

BULK REQUIREMENTS
LB/SL ZONE

WITH EITHER CENTRAL WATER OR CENTRAL SEWER.
TWO-FAMILY DWELLING, NOT TO EXCEED A TOTAL OF TWO DWELLING UNITS PER LOT. 53

	TWO-FAMILY DWELLING MINIMUM REQUIRED	OFFICE USE MINIMUM REQUIRED	PROVIDED
LOT AREA (SQ.FT.)	38,115*	10,890	22,557±
LOT WIDTH (FT.)	100	50	<104
FRONT YARD (FT.)	25 ¹	20 ¹	30±
REAR YARD (FT.)	30	30	153±
ONE SIDE YARD (FT.)	10	5	10±
BOTH SIDE YARDS (FT.)	25	10	54±
	MAXIMUM ALLOWED	MAXIMUM ALLOWED	PROVIDED
BUILDING HEIGHT (FT.)	35	35	<35
LOT COVERAGE (%)	40	50	20±

* VARIANCE GRANTED BY TOWN OF CHESTER ZBA ON SEPTEMBER 24, 2020.

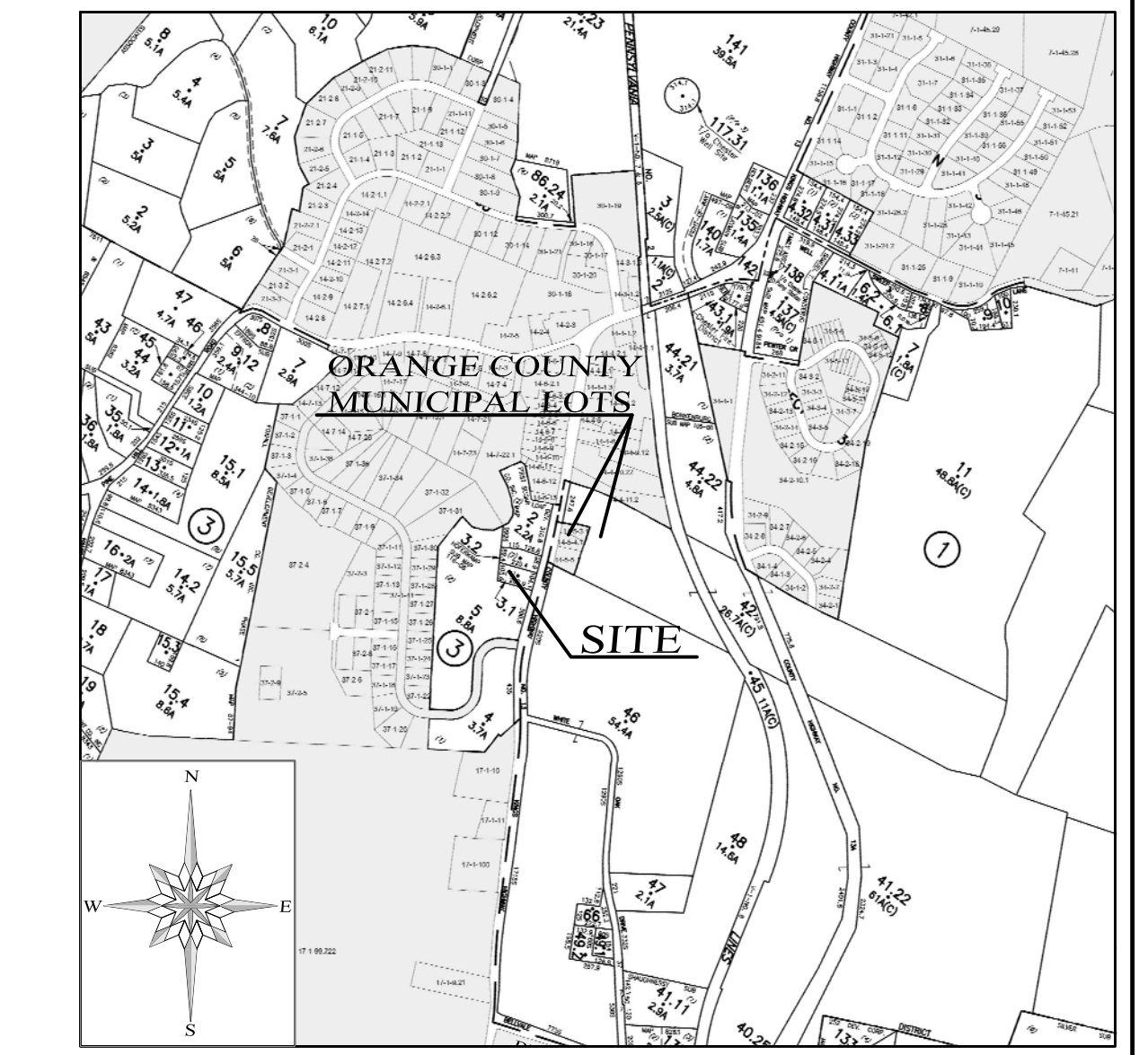
NOTES:
1.) EXCEPT FOR ALL BUILDINGS CONSTRUCTED PRIOR TO JULY 1, 1973, FOR WHICH FRONT YARD SETBACKS SHALL NOT BE REQUIRED, THIS SHALL ONLY APPLY TO THOSE LOTS LOCATED ON BOTH SIDES OF COUNTY ROUTE 13 FROM ITS INTERSECTION WITH PINE HILL ROAD SOUTH FOR 1,300 FEET TO THE ORANGE COUNTY CITIZENS FOUNDATION AND LYCIAN PARCELS.
2.) LOT AREA REQUIREMENTS ARE 175% OF THE REQUIREMENT FOR SINGLE-FAMILY DWELLING UNIT FOR SIMILAR UTILITIES.
3.) SAME NOT TO EXCEED 20% OF LOTS OR USES IN A SUBDIVISION OR SITE PLAN.

