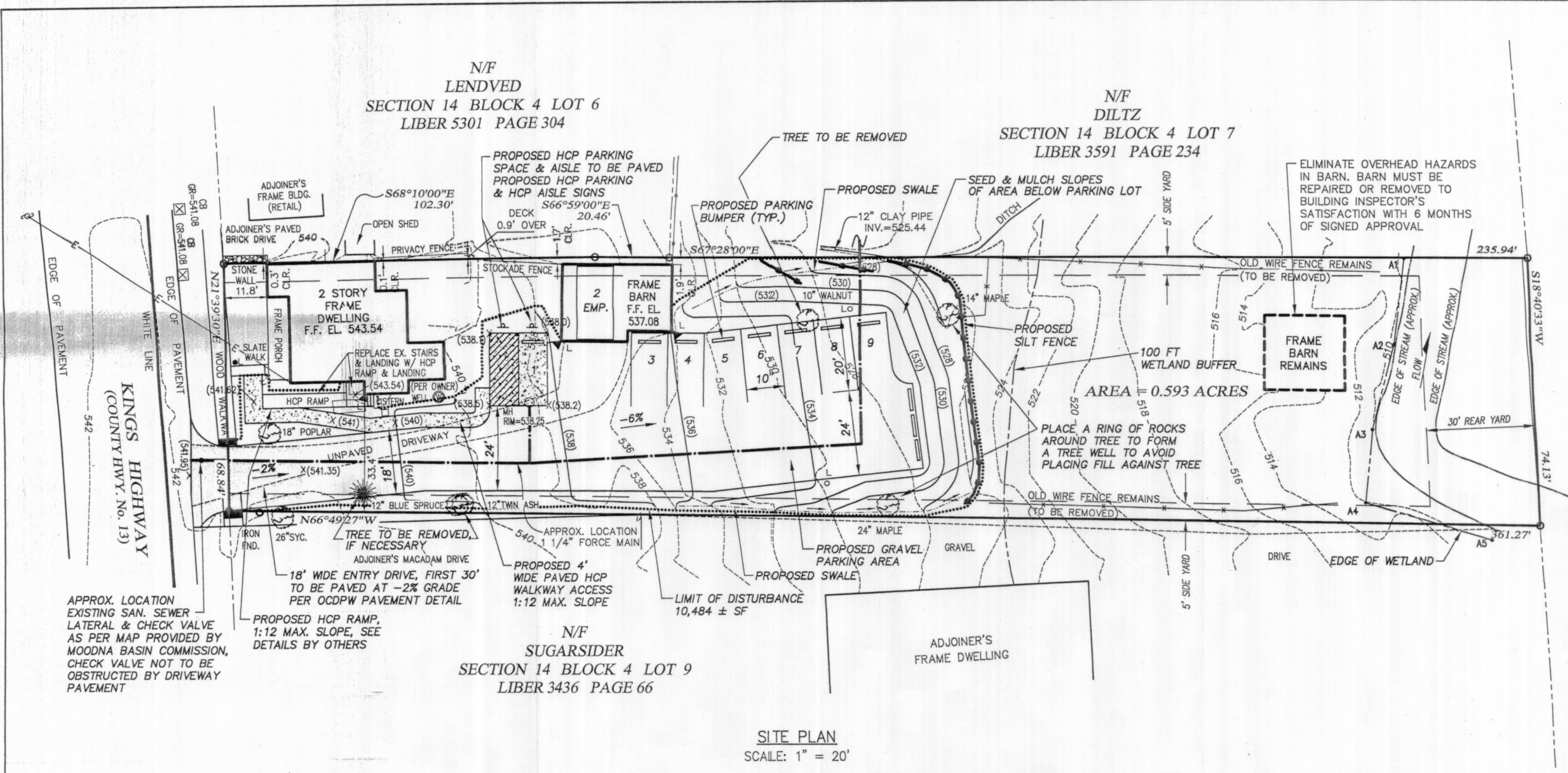
