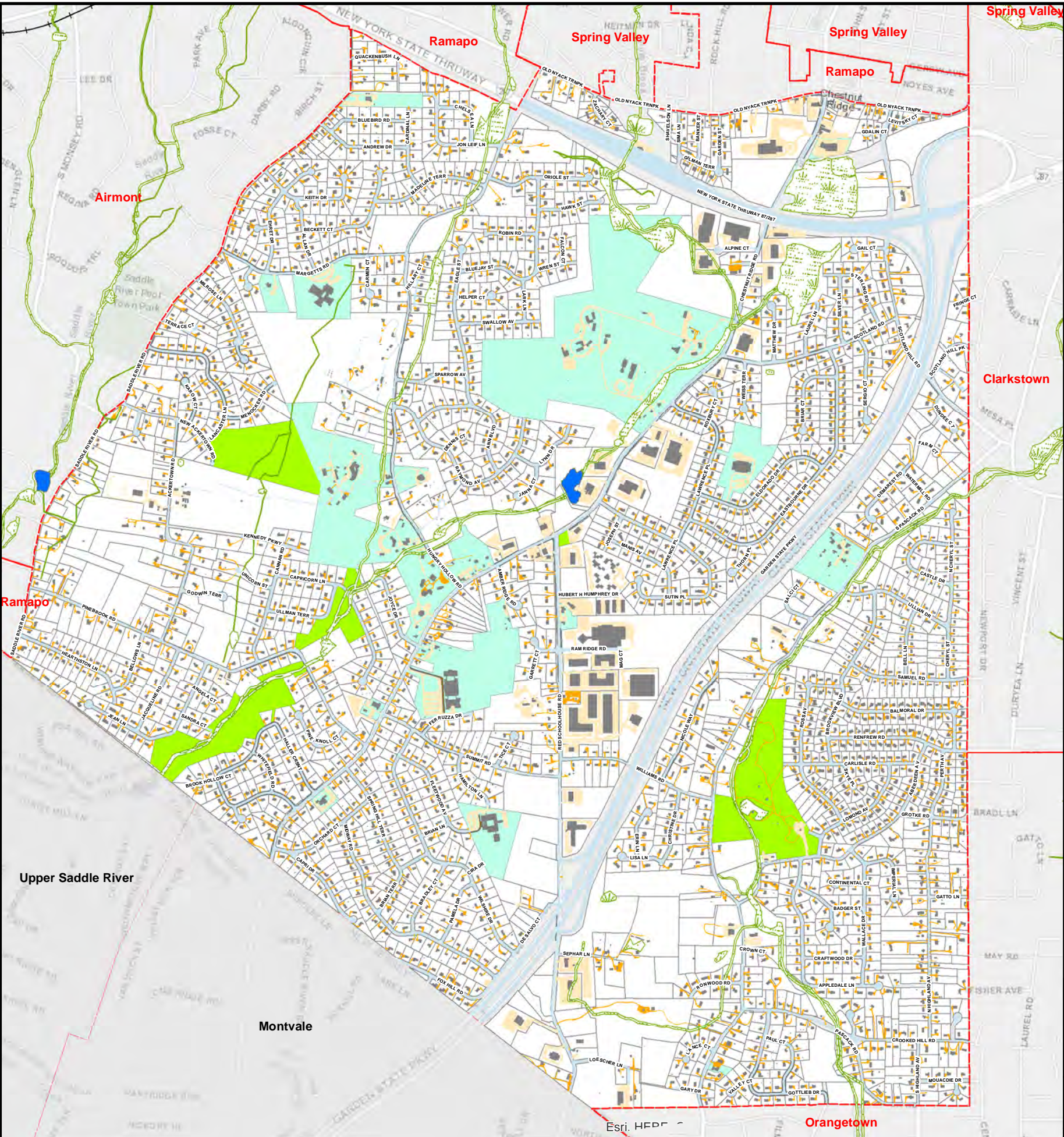


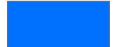








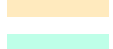



Comprehensive Plan Village of Chestnut Ridge

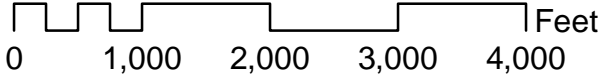
Base Map

DRAFT



Legend

-  Ponds & Lakes
-  Wetlands
-  Surrounding Municipalities
-  Railroads
-  Roads
-  Buildings
-  Sidewalks
-  Driveways
-  Parking Lots
-  Institutional or Quasi Public Properties
-  Parks-Open Space-Recreation (Public or Private)
-  Parcels
-  NJ Boroughs

