

3
A2.01
Site Plan
1" = 20'-0"

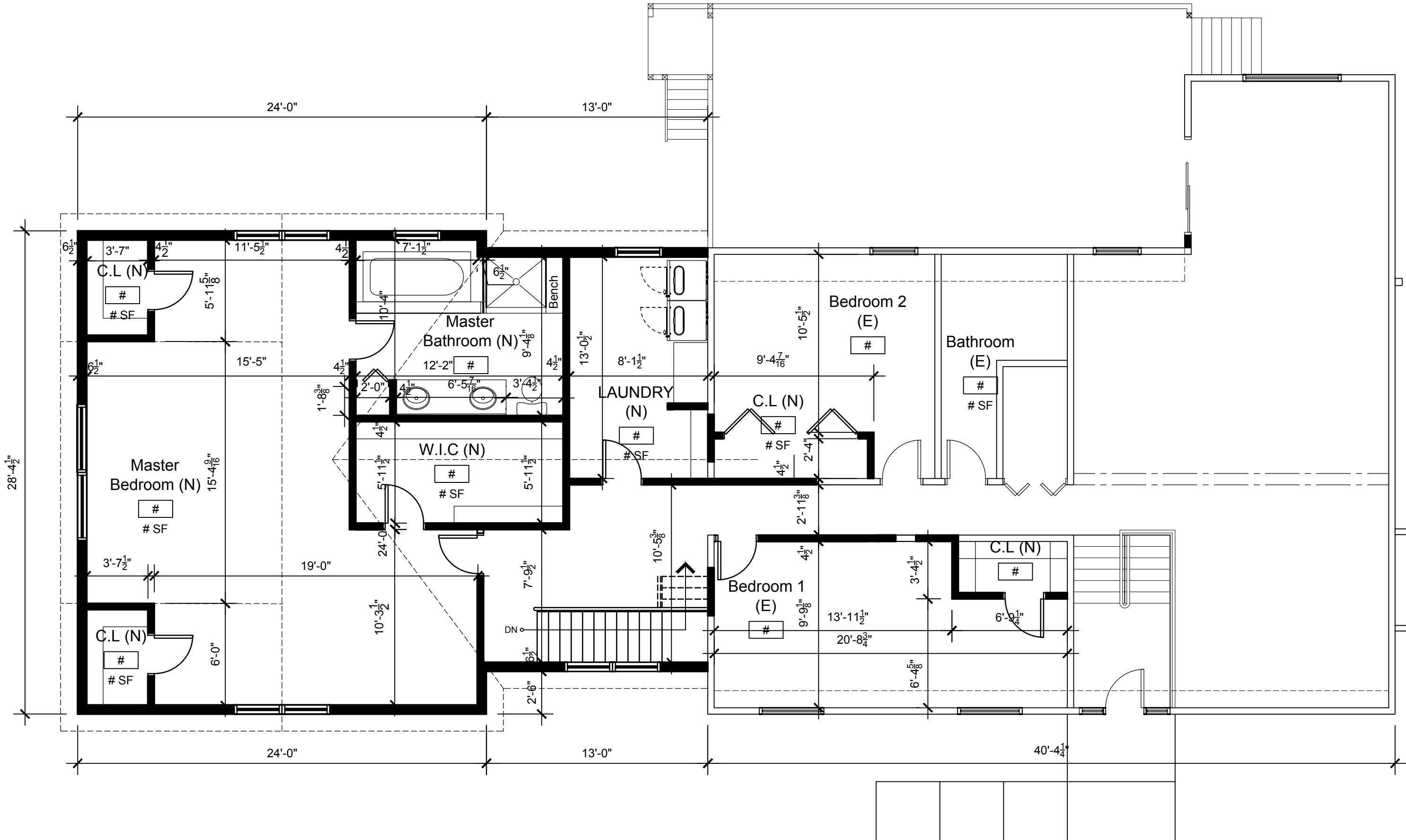
Site Plan Notes

INFORMATION FOR THIS PLAN WAS OBTAINED FROM A SURVEY OF PROPERTY FOR GNNADY & IRINA LIBMAN, TOWN OF CHESTER, COUNTY OF ORANGE, STATE OF NEW YORK, DATED JUNE 1996.
AREA 17,962 SQ-FT