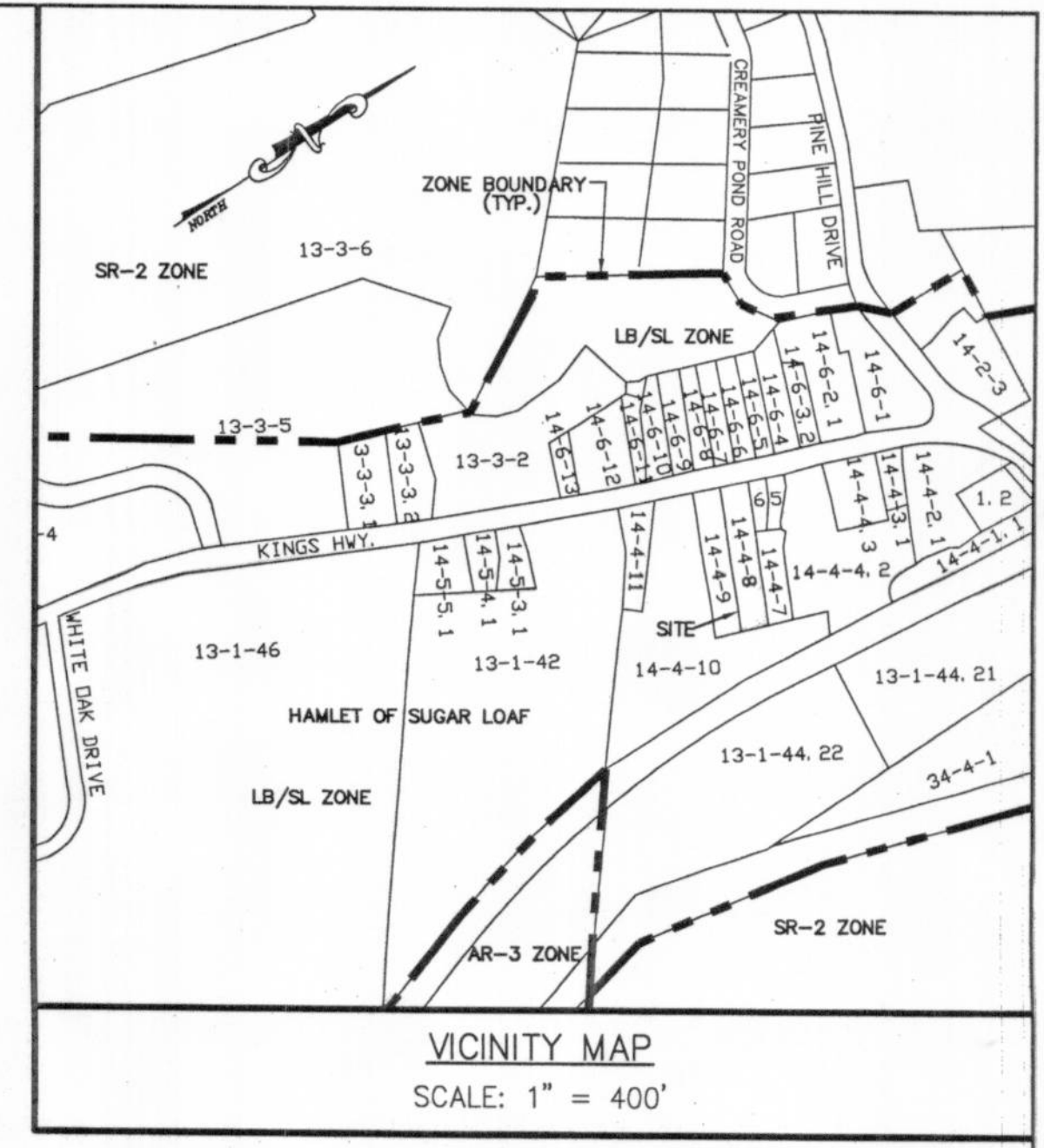