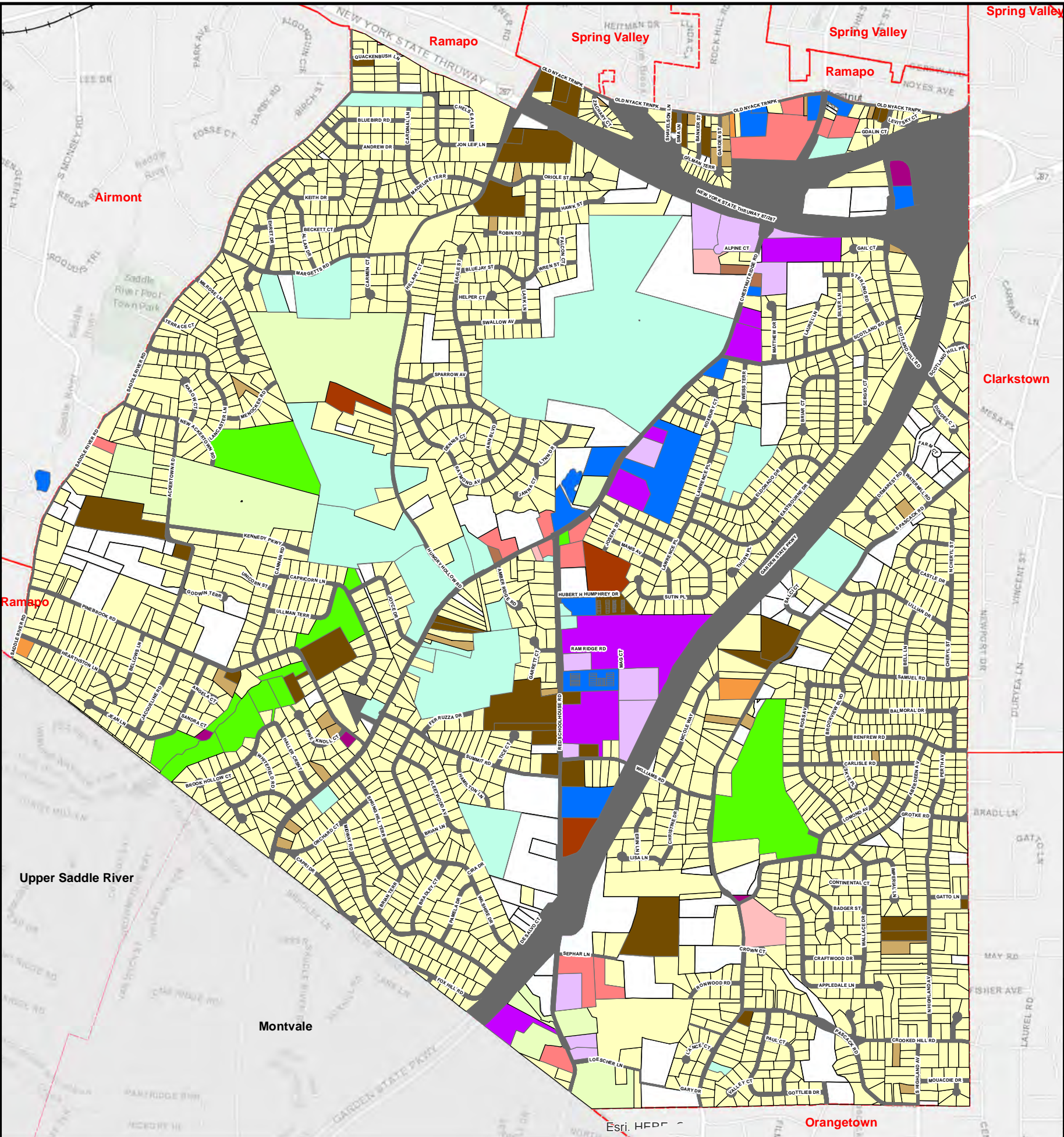


Sources: ESRI Web Map Service; Rockland County GIS
4 November 2019

Comprehensive Plan Village of Chestnut Ridge

Existing Land Uses

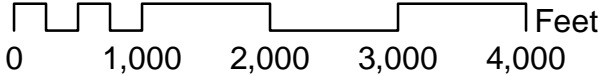
DRAFT



Legend

Land Use Existing (2012)