PARKING CALCULATION

EXISTING 2 FAMILY DWELLING / 2 PER SPACES PER UNIT = 4
TOTAL REQUIRED SPACES = 4 SPACES
PROVIDED ON SITE SPACES = 4 SPACES

PROPOSED OFFICE SPACE / 1 PER SPACES PER 200 SQ.FT.
800 SF / 1 PER 200 = 4 SPACES
TOTAL REQUIRED SPACES = 4 SPACES
TOTAL PROVIDED = 4 SPACES
OVERALL TOTAL PROVIDED = 8 SPACES

(OFFICE SPACE)
(PROVIDED ON SITE = 1 SPACE)
(PROVIDED PARALLEL = 3 SPACES)



LOCATION MAP
APPROX. SCALE: 1" = 1000'

N/F
LYCIAN CENTRE, LTD.
SEC. 13 BLK. 3 LOT 5
LIBER 14540 PAGE 1565

N/F
BACK OFFICE ASSOCIATES LLC
SEC. 13 BLK. 3 LOT 3.2
LIBER 12878 PAGE 638

TOWN OF CHESTER APPROVAL BLOCK

GENERAL NOTES:

- TOWN OF CHESTER TAX MAP DESIGNATION: SEC. 13 BLK. 3 LOT 3.1
- TOTAL AREA OF PARCEL: 0.51± ACRES
- PARCEL IS LOCATED IN THE LB/SL ZONING DISTRICT.
- LOT SERVED BY INDIVIDUAL WELL AND PUBLIC SEWER SYSTEM.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDER GROUND.
- BOUNDARY AND TOPOGRAPHY TAKEN FROM A MAP ENTITLED "HOFFERKAMP SITE PLAN" APPROVED BY THE TOWN OF CHESTER PLANNING BOARD ON 2-3-2008.
- EXISTING MUNICIPAL SEWER INFORMATION TAKEN A MAP ENTITLED "HOFFERKAMP SITE PLAN" APPROVED BY THE TOWN OF CHESTER PLANNING BOARD ON 2-3-2008.
- EXISTING FEATURES BASE ON FIELD DATA BY KIRK ROTHER, PE. ON JULY 27, 2023.

THIS SHEET SHALL BE CONSIDERED INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY SHEETS NUMBER 1 THRU 3 IN THE SET OF 3.

RECORD OWNER

JEFF SAPANARO
280 STATE SCHOOL ROAD
WARWICK, NY 10990

OWNER REVIEW AND CONCURRENCE WITH PLAN

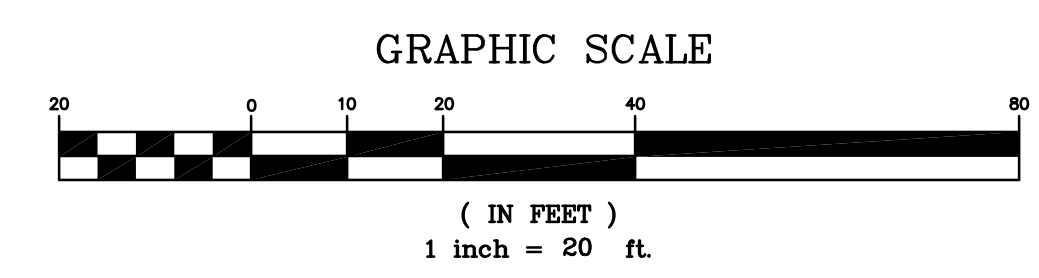
OWNER	DATE
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Lands of
SAPANARO
TOWN OF CHESTER, ORANGE COUNTY, NEW YORK
PROJECT TITLE

AMENDED SITE PLAN
DRAWING TITLE

KIRK ROTHER, P.E.
CONSULTING ENGINEER, PLLC
5 Saint Stephens Lane, Warwick, NY 10990
(845) 988-0620

DATE	REVISIONS	DATE
02-07-24	REVISED PARKING	
09-20-23	REVISED PARKING	
07-31-23	AS BUILT / ADD OFFICE	
12-15-20	REV. PER COUNTY D.P.W. COMMENTS	
11-19-20	REV. PER P.B. COMMENTS	
10-08-20	REV. ADD COUNTY ENTRANCE DETAILS	
09-29-20	REV. PLANNING BOARD SUBMITTAL	
08-11-20	ZBA SUBMITTAL	
03-03-20	INITIAL PREPARATION	



LEGEND

- EXISTING PROPERTY LINE
- EXISTING CONTOUR LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING OVER HEAD UTILITIES
- TRIE LINE
- SETBACK LINE
- EXISTING UTILITY POLE
- PROPOSED WELL
- PROPOSED CLEAN OUT
- PROPOSED SILT FENCE
- PROPOSED 2 FAMILY DWELLING

NOTE
CONTACT UNDERGROUND FACILITIES PROTECTION ORGANIZATION 3 DAYS PRIOR TO CONSTRUCTION @ "DIG SAFELY N.Y. 800-962-7962".

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. REPRODUCTIONS OF THIS PLAN WHICH DO NOT BEAR THE ORIGINAL SEAL OF A LICENSED PROFESSIONAL ENGINEER SHALL BE CONSIDERED INVALID.

D.O.T. SHEET #	D.E.C. SHEET #	O.C.H.D. SHEET #	SHEET #
N.A.	N.A.	N.A.	1 OF 1
CAD #	PROJECT #	SCALE	
20104	20104	AS SHOWN	