SECTION 14
BLOCK 4
LOT 10



GENERAL NOTES:

1. TAX MAP DESIGNATION: SECTION 14, BLOCK 4, LOT 8
2. AREA OF TRACT: 0.593 ACS±
3. PROPOSED USE: 803 SF RETAIL SPACE ON FIRST FLOOR
345 SF OF RETAIL/OFFICE ON SECOND FLOOR
4. ZONING DISTRICT: LB/SL
5. APPLICANT & OWNER:
KINGS HIGHWAY 1376, LLC
P.O. BOX 16
SUGAR LOAF, NY 10981
6. EXISTING WATER SUPPLY: PRIVATE WELL
7. EXISTING SEWAGE DISPOSAL: MOODNA BASIN SEWER COMMISSION
8. BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY:
SCHWICK SURVEYING, INC.
25 WARWICK AVE.
WARWICK, NEW YORK 10990
DATED 11-16-09
9. SPEED LIMIT ON ORANGE COUNTY ROUTE #13 IS 30 MPH.
10. WETLANDS DELINEATION BY ERS CONSULTANTS ON DECEMBER 4, 2009.

LEGEND:

- PROPERTY LINE
EXISTING DRIVE
CONTOUR
PROPOSED GRADING
BUILDING SETBACK
EXISTING FENCE
STONEWALL
EXISTING UTILITY POLE
PROPOSED SILT FENCE
LIMIT OF DISTURBANCE
PROPOSED WALL MOUNTED LIGHT
PROPOSED POST MOUNTED LIGHT
PROPOSED DECORATIVE POST LIGHT
PROPOSED GRAVEL PARKING
WETLAND BUFFER

PROPERTY OWNERS LOCATED WITHIN 500 FT.
TOWN OF CHESTER

SECTION	BLOCK	LOT	OWNER	SECTION	BLOCK	LOT	OWNER
13	1	2 & 3	RICHARD & SUSAN LOGOTHETIS P.O. BOX 88 SUGAR LOAF, NY 10981	13	1	42	VINCENT FONTI 8516 23 AVE. BROOKLYN, NY 11214
13	3	2	SEAN P. WANSOR PO BOX 295 SUGAR LOAF, NY 10981	14	5	3.1	IRINIRI LLC PO BOX 378 SUGAR LOAF, NY 10981
13	3	3.1	BRADLEY & PATRICIA HOFERKAMP 214 CRESCENT AVENUE MAHWAH, NJ 07430	14	4	11	WOLFESBERGER LLC PO BOX 305 SUGAR LOAF, NY 10981
13	3	3.2	BACK OFFICE ASSOC., LLC 77 DREW ROAD WARWICK, NY 10990	14	4	9 & 10	SUGARSIDER INC. PO BOX 305 SUGAR LOAF, NY 10981
13	3	5	LYCIAN CENTRE LTD P.O. BOX 7 SUGAR LOAF, NY 10981	14	4	7	DEBORAH DILTZ 382 BLACK MEADOW ROAD CHESTER, NY 10918
14	6	13	NICHOLAS ZUNGOLO PO BOX 5 SUGAR LOAF, NY 10981	14	4	6	AMY HACKEMER LENDVED & PETER LENDVED PO BOX 289 SUGAR LOAF, NY 10981
14	6	12	BOSTREE EQUITIES LLC PO BOX 132 SUGAR LOAF, NY 10981	14	4	5	CHRISTINE LOUVET EDEL PO BOX 439 SUGAR LOAF, NY 10981
14	6	11	ELIE AJI & PAULA ZADOFF AJI PO BOX 302 SUGAR LOAF, NY 10981	14	4	4.2	MARY FUETT P.O. BOX 51 SUGAR LOAF, NY 10981
14	6	10	CLAY BOONE PO BOX 163 SUGAR LOAF, NY 10981	14	4	4.3	WILLIAM J. ROSSITER P.O. BOX 31 SUGAR LOAF, NY 10981
14	6	9	ARTISAN PROPERTIES LLC PO BOX 382 SUGAR LOAF, NY 10981	14	4	3.1	AUCE VANCE TALMADGE P.O. BOX 51 SUGAR LOAF, NY 10981
14	6	8	YARON & KEREN N. ROSNER PO BOX 553 SUGAR LOAF, NY 10981	14	4	2.1	ROBERT FINSTAD & RACHEL BERTONI P.O. BOX 563 SUGAR LOAF, NY 10981
14	6	7	IT'S MY PARTY, KIMBERLY LISZEWSKI PO BOX 186 SUGAR LOAF, NY 10981	14	4	1.1	JERRY O 36 SILVER BIRCH LANE PEARL RIVER, NY 10965
14	6	6	MICHAEL & NANCY A. LUBO P.O. BOX 408 SUGAR LOAF, NY 10981	14	4	1.2	DMS PROPERTIES P.O. BOX 221 SUGAR LOAF, NY 10981
14	6	5	DAVID & ARLENE HEDGECOCK PO BOX 25 CENTRAL VALLEY, NY 10917	14	5	4.1	DONALD & DARLENE SINGERHOUSE P.O. BOX 232 SUGAR LOAF, NY 10981
14	6	4	JOANN & CHARLES MANNINO PO BOX 319 SUGAR LOAF, NY 10981	14	5	5.1	RONALD & MARIE PECKHAM P.O. BOX 350 SUGAR LOAF, NY 10981
14	6	3.2	DON & BETH DUKE PO BOX 106 SUGAR LOAF, NY 10981	13	1	44.21	KIPP STATION CRAFTSMEN INC. 28 KIPP ROAD GOSHEN, NY 10924
14	6	2.1	SUGARLOAF METHODIST CHURCH PO BOX 95 SUGAR LOAF, NY 10981	13	1	44.22	JENACK LLC 18 HAMBLETONIAN AVE. CHESTER, NY 10918
14	6	1	DORIAN DEHAAN ROSSI & JOHN CONDATORE JR. 1359 RAINES HIGHWAY CHESTER, NY 10981	34	4	1	SAMUEL CONSERVO FAM ASSOC. 7418 NW 72 TER TAMARAC, FL 33321-5120
14	7	22.1	CORA VALENTINE P.O. BOX 529 CHESTER, NY 10981	13	3	4	MATTHEW & CHERYL KANNON P.O. BOX 305 SUGAR LOAF, NY 10981

