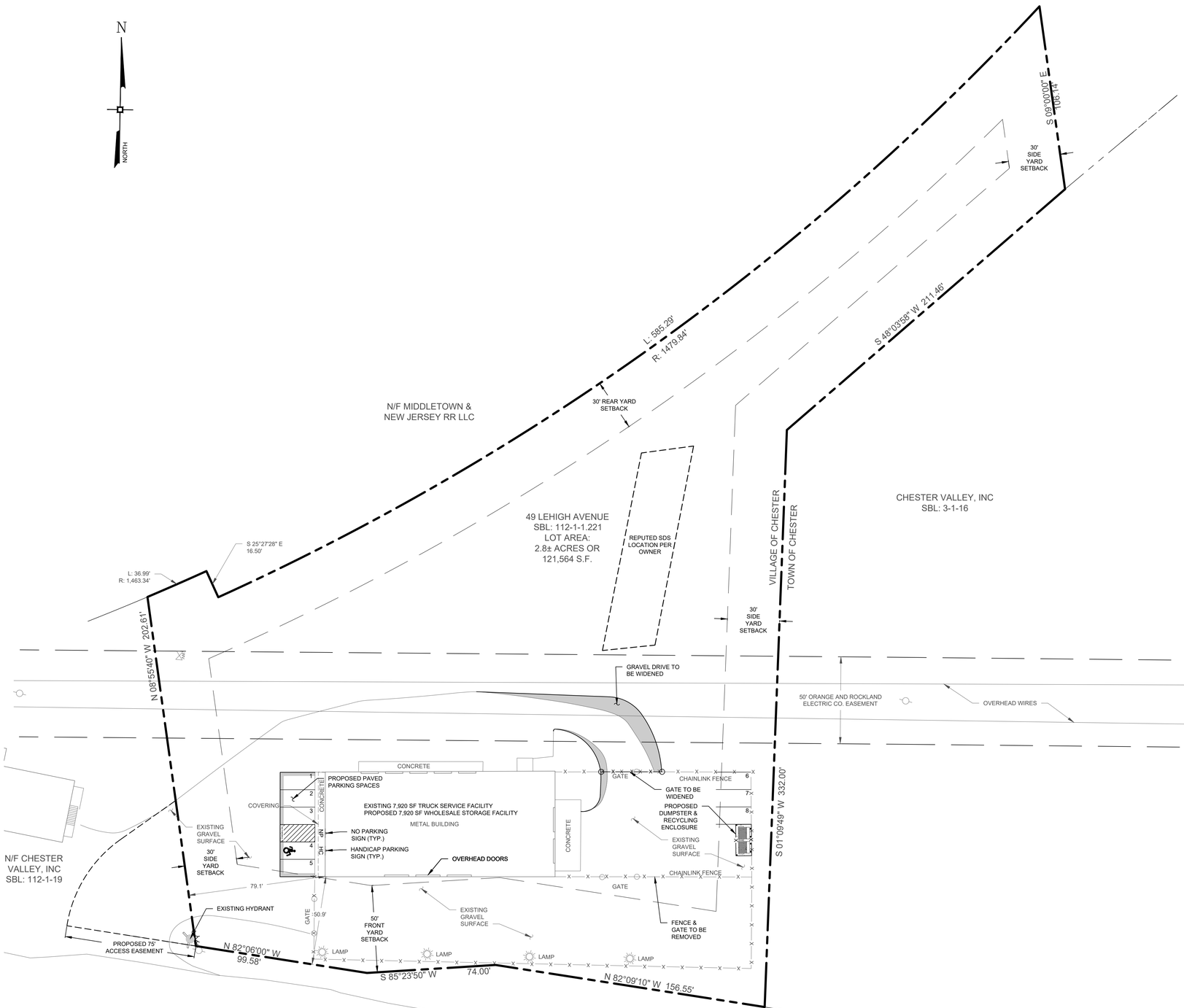

LOCATION MAP

SCALE: 1" = 1000'