- | | | | | | |
|--|---------------------------------------|--|---|--|----------------------------|
| | Agricultural | | Multi Family Residential | | Ponds & Lakes |
| | Institutional/Quasi-P... | | Multi Family Residential - Senior Housing | | Surrounding Municipalities |
| | General Business/Community Commercial | | Mixed Use (Residential/Commer... | | Railroads |
| | Local Neighborhood | | Three Family Residential | | Roads |
| | Office | | Two Family Residential | | Parcels |
| | Heavy Industrial | | One Family Residential | | NJ Boroughs |
| | Light Industrial/Warehouse | | Utilities | | |
| | Local Park/Open Space | | Vacant | | |
| | | | Road/Commuter Parking | | |

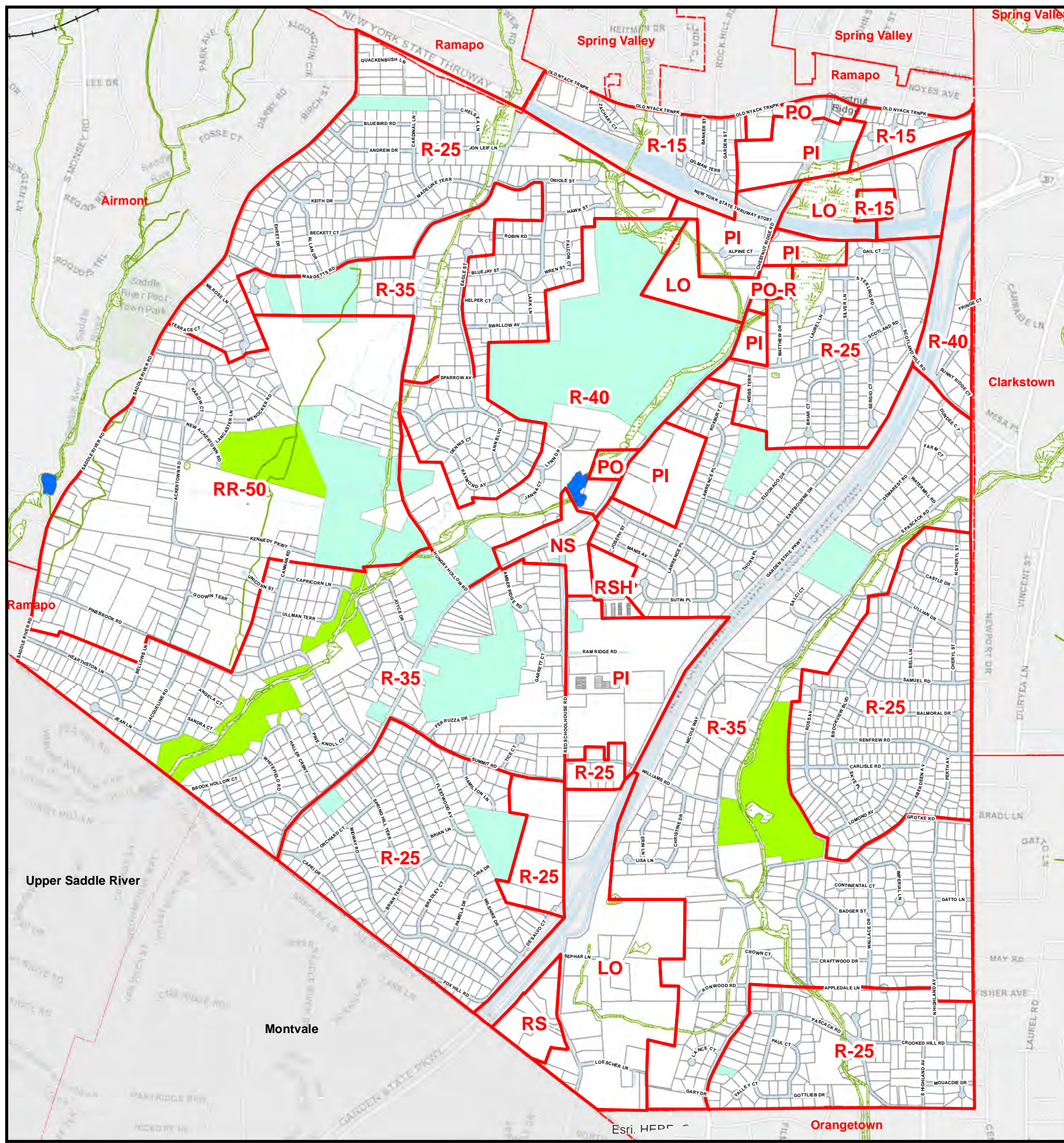


Sources: ESRI Web Map Service; Rockland County GIS
4 November 2019

Comprehensive Plan Village of Chestnut Ridge

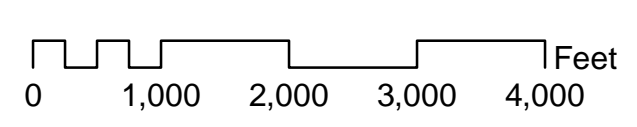
Existing Zoning Districts

DRAFT



Legend

- | | |
|------------------------|---|
| Zoning District | Ponds & Lakes |
| LO | Wetlands |
| NS | Surrounding Municipalities |
| PI | Railroads |
| PO | Roads |
| PO-R | Institutional or Quasi Public Properties |
| R-15 | Parks-Open Space-Recreation (Public or Private) |
| R-25 | Parcels |
| R-35 | NJ Boroughs |
| R-40 | |
| RR-50 | |
| RS | |
| RSH | |

