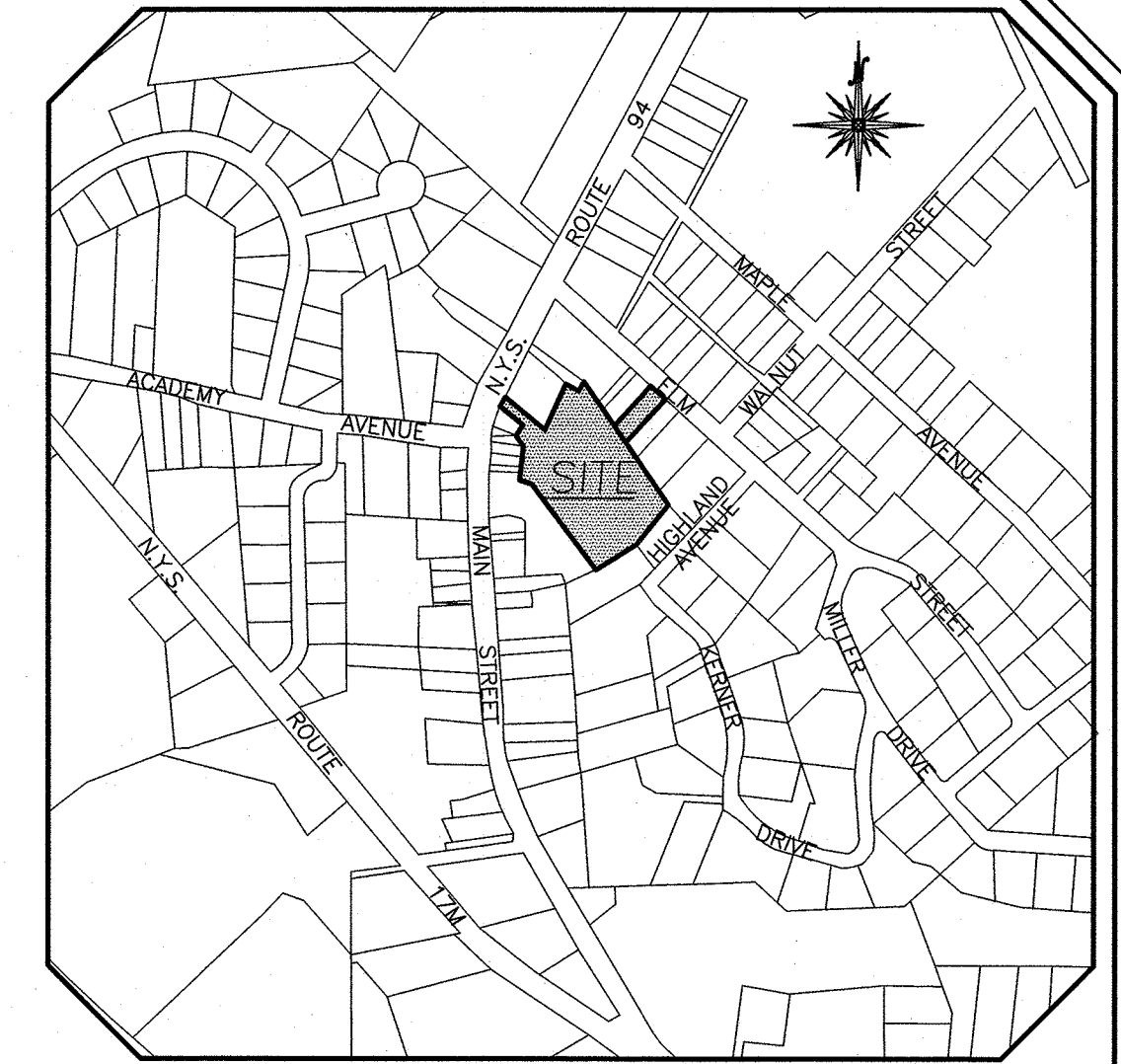
