4	REVISE AS PER COMMENTS FROM THE PB AND TOWN ENGINEER
JULY 18, 2022	3	REVISE AS PER COMMENTS FROM THE PB AND ENGINEER
JUNE 21, 2022	2	RE-SUBMIT TO PB AFTER VARIANCES GRANTED.

DATE	ISSUE	DESCRIPTION
S.B.L. 6-1-100		
SITE PLAN - WAREHOUSE ADDITION FOR SUPERIO-193 BLACK MEADOW RD TOWN OF CHESTER - ORANGE COUNTY - NEW YORK		
CIVIL TEC Engineering & Surveying PC		DATE: 5/3/2021
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243		DRAWN BY: DC
55 Brookside Avenue Chester, NY 10918 845.610.3621		CHKD BY: RB/LT
Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com		JOB No. 3835
Lawrence E. Torro, P.E. N.Y. Lic. No. 68981		SCALE: 1"=40'
		DWG No. 1 OF 6