ZONE : LB-SL LOCAL BUSINESS-SUGAR LOAF REQUIREMENTS - COMMERCIAL

MINIMUM REQUIREMENTS	REQUIRED	SITE
MIN. LOT AREA	10,890 SF	25,831 ± SF
MIN. LOT WIDTH	20 FT	68 ± FT
MIN. FRONT YARD	N/A*	N/A
MIN. ONE SIDE YARD	5 FT	0.1 FT EXISTING
TOTAL SIDE YARD	10 FT	33.5 FT MIN.
MIN. REAR YARD	30 FT	51 FT MIN.
MAX. BUILDING HEIGHT	35 FT	<35 FT
MAX. BLDG. COVERAGE	50%	9% ±

* BUILDINGS CONSTRUCTED PRIOR TO JULY 1, 1973 - NO FRONT SETBACK REQUIRED, IF LOCATED ON COUNTY RTE. 13 BETWEEN PINE HILL ROAD & LYCIAN PROPERTY.

PARKING CALCULATIONS

1ST FLOOR, TOTAL AREA ----- 1,177 SF±
RETAIL SPACE, 1ST FLOOR ----- 853 SF±
STORAGE SPACE, 1ST FLOOR --- 385 SF± (NO PARKING PROPOSED)
REQUIREMENTS: 1 SPACE/150 SF = 853 SF/150 = 6 SPACES
PROVIDED: 6 SPACES
2ND FLOOR, TOTAL AREA ----- 788 SF±
RETAIL OR OFFICE SPACE, 2ND FLOOR 345 SF±
STORAGE SPACE, 2ND FLOOR --- 443 SF± (NO PARKING PROPOSED)
REQUIREMENTS: 1 SPACE/150 SF = 3 SPACES
PROVIDED: 3 SPACES
TOTAL SPACES PROVIDED: 9 SPACES (INCLUDING 1 EMPLOYEE SPACE IN THE BARN & 1 HCP SPACE)

LIST OF DRAWINGS:

- SHEET 1 SITE PLAN
SHEET 2 SITE PLAN DETAILS & LIGHTING PLAN

APPROVED FOR FILING:

OWNER
DATE

SITE PLAN APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF CHESTER ON 2/3/10

DATE

ISSUE	DATE	DESCRIPTION
6	3-8-10	PER TOWN ENGINEER COMMENTS OF 2-18-10
5	2-11-10	PER TOWN ENGINEER & PLANNING BOARD COMMENTS OF 2-3-10
4	2-2-10	PER OCCPW COMMENTS OF 1-28-10
3	1-21-10	PER MCCOY, HAUSER & EDSALL COMMENTS OF 12-31-09
2	1-12-10	PER PB COMMENTS OF 1-6-10
1	12-21-09	FOR PB REVIEW

SITE PLAN FOR
KINGS HIGHWAY 1376, LLC
SECTION 14 BLOCK 4 LOT 8
TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

SITE PLAN

LEHMAN & GETZ, P.C.
CONSULTING ENGINEERS
17 RIVER STREET WARWICK, NEW YORK 10990
DAVID A. GETZ, P.E.
N.Y.S. LIC. NO. 61265

DRAWN BY:
CHECKED BY: D.G
JOB NO. 1564
SCALE: 1" = 20'
SHEET 1 OF 2