

VICINITY MAP - USGS WARWICK QUADRANGLE NOT TO SCALE

Miscellaneous Notes

- 1.) NORTH ORIENTATION IS BASED ON DEED NORTH PER RECORD DEEDS - D.B. 14371, Pg. 296 AND D.B. 14390, Pg. 605 & 609. MAP ALSO TIED TO GRID NORTH AND STATE PLANE COORDINATES NEW YORK STATE EASTERN ZONE ESTABLISHED BY RTK GPS OBSERVATIONS.
- 2.) VERTICAL DATUM BASED ON NAVD 1988 DATUM BASED ON RTK GPS OBSERVATIONS.
- 3.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY C. T. MALE ASSOCIATES ENGINEERING, SURVEYING ARCHITECTURE, LANDSCAPE ARCHITECTURE & GEOLOGY, D.P.C., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, AND TITLE REFERENCE IS MADE TO A TITLE COMMITMENT PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY; TITLE NO. HN 60767A, EFFECTIVE DATE OF APRIL 16, 2018 AND A SUPPLEMENTAL TITLE COMMITMENT PREPARED BY HARDENBURGH TITLE AGENCY TITLE NO. 21-14, EFFECTIVE DATE OF MARCH 25, 2021. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND RESTRICTIONS AS RECITED THEREIN AND IS FURTHER SUBJECT TO ANY FINDINGS OR TRANSACTIONS REVEALED OR CONDUCTED FROM THE DATE OF SAID CONTINUATION TO THE PRESENT.
- 4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
- 5.) SURVEY WAS PERFORMED IN THE FIELD BETWEEN FEBRUARY 23-24 & MARCH 5, 2021 WITH 12" SNOW COVER AND SNOW PILES.
- 6.) PARCEL LIES PARTIALLY IN "ZONE AE" - BASE FLOOD ELEVATIONS DETERMINED AND "ZONE X" (SHADED) - AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) COMMUNITY PANEL MAP NUMBER 36071C0456E WITH THE EFFECTIVE DATE OF AUGUST 3, 2009. THE LIMITS OF THE ZONE ARE SHOWN GRAPHICAL FROM THE MAP. PORTION OF PROPERTY LIES WITHIN THE FLOODWAY AREAS IN ZONE AE - THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.
- 7.) THERE ARE 18 STRIPED PARKING SPACES - 18 REGULAR SPACES & 0 HANDICAP DESIGNATED SPACES COMBINED ON THE THREE PARCELS.
- 8.) 93, 95 & 97 BROOKSIDE AVENUE PARCELS ARE ZONED AS "B-2" DISTRICT (GENERAL BUSINESS DISTRICT) BASED ON A ZONING LETTER PROVIDED BY THE VILLAGE OF CHESTER CODE ENFORCEMENT OFFICER DATED APRIL 29, 2021.
- 9.) THE PROPOSED BUILDING SHALL INCLUDE THE INSTALLATION OF A FIRE ALARM SIGNAL DEVICE. INSTALLATION OF THE DEVICE SHALL FOLLOW THE PROPOSED SITE DEVELOPMENT PLANS.
- 10.) PROPOSED SITE DESIGN INFORMATION SHALL BE IN ACCORDANCE WITH THE SITE PLANS FOR ADVANCE AUTO PARTS DEVELOPMENT PREPARED BY KEPLINGER FREEMAN ASSOCIATES DATED FEBRUARY 15, 2021 AND LAST REVISED 9-30-21.

Zoning Information

DISTRICT	GENERAL BUSINESS DISTRICT	"B-2" DISTRICT	Ex. HISTORIC HOUSE
MINIMUM SETBACKS:			8 ft.
FRONT	50 ft.	90 ft.±	(pre-existing nonconforming)
SIDE	15 ft./both 30 ft.	30 ft./(93.2 ft. combined)	23.6 ft./(62.4 ft. combined)
REAR	20 ft.	102.4 ft.	214.6 ft.
MAXIMUM BUILDING HEIGHT	35 ft. / 3 stories	25 ft. / 1 stories	< 35 ft.
MINIMUM LOT AREA	15,000 sq.ft.	35,829 sq.ft.	33,246 sq.ft.
MINIMUM LOT WIDTH	100 ft.	162± ft.	115± ft.
MINIMUM LOT DWELLING AREA	N/A	N/A	N/A
PARKING AREA OFFSET TO STREET LINE	20 ft.	20.1 ft.	N/A
DRIVEWAY WIDTH		26.0 ft.	15.1 ft.

