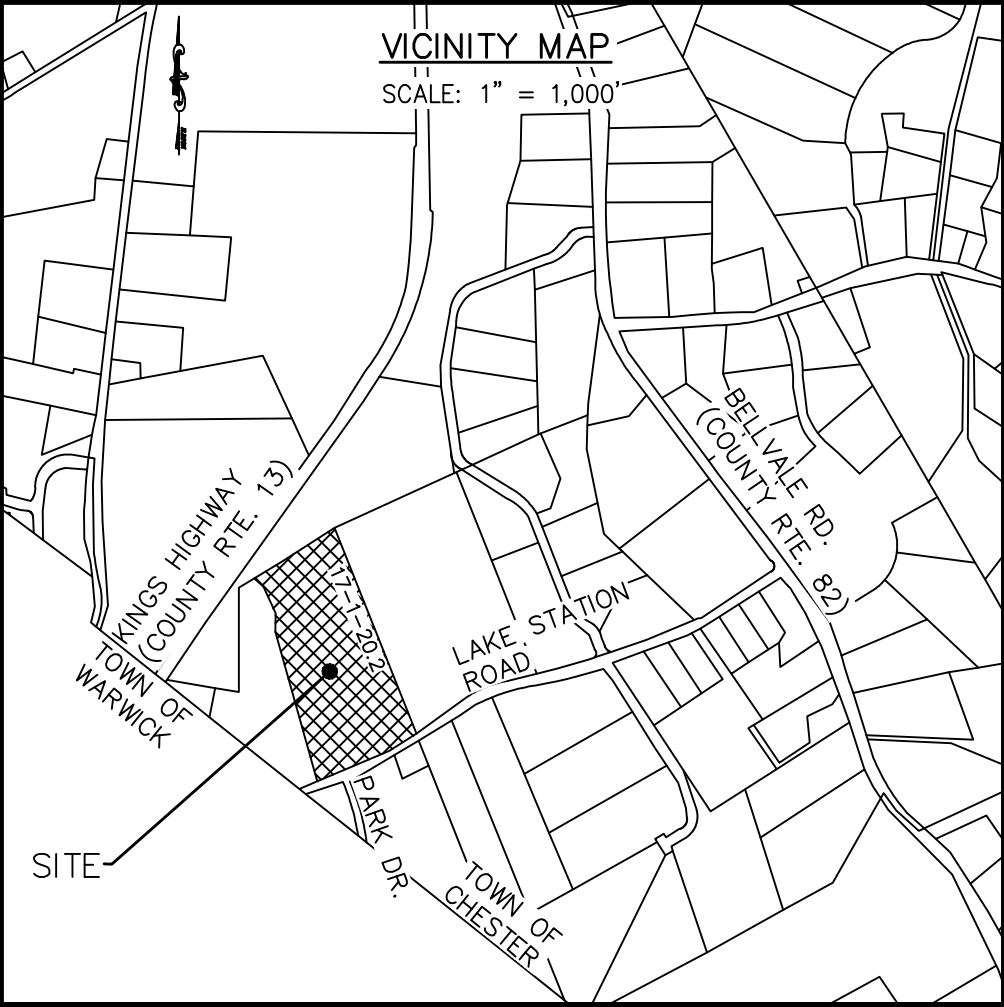
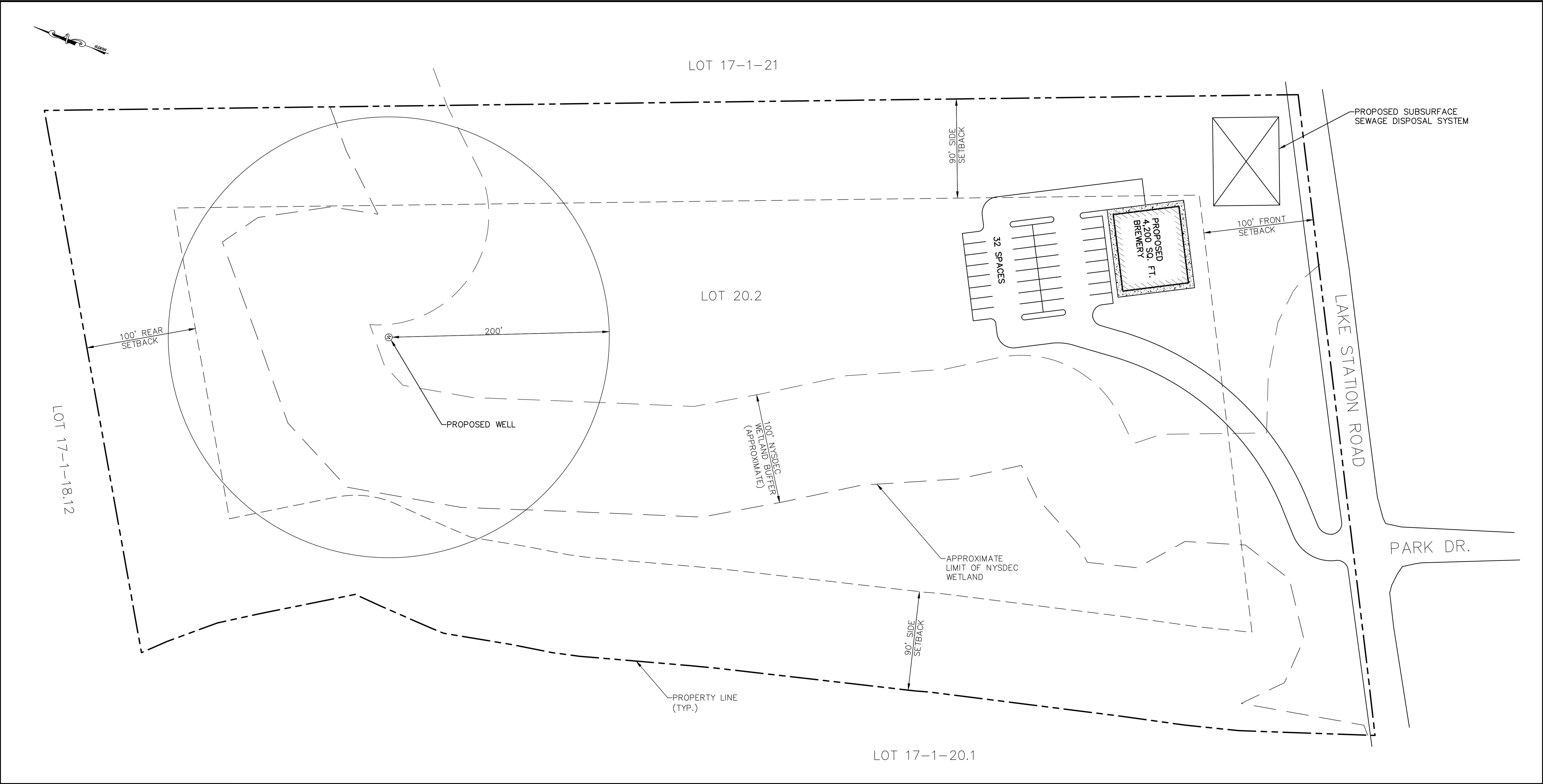




