

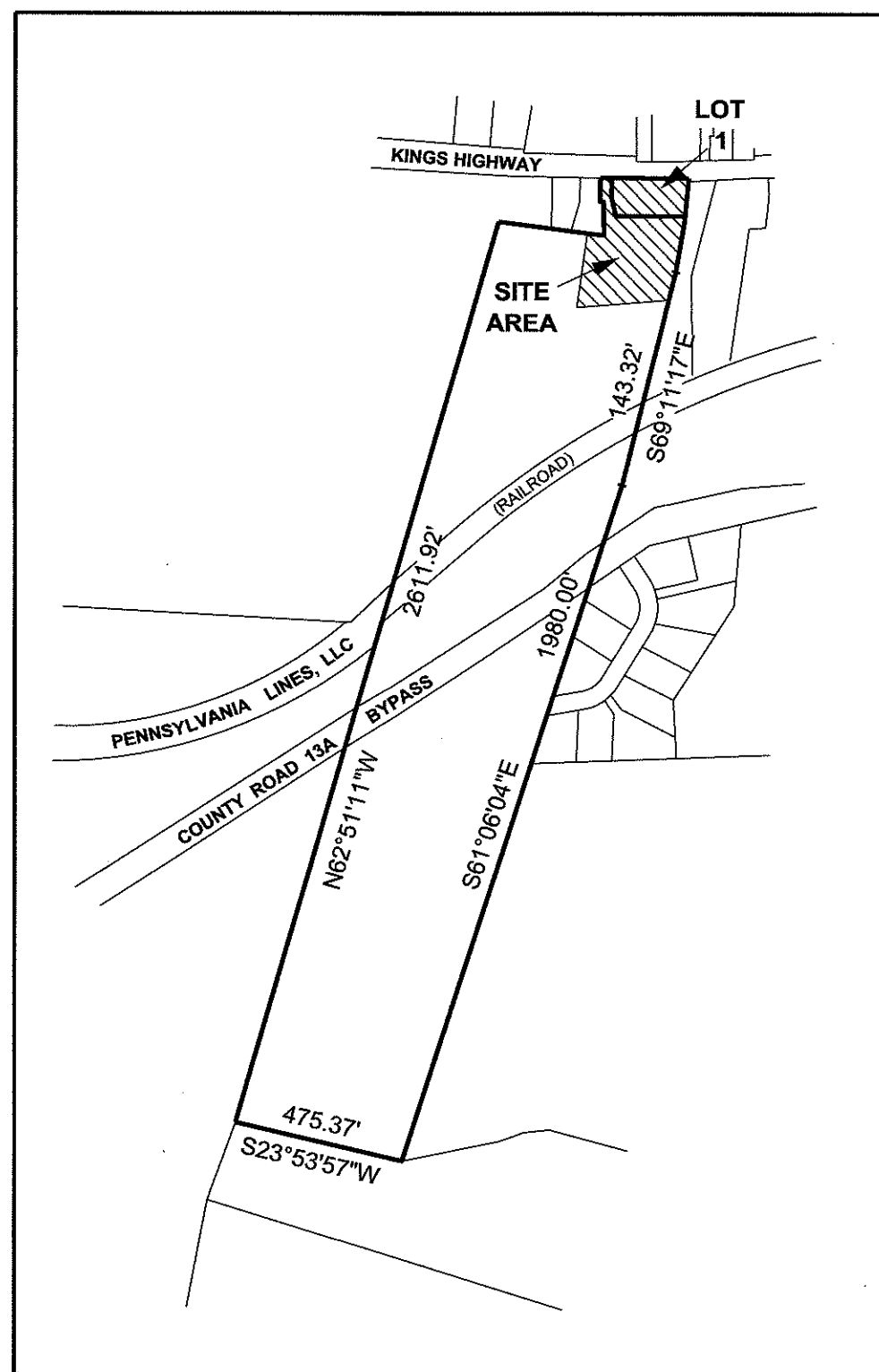
LB-SL LOCAL BUSINESS DISTRICT (SUGAR LOAF)
(RESIDENTIAL USE GROUP-SINGLE FAMILY DWELLING
WITH EITHER CENTRAL WATER OR CENTRAL SEWER)

DIMENSIONAL TABLE			
	REQUIRED MINIMUM	PROVIDED LOT 1	PROVIDED LOT 2
LOT SIZE (SQ.FT.)	21,780	21,892	> 21,780
LOT WIDTH (FT.)	100	214.8	223.5
FRONT YARD (FT.)	25 *	--	--
ONE SIDE YARD (FT.)	10	11	80.5
TOTAL SIDE YARD (FT.)	25	62.3	> 25
REAR YARD (FT.)	30	31	> 30

	REQUIRED MAXIMUM	PROVIDED LOT 1	PROVIDED LOT 2
BUILDING HEIGHT (FT.)	35	< 35	< 35
IMPERVIOUS COVERAGE (%)	40 %	< 40	< 40

* EXCEPT FOR ALL BUILDINGS CONSTRUCTED PRIOR TO JULY 1, 1973, FOR WHICH FRONT YARD SETBACKS SHALL NOT BE REQUIRED, THIS SHALL APPLY TO THOSE LOTS LOCATED ON BOTH SIDES OF KINGS HIGHWAY FROM ITS INTERSECTION WITH PINE HILL ROAD, SOUTH FOR 1,300' TO THE ORANGE COUNTY CITIZENS FOUNDATION, INC. AND LYCIAN PARCELS (AS PER USE TABLE LB-SL DISTRICT NOTE 1)