HOURS OF OPERATION

SUNDAY - FRIDAY: 7 AM - 7 PM

GENERAL NOTES

1. TAX MAP IDENTIFICATION NUMBER: SECTION 112 BLOCK 1 LOT(S) 1.221
2. TOTAL AREA OF SUBJECT PARCEL: 2.8± ACRES.
3. BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY EDWARD T. GANNON, P.L.S. ON AUGUST 1, 2022.
4. OWNER: CHESTER VALLEY, INC
   P.O. BOX 519
   CHESTER, NY 10918
5. APPLICANT: LEHIGH EQUITIES, LLC
   24 BUTTERMAN PL #201
   MONSEY, NY 10952
6. ANTICIPATED COMPLETION DATE APRIL 2023.

PARKING REQUIREMENTS

TOTAL SPACES REQUIRED: 8 EMPLOYEES X 2 SPACES PER 3 EMPLOYEES = 6 SPACES

TOTAL SPACES PROVIDED: 8 SPACES

BULK REQUIREMENTS

VILLAGE OF CHESTER - ZONING DISTRICT M-2
PROPOSED USE: WHOLESALE STORAGE

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	1 ACRE	2.8± ACRES
LOT WIDTH	150 FEET	337.4 FEET
FRONT YARD	50 FEET	50.9 FEET
REAR YARD	30 FEET	117.0 FEET
SIDE YARD (ONE / BOTH)	30 / 60 FEET	79.1 / 202.3 FEET
MAXIMUM ALLOWABLE		
BUILDING HEIGHT	40 FT	< 40 FT
LOT COVERAGE (BUILDINGS)	60 %	< 60 %

VILLAGE OF CHESTER PLANNING BOARD APPROVAL BOX

PB#22-05 112-1-1.221

No.	DATE	DESCRIPTION
1	10/12/22	REVISED PER PB COMMENTS

DRAWING STATUS	ISSUE DATE: 10/12/22		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	1	OF	2
☐ OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A

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ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

30 0 15 30 60

1 inch = 30 ft.

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SITE PLAN

LEHIGH EQUITIES - CHANGE OF USE
49 LEHIGH AVENUE
VILLAGE OF CHESTER
ORANGE COUNTY, NEW YORK

JOB #:	DRAWN BY:	
1976.01	MP	C-1
DATE: 09/01/22	SCALE: 1"=30'	
REVISION: 1 - 10/12/22	TAX LOT: 112-1-1.221	

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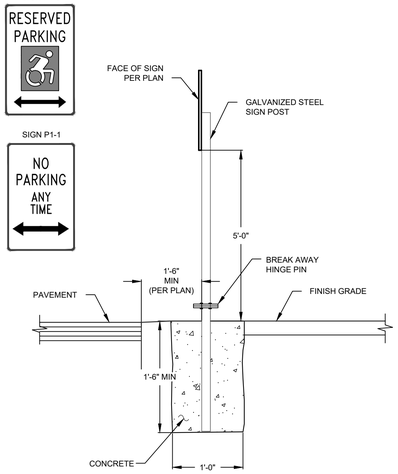
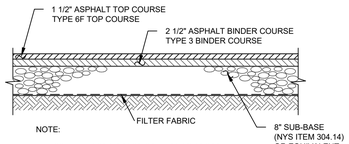
Z:\1976.01 - Friedman - 49 Lehigh Ave Change of Use\Site Plan.dwg
Date Printed: Oct 12, 2022, 12:31pm



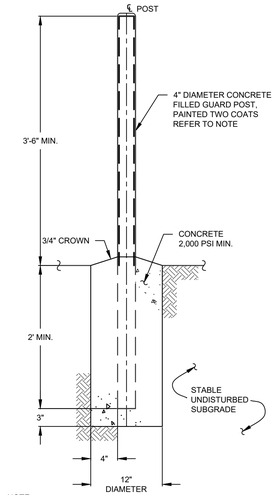
NOTES:
1. ALL ASSEMBLY HARDWARE TO BE CAST ALUMINUM WITH ALUMINUM BOLTS.
2. ALL SIGNS SHALL BE SIZE "C".

