

1. TAX MAP IDENTIFICATION NUMBER: SECTION 13, BLOCK 3, LOT 2
2. TOTAL AREA OF SUBJECT PARCEL: 2.199+ ACRES.
3. BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY ENGINEERING & SURVEYING PROPERTIES ON 03/14/18.
4. THE TOPOGRAPHY SHOWN HEREIN WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC, FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODEL (DEM) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS GIS GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1980.
5. OWNER APPLICANT: BROCCOLI PATCH, INC.
555 MT ARY RD
NEW WINDSOR, NY, 12553
6. ALL PROPOSED BUILDINGS SHALL BE SERVICED BY INDIVIDUAL WELLS AND PUBLIC SEWER.
7. PER SECTION 8-22 C. (2) (c) WE WILL BE REQUESTING A WAIVER FOR PARKING REQUIREMENTS.
8. A VARIANCE FROM THE REQUIRED 100 FT BUFFER WILL BE REQUESTED

TOWN OF CHESTER - ZONING DISTRICT LB/SL

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	10,890 SF	95,793 SF
LOT WIDTH	50 FEET	306.4 FEET
FRONT YARD	20 FEET	78.5 FEET
REAR YARD	30 FEET	31.2 FEET
SIDE YARD (ONE/BOTH)	5/10 FEET	43/161.84 FEET

MAXIMUM ALLOWABLE		
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT
MAXIMUM BUILDING COVERAGE	50%	15.8%

CATERING AREA: 7,800 S.F.

CATERING SPACES REQUIRED: 1 SPACE PER 3 SEATS = 150 SEATS / 3 = 50 SPACES

RESIDENCE SPACES REQUIRED: 2 SPACES PER DWELLING UNIT = 2 SPACES

DISTILLERY SPACES REQUIRED: 1 SPACE PER 3 SEATS
80 SEATS / 3 SEATS PER SPACE = 27 SPACES

TOTAL SPACES REQUIRED:	79 SPACES
TOTAL SPACES PROVIDED:	80 SPACES


MONDAY - SUNDAY: 11AM - 12 AM (MIDNIGHT)

[illegible]

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		01/07/19
<input checked="" type="checkbox"/> CONCEPT APPROVAL	N/A	OF N/A
<input type="checkbox"/> PLANNING BOARD APPROVAL	N/A	OF N/A
<input type="checkbox"/> OGDH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
<input type="checkbox"/> OGDH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF N/A
<input type="checkbox"/> OTHER	N/A	OF N/A
<input type="checkbox"/> FOR BID	N/A	OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF N/A
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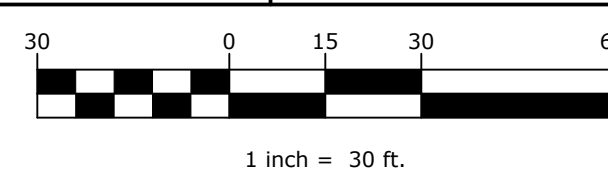
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SKETCH PLAN

DONNELLY - SUGARLOAF
1355 KINGS HIGHWAY
TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

JOB #:	1246.01	DRAWN BY:	MP	SK-2
DATE:	01/07/19	SCALE:	1"=30'	
REVISION:	0	TAX LOT:	13-3-2	

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