LEGEND	
	UTILITY POLE
	UTIL. POLE W/ STREET LAMP
	GUY WIRE
	WATER VALVE
	SEWER MANHOLE
	SIGNS, SINGLE POLE
	BOARD SIGN W/ WOOD POSTS
	FILLER CAP
	GUIDE POST
	WOOD POST
	CATCH BASIN
	OVERHEAD ELECTRIC
	GAS MAIN
	SEWER, SANITARY
	WIRE / CHAINLINK FENCE
	WOOD / SPLITRAIL FENCE
	PROPERTY LINE
	STONE WALL
	SHRUBS
	TREE, CONIFER
	TREE, DECIDUOUS
	WOOD SIDEWALK / DECK
	BRICK / PATIO BLOCK



NOTES:

- PARCEL INFORMATION:
TAX MAP: SECT. 13, BLOCK 1, LOT 42
DEED REF.: L. 14698, P. 1141 (TO COUNTY FOR UNPAID TAXES)
L. 13442, P. 45 + 50 (PRIOR DEEDS)
- SURVEY TIED INTO N.Y.S. PLANE COORDINATE SYSTEM
NAD83 (HORIZ. DATUM) AND NAVD83 (VERT. DATUM)
- THE LOCATION OF UNDERGROUND GAS SERVICE IS BASED ON FIELD LOCATION AND MAPS PROVIDED BY ORANGE & ROCKLAND UTILITIES, INC. AND SHOULD BE FIELD VERIFIED BEFORE ANY CONSTRUCTION BEGINS
- THE LOCATION OF UNDERGROUND SANITARY SEWER SERVICE IS BASED ON FIELD LOCATION AND MAPS PROVIDED BY THE MOONDA BASIN SEWER COMMISSION, CHESTER NY. AND SHOULD BE FIELD VERIFIED BEFORE ANY CONSTRUCTION BEGINS
- LOT #2 (TM# 13-1-42.2) CONTAINS WETLANDS OR OTHER WATERBODIES REGULATED BY A FEDERAL, STATE AND/OR LOCAL AGENCY. NO DISTURBANCE TO REGULATED WETLANDS, WATERBODIES OR WETLAND BUFFER AREAS IS PROPOSED OR APPROVED AS PART OF THIS SUBDIVISION. ANY FUTURE CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND TOWN WETLANDS REGULATIONS.

MAP REFERENCES:

- ORANGE COUNTY ROAD No. 13, WARWICK-CHESTER, PART 2; HIGHWAY TAKING MAP SHEET 6, DATED 1934
- "SUBDIVISION / LOT LINE CHANGE FOR RICHARD ROTHBARD", FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOV. 1, 1991 AS MAP No. 10375
- "BARNSIDER SUBDIVISION" FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MARCH 30, 2011 AS MAP No. 43-11
- "SUBDIVISION PLAN, LANDS OF BONKENBURG", FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MAY 22, 2000 AS MAP No. 105-00

RECORD OWNER:

COUNTY OF ORANGE
255 MAIN STREET
GOSHEN, NY 10924

EASEMENTS:

- SANITARY SEWER EASE.: 1,057 SQ.FT OR 0.024 +/- ACRES
- ACCESS EASEMENT: 5,760 SQ.FT. OR 0.132 +/- ACRES

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE COUNTY OF ORANGE THAT THIS MAP SHOWS THE RESULTS OF ACTUAL FIELD SURVEYS DONE IN 2016, 2017, 2021 AND REINSPECTED & UPDATED ON MAY 24, 2024.

THIS PLAN APPROVED
BY THE PLANNING BOARD OF THE
TOWN OF CHESTER, NEW YORK
ORANGE COUNTY
MEETING ALL ZONING REQUIREMENTS
SET FORTH UNDER THE ZONING SUBDIVISION LAWS
DATE: May 22, 2025
SIGNED: *Thomas J. Barry*
CHAIRMAN

THOMAS J. BARRY, L.S.
COUNTY SURVEYOR
NYS LICENSE No. 050421



ORANGE COUNTY DEPT. OF PUBLIC WORKS			
MINOR SUBDIVISION FOR COUNTY OF ORANGE			
1360 KINGS HIGHWAY TOWN OF CHESTER			
PROJECT NUMBER	DESIGNED BY DATE	SCALE	1" = 30'
	DRAWN BY DATE	TJB 7/15/24	SHEET No. 1 OF 1
BM ✓ BY DATE	CHECKED BY DATE		DRAWING No.

3	ACCESS EASE. + NOTE #5 ADDED PER PLANNING BOARD COMMENTS	3/14/25
2	PER TOWN PLANNING BOARD COMMENTS	10/24/24
1	ADDED: LOT WIDTH DIMENSION, PROPOSED WELL + SIGN	9/23/24
NO.	REVISION	DATE

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 3, OF THE NEW YORK STATE EDUCATION LAW.