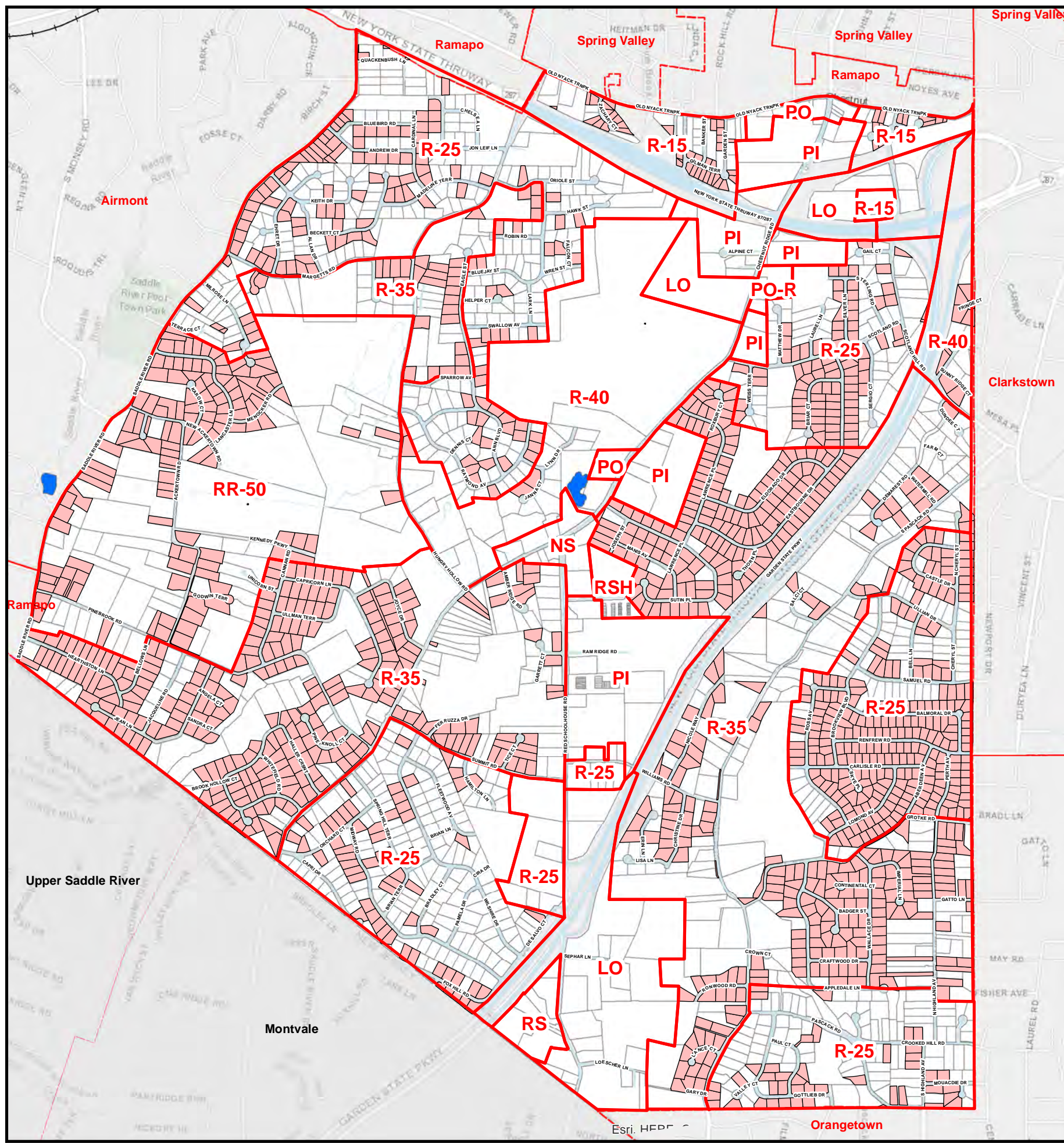


Sources: ESRI Web Map Service; Rockland County GIS
4 November 2019

Comprehensive Plan Village of Chestnut Ridge

Nonconforming Undersized Parcels in Current Residential Zoning Districts

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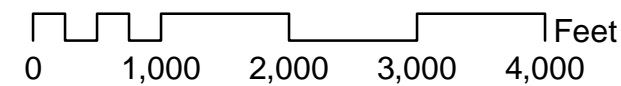
Legend

**Undersized
Parcels in
Residential
Zones**

Zoning District

- LO
- NS
- PI
- PO
- PO-R
- R-15
- R-25
- R-35
- R-40
- RR-50
- RS
- RSH

- Ponds & Lakes
- Surrounding Municipalities
- Railroads
- Roads
- Parcels
- NJ Boroughs