SIGN POST
SCALE: NTS



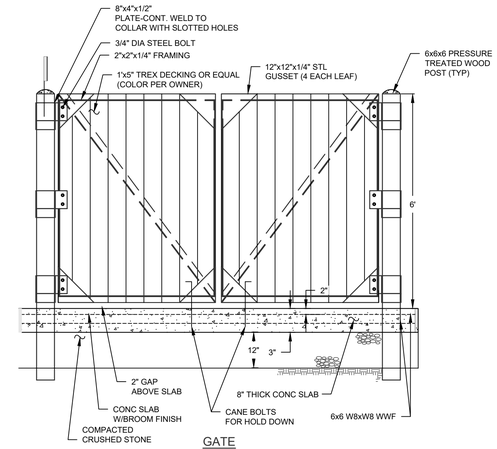
NOTE:
1. ITEM NUMBERS REFER TO NYSDOT SPECS.
2. ALL SUBGRADE AND SUBBASE IN ALL PAVEMENT AREAS SHALL BE PROOF ROLLED AND FOUND TO BE NON-YIELDING.

PAVEMENT SECTION
SCALE: NTS

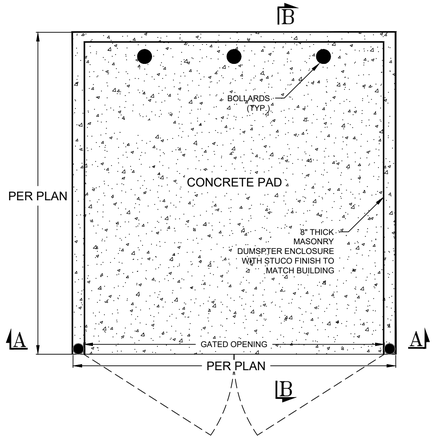


NOTE:
1. PAINT COATING SHALL BE RUST-OLEUM INDUSTRIAL ENAMEL, SAFETY YELLOW, MODEL #0944 OR ACCEPTABLE EQUAL.

BOLLARD
SCALE: N.T.S.



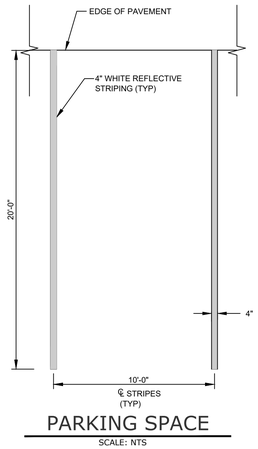
GATE



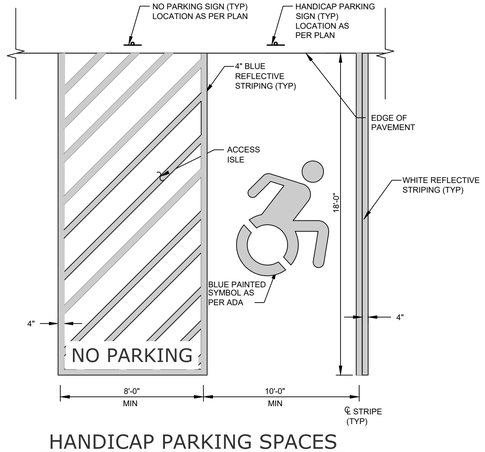
PLAN VIEW

NOTES:
ALL CONCRETE SHALL BE 4000 PSI AT 28 DAYS.

DUMPSTER ENCLOSURE
SCALE: NTS



PARKING SPACE
SCALE: NTS



HANDICAP PARKING SPACES
SCALE: NTS

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☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
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NEW YORK LICENSE # 071701

0 1 2 3
ORIGINAL SCALE IN INCHES

VILLAGE OF CHESTER
PLANNING BOARD APPROVAL BOX

PB#22-05	112-1-1.221

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DETAILS

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