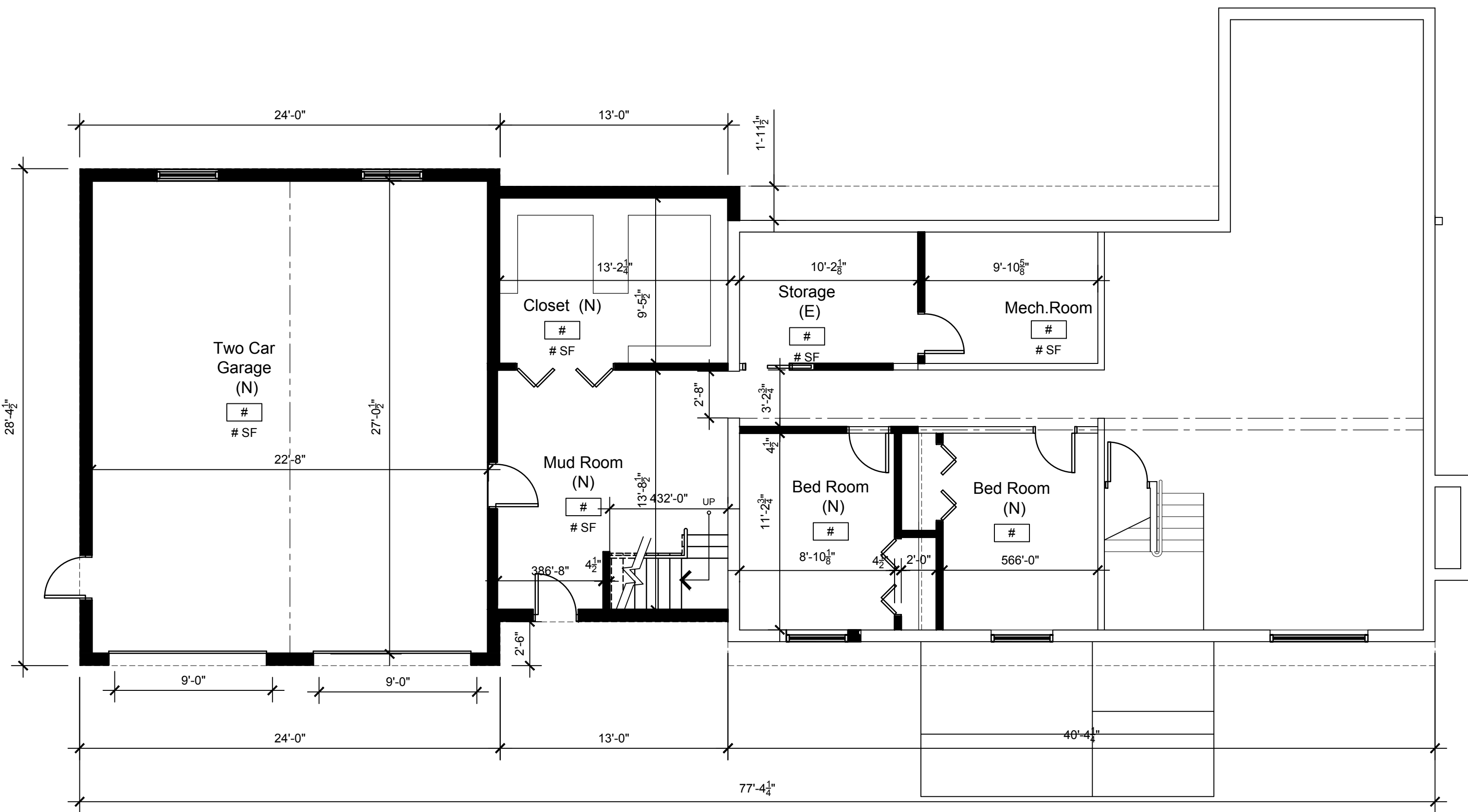
BY FRANK M. HOENS PROFESSIONAL LAND SURVEYOR, GOSHEN NEW, YORK.

Town of Chester SR-2 District Schedule of Use and Area Requirements [Amended 6-7-2005 by L.L. No. 2-2005; 3-6-2007 by L.L. No. 4-2007; 9-9-2008 by L.L. No. 4-2008; 2-23-2011 by L.L. No. 2-2011]									
Permitted Uses	Uses Requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yards (feet)				Minimum Building Height (feet)
			Area (acres)	Width (feet)	Front				
Single family dwelling not to exceed one dwelling unit per lot with both central water and central sewer.	1. Conversion of a single-family to town family dwelling per § 98-29' 2. Bed-and-breakfast per § 98-29. 3. Clustered development with approved per § 98-25 and with lot area as set forth in the table. Site plan approval shall be required by the Planning Board for multipurpose or community buildings, recreation or other facilities or areas as determined by the planning Board.	1. Customary accessory buildings, including swimming and wading pools not operated for gain, private garage, storage buildings or carport. 2. Customary home occupations, including (a) family day-care home; (b) group family day care home, per § 98-29H (2)(a) only for a permitted single-family dwelling.	21,780 Squar-Feet	100	35'	15	30	40	35
Existing / Proposed			17,962 Squar-Feet	100.33'	35.8'	5.6'	42.8'	100'	25'
			See § 98-29W.						

NOTES:
1. Lot area requirements are 175% of the requirement for a single-family dwelling unit with similar utility services.
2. Individual clustered lot sizes shall be determined by the planning Board at the time of approval. Lot sizes for lots with both central water and sewer service, clustered, is 14,520 square feet, However, no more than tow dwelling units shall be allowed per area of land in the SR-2 Districts involved in the project.
3. No more than 20% of the dwelling units in a Subdivision shall be in two-family units.
4. See regulations for existing historic cemeteries.



1
A2.01
Upper Level (Proposed Plan)
3/16" = 1'-0"



2
A2.01
Lower Level (Proposed Plan)
3/16" = 1'-0"

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Revisions:

LAN ASSOCIATES
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PROPOSED FLOOR PLAN AND SITE PLAN
ADDITION TO EXISTING RESIDENCE
1 ARTHUR ROAD
CHESTER NEW YORK 10940

Job No. 4, 1373.01
File No. 4, 1373.01

A2.01