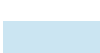



Sources: ESRI Web Map Service; Rockland County GIS
4 November 2019

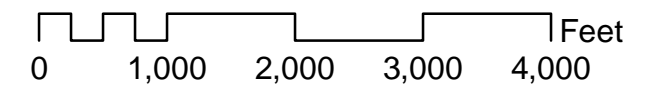
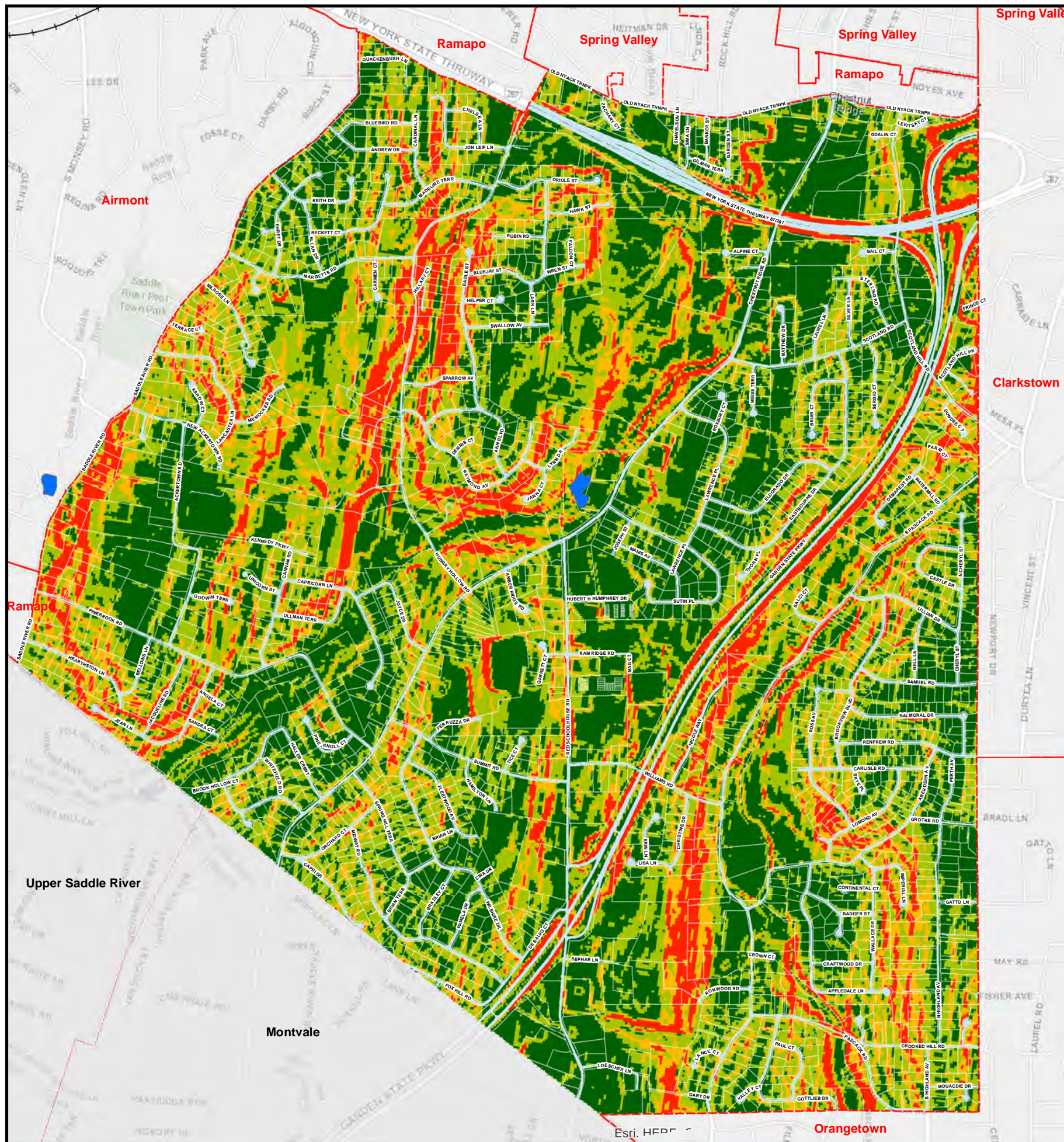
Comprehensive Plan Village of Chestnut Ridge