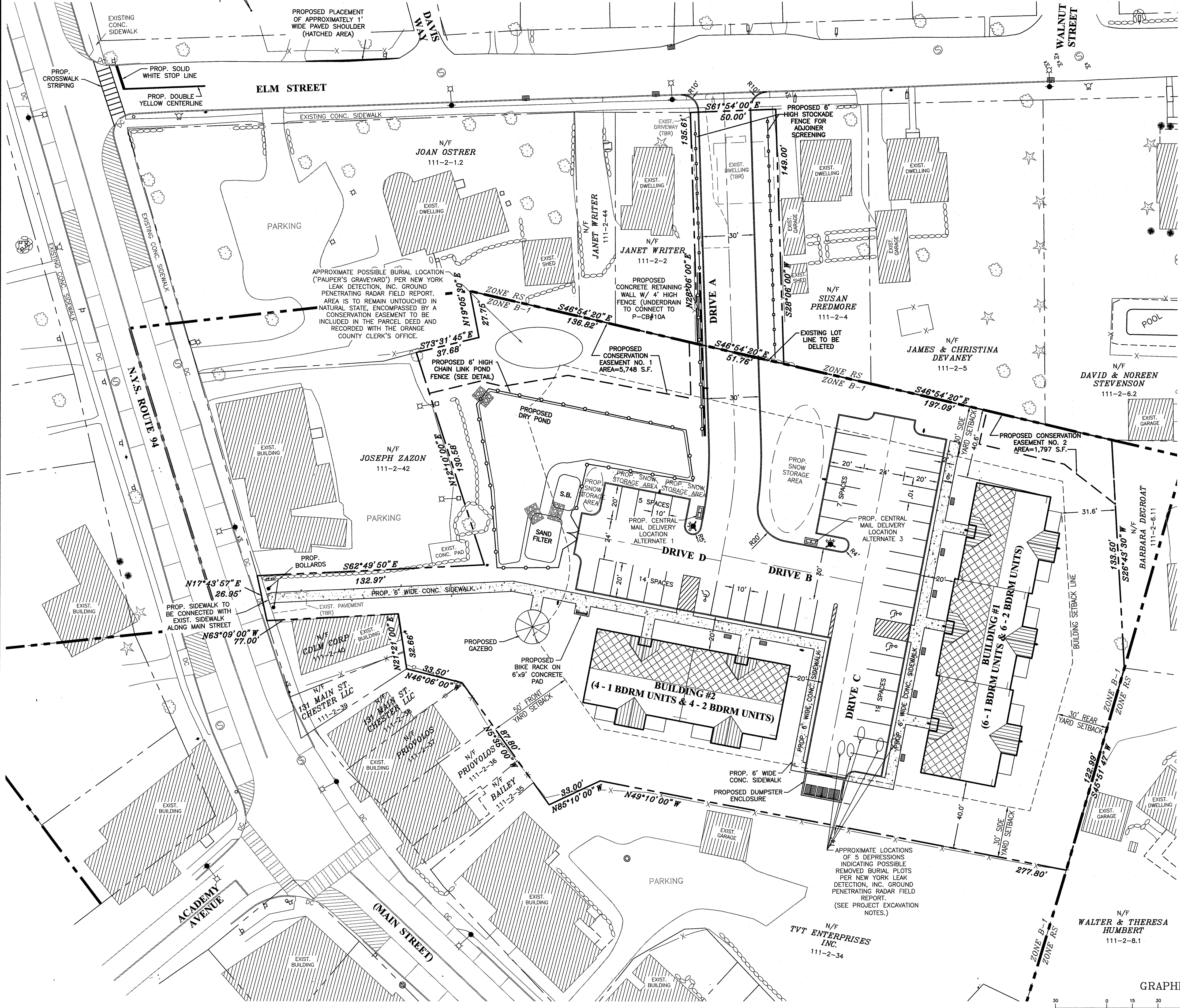