Map References

1. BOUNDARY SURVEY MAP FOR CATSKILL HUDSON BANK - 93 & 95 BROOKSIDE AVENUE PREPARED BY PIETRZAK & PFAU ENGINEERING AND SURVEYING, PLLC DATED 11/24/2003 LAST REVISED ON 12/17/2018.
2. BOUNDARY SURVEY MAP FOR CATSKILL HUDSON BANK - 97 BROOKSIDE AVENUE PREPARED BY PIETRZAK & PFAU ENGINEERING AND SURVEYING, PLLC DATED 02/15/2018 LAST REVISED ON 12/17/2018.
3. SURVEY AND SUBDIVISION MAP OF LANDS OF JAMES M. & KATHLEEN A. LORD PREPARED BY ALPHONSE MERCURIO, L.S. DATED JULY 31, 1996 AND FILED AS MAP 4-97.
4. SURVEY AND SUBDIVISION MAP OF LANDS OF DANIEL M. & JUDITH A. POLLI PREPARED BY ALPHONSE MERCURIO, L.S. DATED APRIL, 1997 AND FILED AS MAP 193-97.
5. SUBDIVISION AND LOT LINE CHANGE FOR BAZS, LLC & LEENTJES PREPARED BY JAMES A. DILLIN, PLS DATED JANUARY 5, 2005 AND FILED AS MAP 232-06.
6. SUBDIVISION AND LOT LINE CHANGE FOR LEENTJES PREPARED BY JAMES A. DILLIN, PLS DATED MAY 17, 2006, REVISED JUNE 15, 2006 AND FILED AS MAP 581-06.
7. SUBDIVISION OF PROPERTY FOR VAN DER MEULEN & NERI PREPARED BY JAMES A. DILLIN, PLS DATED SEPTEMBER 16, 1997 AND FILED AS MAP 8908.
8. Appurtenant 20' wide right of way in Liber 11346, Page 1268. (Deed not provided)
13. Subject to 20' wide right of way within bounds as in Liber 11346, Page 1272. (Plotted)
14. Subject to 10' wide easement within the bounds along westerly line as shown on 1976 survey. (Not plotted - survey not provided)
15. Subject to Agreement in Liber 4528, Page 141. (Affects all of TM 107-02-08.21 & TM 107-02-08.22)
16. Subject to notes and conditions on filed Map # 193-97 & #4-97. (No plottable information - TM 107-02-08.21 subject rights within N.Y.S. Rt. 17M to the center of highway, is serviced by public water & sewer and is subject to N.Y.S.D.O.T. approval of the access driveway.)
17. Subject to Agreement Liber 4528, Page 141. (area referred to therein as shown as "Lawn Area Encroaches" on filed Map #193-97. (Plotted)
20. Subject to Temporary Grading Easement granted by deed Liber 4638, Page 195. (Plotted)

