

MAP REFERENCE:

SITE PLAN IS BASED ON A SURVEY PROVIDED BY EDWARD T. GANNON, PLS ENTITLED "SURVEY OF PROPERTY PREPARED FOR 191 LEIGH AVENUE" DATED FEBRUARY 27, 2017.

NOTES:

- 1. THIS IS A SITE PLAN PLAN, INVOLVING SECTION 3, BLOCK 1 LOTS 14.1 AS DESCRIBED ON THE TOWN OF CHESTER TAX ROLLS.
- 2. AREA OF TRACT: 43,560 SQ.FT. OR 1.0 ACRE
- 3. ZONE: OP, OFFICE PARK
- 4. OWNER JOEL WERZBERGER 11 MOUNTAINVIEW AVENUE
- AIRMONT, NEW YORK 10901 5. APPLICANT JOEL WERZBERGER

11 MOUNTAINVIEW AVENUE AIRMONT, NEW YORK 10901

6. WATER SUPPLIER: NONE-INDUVIDUAL WELL 7. FIRE DISTRICT: CHESTER FIRE DEPARTMENT

8. SCHOOL DISTRICT: CHESTER CENTRAL SCHOOL DISTRICT 9. SEWER DISTRICT: NONE-INDIVIDUAL SEPTIC SYSTEM

10. ELECTRIC DISTRICT: ORANGE AND ROCKLAND UTILITIES 11. THE LOCATION OF ALL UTILITIES MUST BE VERIFIED 12. PREVIOUS USE: RESIDENTIAL

13. PROPOSED USE: COMMERCIAL BUSINESS/OFFICE

14. 3/4" CORNER PINS TO BE SET PRIOR TO ISSUANCE OF A C.O.

BULK TABLE		
ZONE: OP OFFICE PARK	MINIMUM REQUIREMENTS	PROPOSED
MINIMUM	43,560	43,560
LOT AREA	S.F.	S.F.
MINIMUM	150	260
LOT WIDTH	FEET	± FEET
MINIMUM	60	72.7
FRONT YARD	FEET	± FEET
MINIMUM	50	50.4
REAR YARD	FEET	± FEET
MINIMUM	20	>20
SIDE YARD (ONE)	FEET	± FEET
MINIMUM	50	>50
SIDE YARD (BOTH)	FEET	± FEET
MAXIMUM	20	18.5
BLDG. COVERAGE	PERCENT	PERCENT
MAXIMUM	45	<45
BUILDING HEIGHT	FEET	± FEET
MINIMUM OFFSTREET PARKING: AS PER SECTION 98–22, OFFICE REQUIRES "1 PER 200 SQUARE FEET OF FLOOR AREA FOR THE FIRST 20,000 SQUARE FEET OF FLOOR AREA, AND THEN 1 PER 300 SQUARE FEET OF ANY ADDITIONAL FLOOR AREA" TOTAL FLOOR AREA = 2092 SQ.FT. / 200SQFT. PER SPACE = 10.45 SPACES = 11 SPACES TOTAL SPACES PROVIDED = 12 SPACES		

PARKING NOTES: THERE ARE NO CUSTOMERS THAT COME TO THIS BUSINESS, ALL PARKING IS FOR EMPLOYEES AND FOR BUSINESS VEHICLES.

REQUESTING WAIVER FOR SECTION 98-22, SUBSECTION "E" #1 " OFF-STREET PARKING AREAS FOR MORE THAN 10 AUTOMOBILES SHALL BE ADEQUATELY PAVED, GRADED AND DRAINED SO AS TO DISPOSE OF ALL SURFACE WATERS TO THE SATISFACTION OF THE TOWN ENGINEER."

VEHICLE PARKING SHALL BE LIMITED TO CARS AND SMALL TRUCKS AND CARGO VANS ONLY.

SIGN NOTES:

AS PER SECTION 98-21, "FOR EACH ESTABLISHMENT, ONE IDENTITY SIGN FOR EACH STREET FRONTAGE, EACH WITH A MAXIMUM AREA OF ONE SQUARE FOOT FOR EACH LINEAR FOOT OF A BUILDING FACADE WHICH FRONTS ON A STREET." =52 SQ.FT. MAX.

LIMITS

SIGNS MAY BE FLAT WALL SIGNS LOCATED ANYWHERE ON THE SURFACE OF THE BUILDING, BUT IN NO CASE SHALL THEY PROJECT ABOVE THE ROOF LINE, OR GROUND-MOUNTED SIGNS NOT TO EXCEED FIVE FEET IN HEIGHT AND SET BACK AT LEAST 10 FEET FROM A STREET LINE.

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	I, JOEL WERZERGER, OWNER OF 191 LEIGH AVENUE, HAVE REVIEWED AND CONCUR WITH THIS APPLICATION
	OWNER APPROVAL