ELMWOOD PARK APARTMENTS

VILLAGE OF CHESTER
ORANGE COUNTY, NEW YORK



LOCATION MAP
SCALE: 1"=1,000'



- LEGEND:**
- PROPERTY BOUNDARY
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING LIGHT POLE TO BE RELOCATED
 - EXISTING SANITARY MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING STORM MANHOLE
 - EXISTING ELECTRIC MANHOLE
 - EXISTING UTILITY BOX
 - EXISTING WATER VALVE
 - EXISTING GAS VALVE
 - EXISTING HYDRANT
 - EXISTING TRAFFIC LIGHT POLE
 - EXISTING SIGN
 - EXISTING OVER HEAD WIRE
 - PROPOSED LIGHT POLE
 - PROPOSED FENCE

- GENERAL NOTES:**
- TAX MAP DESIGNATION SECTION 111, BLOCK 2, LOTS 7.1 & 3.
 - TOTAL AREA OF PARCELS: 2.6± ACRES
 - TOTAL NUMBER OF PROPOSED SENIOR HOUSING UNITS: 20
 - PROPOSED BEDROOM MIX: 10 - 1 BEDROOM UNITS, & 10 - 2 BEDROOM UNITS.
 - PROPOSED USE IS SENIOR CITIZEN HOUSING SPECIAL USE PERMIT.
 - SECTION 111, BLOCK 2, LOT 3 LIES IN THE RS ZONING DISTRICT.
 - SECTION 111, BLOCK 2, LOT 7.1 LIES IN THE B-1 ZONING DISTRICT.
 - APPROXIMATE POSSIBLE BURIAL LOCATION ("PAUPER'S GRAVEYARD") PER NEW YORK LEAK DETECTION, INC. GROUND PENETRATING RADAR FIELD REPORT. AREA IS TO REMAIN UNTOUCHED IN NATURAL STATE, ENCOMPASSED BY A CONSERVATION EASEMENT TO BE INCLUDED IN THE PARCEL DEED AND RECORDED WITH THE ORANGE COUNTY CLERK'S OFFICE.
 - ALL UTILITY SERVICE TO THE SITE SHALL BE UNDERGROUND.
 - OUTDOOR PUBLIC ADDRESS SYSTEMS OR OTHER OUTDOOR AMPLIFIED NOISE SHALL BE PROHIBITED.

- PROJECT EXCAVATION NOTES:**
- PRIOR TO ANY EXCAVATION TAKING PLACE IN THE AREA OF THE 5 DEPRESSIONS INDICATING POSSIBLE REMOVED BURIAL PLOTS PER THE NEW YORK LEAK DETECTION, INC. GROUND PENETRATING RADAR FIELD REPORT, SHOVEL TESTING IS TO BE PERFORMED BY A PROFESSIONAL ARCHAEOLOGIST TO VERIFY THAT THE REMAINS ARE NO LONGER LOCATED ON THE PROJECT SITE.
 - PRIOR TO ANY EXCAVATION TAKING PLACE IN THE AREA THE PROPOSED POND NEAR THE "PAUPER'S GRAVEYARD", SHOVEL TESTING IS TO BE PERFORMED BY A PROFESSIONAL ARCHAEOLOGIST TO VERIFY THAT THE REMAINS ARE NOT IN THE AREA OF THE PROPOSED PONDING.
 - SHOVEL TESTING IS TO BE COORDINATED WITH THE VILLAGE OF CHESTER BUILDING INSPECTOR AND/OR THE VILLAGE OF CHESTER ENGINEER.

- CONSERVATION EASEMENT NOTES:**
- THE PROPOSED CONSERVATION EASEMENT AREAS ARE TO REMAIN UNTOUCHED IN THEIR NATURAL STATE, TO CONSERVE NATURAL AREAS ON THE PROJECT SITE IN ACCORDANCE WITH THE NYS DEC STORM WATER DESIGN MANUAL.
 - PROPOSED CONSERVATION EASEMENT AREA 1 WILL ENCOMPASS A POSSIBLE BURIAL LOCATION PER A NEW YORK LEAK DETECTION, INC. GROUND PENETRATING RADAR FIELD REPORT. THE CONSERVATION EASEMENT WILL ENSURE THAT THIS AREA REMAINS UNTOUCHED.
 - THE PROPOSED CONSERVATION EASEMENTS ARE TO BE INCLUDED IN THE PARCEL DEED AND RECORDED WITH THE ORANGE COUNTY CLERK'S OFFICE.

- MAIL DELIVERY NOTES:**
- IN ACCORDANCE WITH CORRESPONDENCE WITH THE POST MASTER OF THE CHESTER UNITED STATES POST OFFICE, THREE ALTERNATE LOCATIONS FOR CENTRAL MAILBOXES HAVE BEEN PROVIDED ON THE SITE PLAN. THESE LOCATIONS WILL ALLOW THE POSTAL CARRIER TO DELIVER THE MAIL SAFELY AND EFFICIENTLY WITH MINIMAL TO NO BACKING.
 - UPON CONSTRUCTION OF THE ENTRANCE DRIVE, A FIELD MEETING BETWEEN THE CHESTER POST MASTER AND THE CONTRACTOR IS TO BE HELD TO FINALIZE AND VERIFY THE MAIL BOX LOCATION.
 - THE CENTRAL DELIVERY BOXES ARE TO BE TWO CLUSTER BOX UNITS (CBU), MANUFACTURED BY SALSBUURY INDUSTRIES, MODEL #3316 F SERIES, AND MODEL #3308 F SERIES, OR APPROVED EQUALS.
 - MAILBOX NUMBERING IS TO BE COORDINATED WITH THE UNITED STATES POSTAL SERVICE.