Notes to Title No. HN 60767A & 21-14

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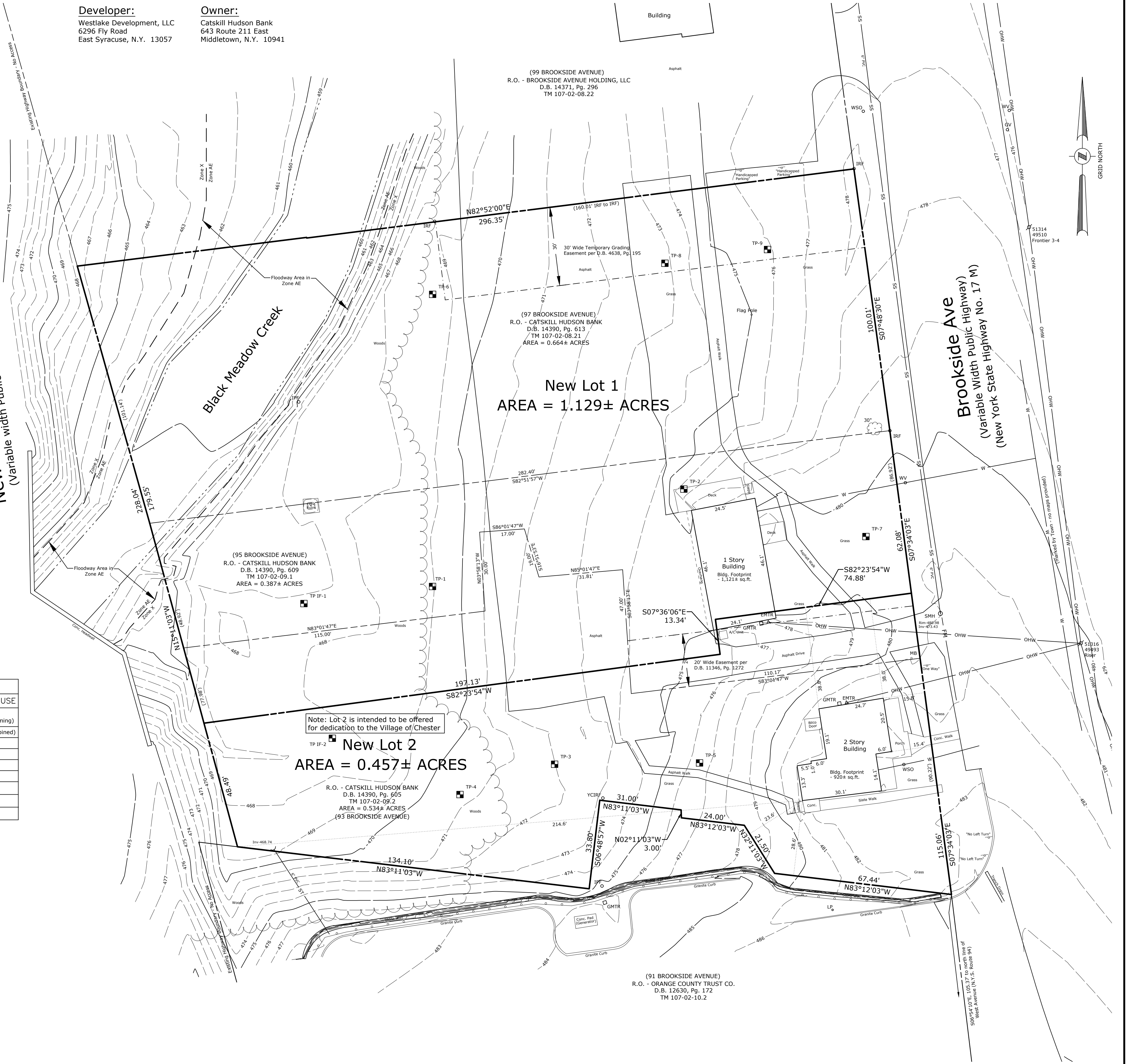
**LEGEND**

- TP [Symbol] TEST PIT
- MB [Symbol] MAILBOX
- SMH [Symbol] SANITARY MANHOLE
- SCB [Symbol] SQUARE CATCH BASIN
- EHTR [Symbol] UTILITY POLE
- UP [Symbol] UTILITY POLE
- LP [Symbol] LIGHT POLE
- WV [Symbol] WATER VALVE
- WSO [Symbol] WATER SHUTOFF
- GMTR [Symbol] GAS METER
- GV [Symbol] GAS VALVE
- YCRF [Symbol] YELLOW CAPPED IRON ROD FOUND
- IRF [Symbol] IRON ROD FOUND
- WR [Symbol] WOOD GUARD RAIL
- OW [Symbol] OVERHEAD WIRES
- GL [Symbol] GAS LINE
- WL [Symbol] WATER LINE
- EL [Symbol] ELECTRIC LINE
- TL [Symbol] TELEPHONE LINE
- SSL [Symbol] STORM SEWER LINE
- SS [Symbol] SANITARY SEWER LINE

**Developer:**  
Westlake Development, LLC  
6296 Fly Road  
East Syracuse, N.Y. 13057

**Owner:**  
Catskill Hudson Bank  
643 Route 211 East  
Middletown, N.Y. 10941

**New York State Route 17 & U.S. Highway 6**  
(Variable width Public Highway - No Access from properties)



I CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND HAS BEEN PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE OF THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

*David M. Sliski* 10/07/2021  
DAVID M. SLISKI PLS # 50105 DATE

DAVID M. SLISKI P.L.S. NO. 50105  	DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.  © 2021 C.T. MALE ASSOCIATES  APPROVED: DRAFTED : JAD CHECKED : DMS PROJ. NO : 21.1055 SCALE : 1" = 20 FT. DATE : SEPT. 29, 2021	<b>PRELIMINARY AND FINAL SUBDIVISION PLAT</b> FOR THE LANDS NOW OR FORMERLY OF <b>CATSKILL HUDSON BANK</b> 93, 95 & 97 BROOKSIDE AVENUE <b>INTO NEW LOTS 1 &amp; 2 OF THE CATSKILL HUDSON BANK PROPERTY</b> VILLAGE OF CHESTER ORANGE COUNTY, NEW YORK
	10/07/21	Revise per comments	dms	dms	dms		
<b>C.T. MALE ASSOCIATES</b> Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. 50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518-786-7400 COBLESKILL, NY • GLENS FALLS, NY • POUKKEEPSIE, NY JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY www.ctmale.com						SHEET 1 OF 1 DWG. NO: 21-0XXX	