

CONCEPTUAL LOT LINE PLAN

Scale: 1"=1000'

ZONING TABLE 7-1-73
Laroe Road LLC

Town Code Category (AR-3 District) Single Family Dwelling Undersized Lot (SS 9B-8A)	Allowance Under Current Zoning Code	Existing Condition	Proposed Condition
Lot Area	40,000- 74,444 sf	52,442 sf	72,444 sf
Minimum Front Yard Setback	40 Ft.	N/A	No change
Minimum One Side Yard Setback	30 Ft.	N/A	No change
Minimum Total Side Yard Setback	60 Ft.	N/A	No change
Minimum Rear Yard Setback	50 Ft.	N/A	No change
Accessory Building Setback (SS 9B-11)	5 Ft. from Lot Line	0 Ft.	Building now on other property
Maximum Building Height	35 Ft.	35 Ft. or Less	No change
Maximum Percentage of Building Coverage	10%	0.6%	0%

ZONING TABLE 7-1-25 Ostrer

Town Code Category (AR-3 District) Single Family Dwelling Undersized Lot (SS 9B-8A)	Allowance Under Current Zoning Code	Existing Condition	Proposed Condition
Lot Area	40,000- 74,444 sf	54,287 sf	64,330 sf
Minimum Front Yard Setback	40 Ft.	> 40 Ft.	No change
Minimum One Side Yard Setback	30 Ft.	61 Ft.	No change
Minimum Total Side Yard Setback	60 Ft.	136 Ft.	No change
Minimum Rear Yard Setback	50 Ft.	58 Ft.	120 Ft.
Accessory Building Setback (SS 9B-11)	5 Ft. from Lot Line	18 Ft.	0 Ft.
Maximum Building Height	35 Ft.	35 Ft. or Less	No change
Maximum Percentage of Building Coverage	10%	4.6%	5.5%

SYMBOL LEGEND

	Tree to remove
	Deciduous tree to remain
	Evergreen tree to remain
	Existing Vegetation to Remain
	Existing Contour
	Proposed Contour
	Existing Spot Grade
	Proposed Spot Grade
	Proposed Top of Wall Spot Grade
	Proposed Bottom of Wall Spot Grade
	Proposed Top of Step Spot Grade
	Proposed Bottom of Step Spot Grade
	Property Line
	Proposed Property Line
	Demolish
	Setback Line
	Centerline
	Existing Driveway Easement
	Proposed Driveway Easement
	Finish floor elevation
	Boulder Wall
	Swale

CUT/FILL CALCULATIONS

Total Cut	384 cy
Total Fill	146 cy
Total Excess Cut	143 cy

NOTE: These calculations are approximate. An extra 1' of cut below finished floor is included under the footprint of the garage.
1. No extra cut below the patios is included.
2. A standard 20% Puff calculation is included in the fill quantity to account for amount of fill needed when considering material settling.
3. Some extra cut is added to the total to account for the garage foundation.

GENERAL NOTES

- This drawing is based upon a property survey provided by James A. Drinn dated June 25, 1993, a property survey provided by James A. Drinn dated October 13, 2009, and a topographic survey provided by James Scheuermann dated August 5, 2024.
- The flag lot was created as part of a Final Subdivision Plan prepared for Dr. Michael Kamalian, Map #6087, approved by the planning board on June 19, 1993.
- Location of treeline and neighbor's house are approximate and are based on Google Maps aerial imagery.
- Owner to obtain all permits before building.
- Strip topsoil in pavement areas and stockpile for future use.
- Contractor must call "Before you Dig" and have all underground utilities located before commencing excavation work.

PLANNING BOARD APPROVAL

THE OSTRER RESIDENCE
450 LAROE ROAD
CHESTER, NEW YORK

CONCEPTUAL LOT LINE AND
DRIVEWAY EASEMENT PLAN

KALA
KAREN ARENT LANDSCAPE ARCHITECT

12 OLD MINISINK TRAIL • GOSHEN, NEW YORK 10924
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New York License #

Unauthorized alteration or addition to this drawing is a violation of Section 7209 (2) of the New York State Education Law.

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Drawn By: KA Checked By: XX Scale: AS NOTED