DENSITY CALCULATIONS FOR APARTMENTS:

RM, B-1, AND B-2 DISTRICTS = 9 UNITS PER ACRE (UPA)
AREA LOCATED IN B-1 ZONE = 2.4 ACRES
RS, AND RMH DISTRICTS = 7 UNITS PER ACRE (UPA)
AREA LOCATED IN RS ZONE = 0.2 ACRES

2.4 ACRES x 9 UPA + 0.2 ACRES x 7 UPA = 23 UNITS
TOTAL NUMBER OF UNITS PERMITTED BY SCH = 23 UNITS
TOTAL NUMBER OF UNITS PROPOSED = 20 UNITS

PARKING CALCULATIONS:

REQUIRED UNIT RATIO	PROVIDED
1.5 SPACES PER UNIT	30 SPACES
20 UNITS x 1.5 SPACES/UNIT	
REQUIRED GUEST & STAFF PARKING	
0.75 SPACES PER UNIT	15 SPACES
20 UNITS x 0.75 SPACES/UNIT	
MIN. NUMBER OF SPACES REQUIRED	45 SPACES
TOTAL NUMBER OF SPACES PROVIDED	45 SPACES

BULK REQUIREMENTS

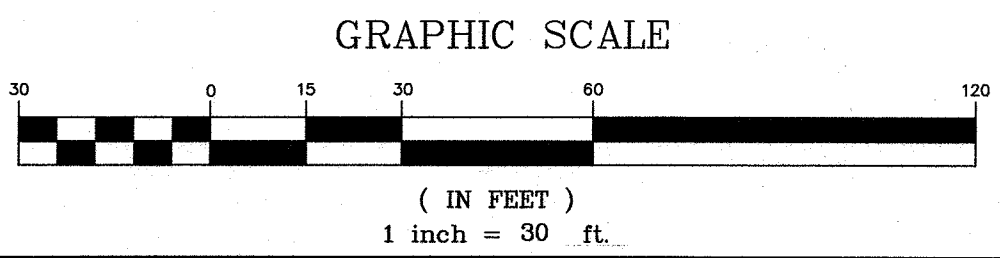
ZONE RS (RESIDENTIAL-SINGLE FAMILY)
ZONE B-1 (NEIGHBORHOOD BUSINESS)

USE GROUP: SENIOR CITIZEN HOUSING (SCH) SPECIAL USE PERMIT

	MIN. REQUIRED	PROVIDED
LOT AREA (ACRE)	3.0	2.6±
LOT DEPTH (FT.)	150	300±
LOT WIDTH (FT.)	100	276±
FRONT YARD (FT.)	50	51±
SIDE YARD (FT.)	30	34±
REAR YARD (FT.)	30	40±
UNIT HABITABLE FLOOR AREA (1 BDRM) (SQ.FT.)	500	>500
UNIT HABITABLE FLOOR AREA (2 BDRM) (SQ.FT.)	650	>650
	MAX. PERMITTED	PROVIDED
IMPERVIOUS SURFACE AREA (%)	75	41.2
BUILDING HEIGHT (FT.)	35	>35
BUILDING HEIGHT (STORIES)	3	2

* REQUIRES WAIVER FROM SCH SPECIAL USE PERMIT REGULATIONS.

RECORD OWNER/APPLICANT
JOHN SORRENTINO
48 JENNA DRIVE
MONROE, NEW YORK 10950



DATE	DESCRIPTION	INITIALS
11-22-12	SKETCH SITE PLAN PREPARATION DATE	JWP
6-28-14	SITE PLAN PREPARATION	CR
9-30-14	PER MHE COMMENTS	MP
7-16-15	PER PB COMMENTS & BEDROOM COUNT	MWS
8-12-15	PER M&E COMMENTS	MWS
9-16-15	PER M&E COMMENTS	MWS
12-2-15	PER PB & PUBLIC HEARING COMMENTS	MWS
9-1-16	PER SCH SPECIAL USE REGULATIONS	MWS
1-31-17	REV SCH LAYOUT PER VILLAGE COMMENTS	MWS

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
CROSBY, NEW YORK 10924
(845) 294-0606

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 798-4640

JOSEPH J. PIETRZAK, P.E.
LICENSE NO. 089845

MICHAEL F. CROSBY, P.L.S.
LICENSE NO. 051923

VINCENT A. PIETRZAK, P.E., LEED AP
P.E. LICENSE NO. 078936 P.L.S. LICENSE NO. 050075
N.Y.P.L.S. LICENSE NO. 33398

1-31-17
DATE

ELMWOOD PARK APARTMENTS
VILLAGE OF CHESTER
ORANGE COUNTY, NEW YORK

PROJECT TITLE
SENIOR HOUSING SITE PLAN

SECTION 111 BLOCK 2 LOTS 7.1 & 3

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW

C.O.C.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
1	1	1

SCALE: 1"=30'
CAD REFERENCE: 13103.01WORK
PROJECT NUMBER: 13103.01