Slopes

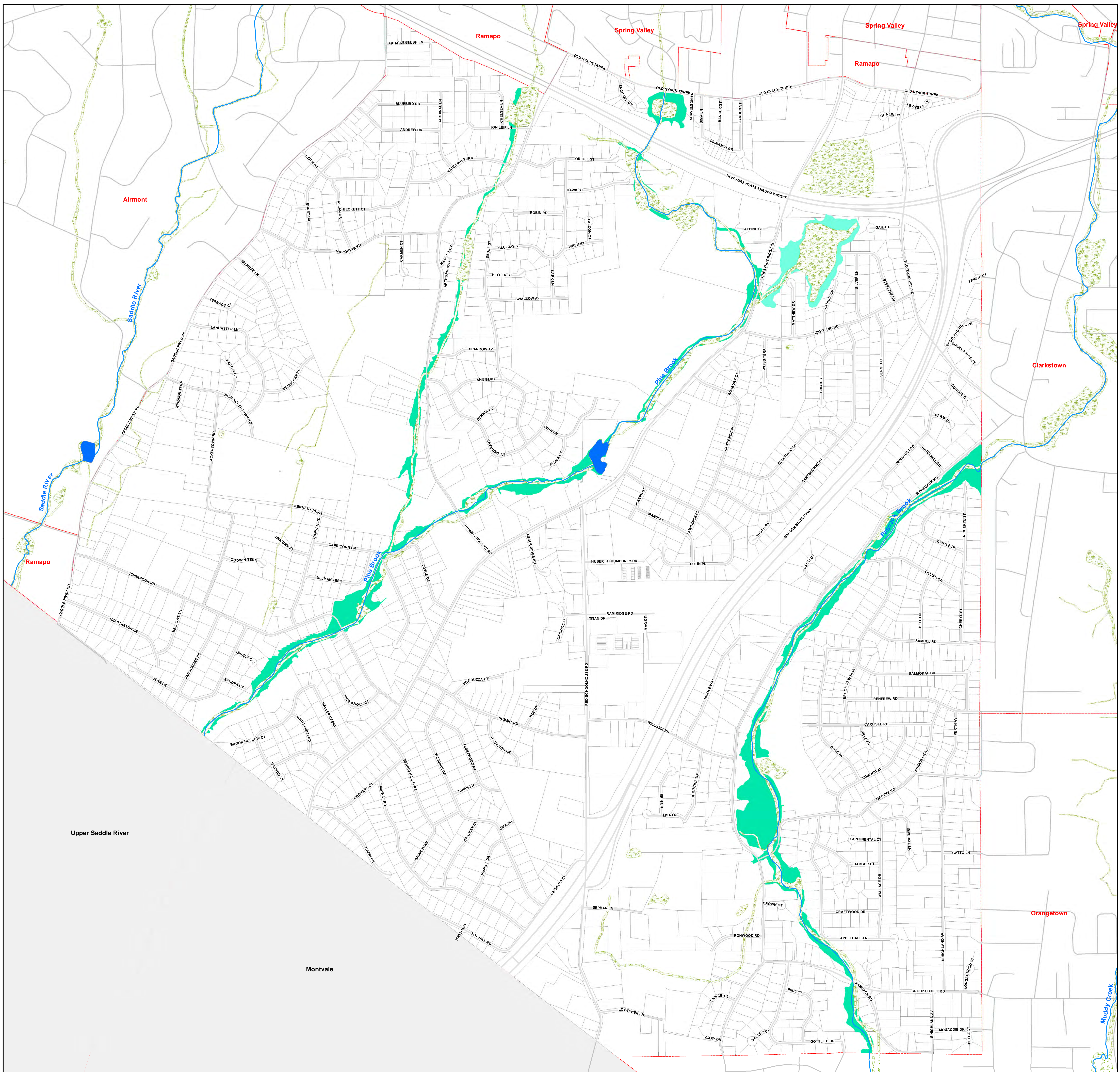
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Legend

- | | | | |
|---|---|---|----------------------------|
| Slope (Percent) |  | Ponds & Lakes | |
|  | 0 - 5% |  | Surrounding Municipalities |
|  | 5.1 - 10% |  | Railroads |
|  | 10.1 - 15% |  | Roads |
|  | Over 15% |  | Parcels |
| | |  | NJ Boroughs |