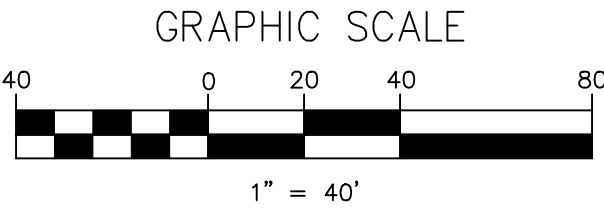
GENERAL NOTES

1. TAX MAP DESIGNATION: SECTION 17, BLOCK 1, LOT 20.2
2. OWNER: CHARLES & ILENE GILMORE
19 LAKE STATION ROAD
WARWICK, NY 10990
3. APPLICANT: DALE VAN PAMELEN
32 W. 25TH ST.
NEW YORK, NY 10010
4. ACREAGE: 13.3 ACRES±
5. ZONING DISTRICT: INDUSTRIAL PARK (IP)
6. WETLAND INFORMATION PROVIDED BY ERS CONSULTANTS, WARWICK NY, JULY 2015
7. PROPOSED USES IN BREWERY BUILDING:
A. BEER PRODUCTION
B. TASTING ROOM
C. LIGHT FOOD PREPARATION

SUMMARY OF ZONING REQUIREMENTS

(INDUSTRIAL PARK DISTRICT)

REQUIREMENT	REQUIRED OR ALLOWED	PROPOSED
LOT AREA	5 AC.	13.3 AC.±
LOT WIDTH	300 FT.	580 FT.±
FRONT SETBACK	100 FT.	120 FT.±
REAR SETBACK	100 FT.	937 FT.±
ONE SIDE SETBACK	90 FT.	100 FT.±
BOTH SIDE SETBACKS	180 FT.	483 FT.±
LOT COVERAGE	40%	< 40%
BUILDING HEIGHT	65 FT.	< 65 FT.



1	8/4/15	FOR PLANNING BOARD REVIEW
ISSUE	DATE	DESCRIPTION
SITE PLAN FOR VAN PAMELEN SECTION 17, BLOCK 1, LOT 20.2 TOWN OF CHESTER ORANGE COUNTY, NEW YORK		
CONCEPT 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 JV	CHECKED BY DAG	SCALE AS NOTED
JOB NO. 2052	SHEET NO. 1 OF 1	