Sources: ESRI Web Map Service; Rockland County GIS
4 November 2019



Comprehensive Plan Village of Chestnut Ridge

Floodplains, Wetlands and Streams

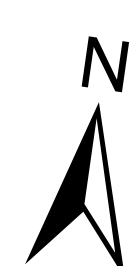
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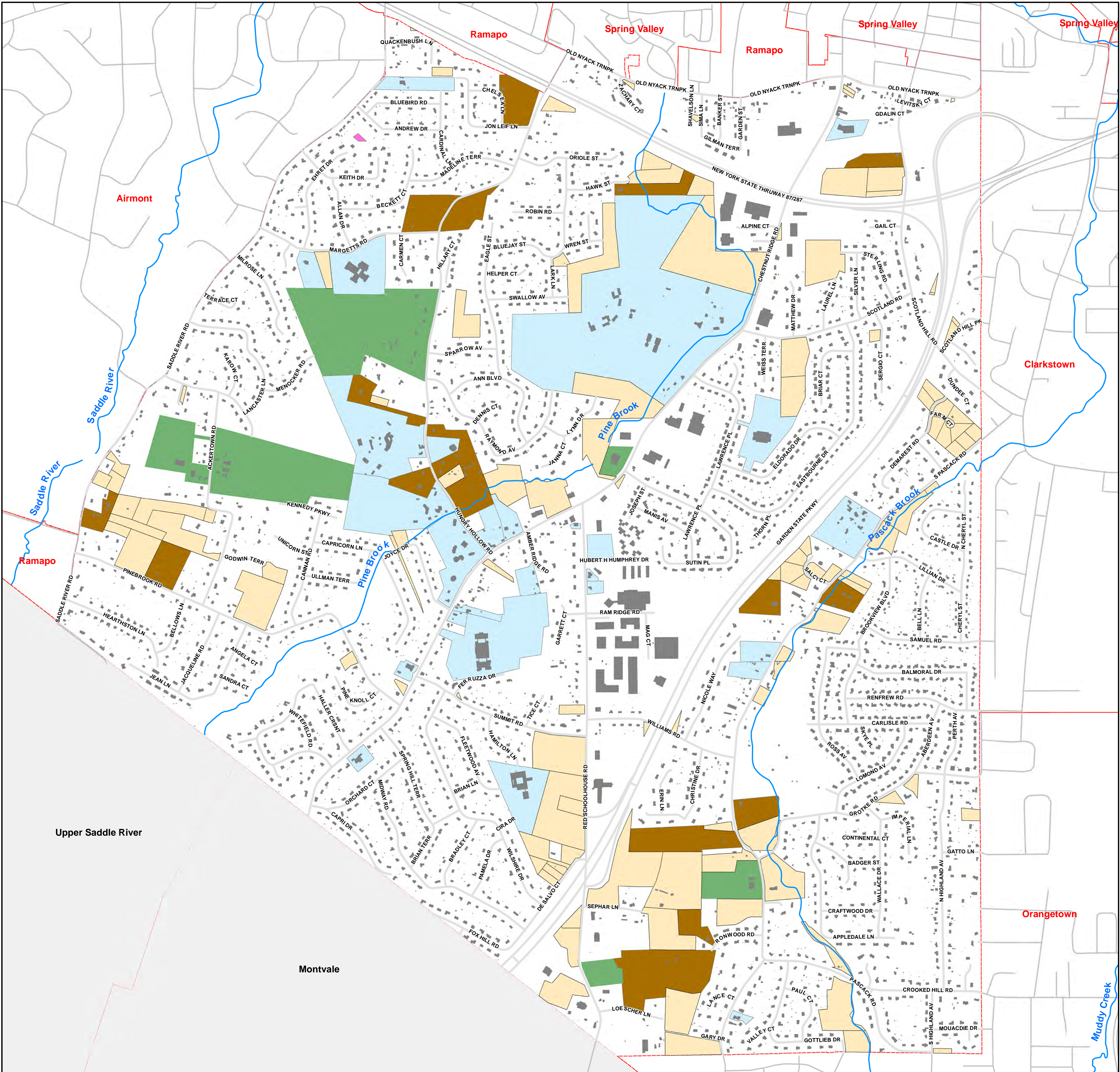
Legend

- Streams
- Ponds & Lakes
- Wetlands - NWI
- Surrounding Municipalities
- Parcels
- NJ Boroughs
- FEMA Flood Zones
A - 100 year Floodplain
- FEMA Flood Zones
AE - 100 year Floodplain



0 1,000 2,000 Feet

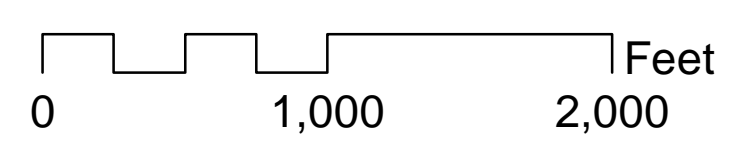




**Comprehensive Plan
Village of Chestnut Ridge
Parcels with Development Potential
for Multifamily Use
Classified by Existing Land Use**

- Legend**
- Streams
 - Streets
 - Existing Buildings
 - Vacant
 - Agricultural
 - OneFamilyReson3plusAcres
 - Institutional/Quasi-Public Properties
 - Unclassified
 - Surrounding Municipalities
 - NJ Boroughs

DRAFT



Sources: ESRI Web Map Service; Rockland County GIS
4 March 2020