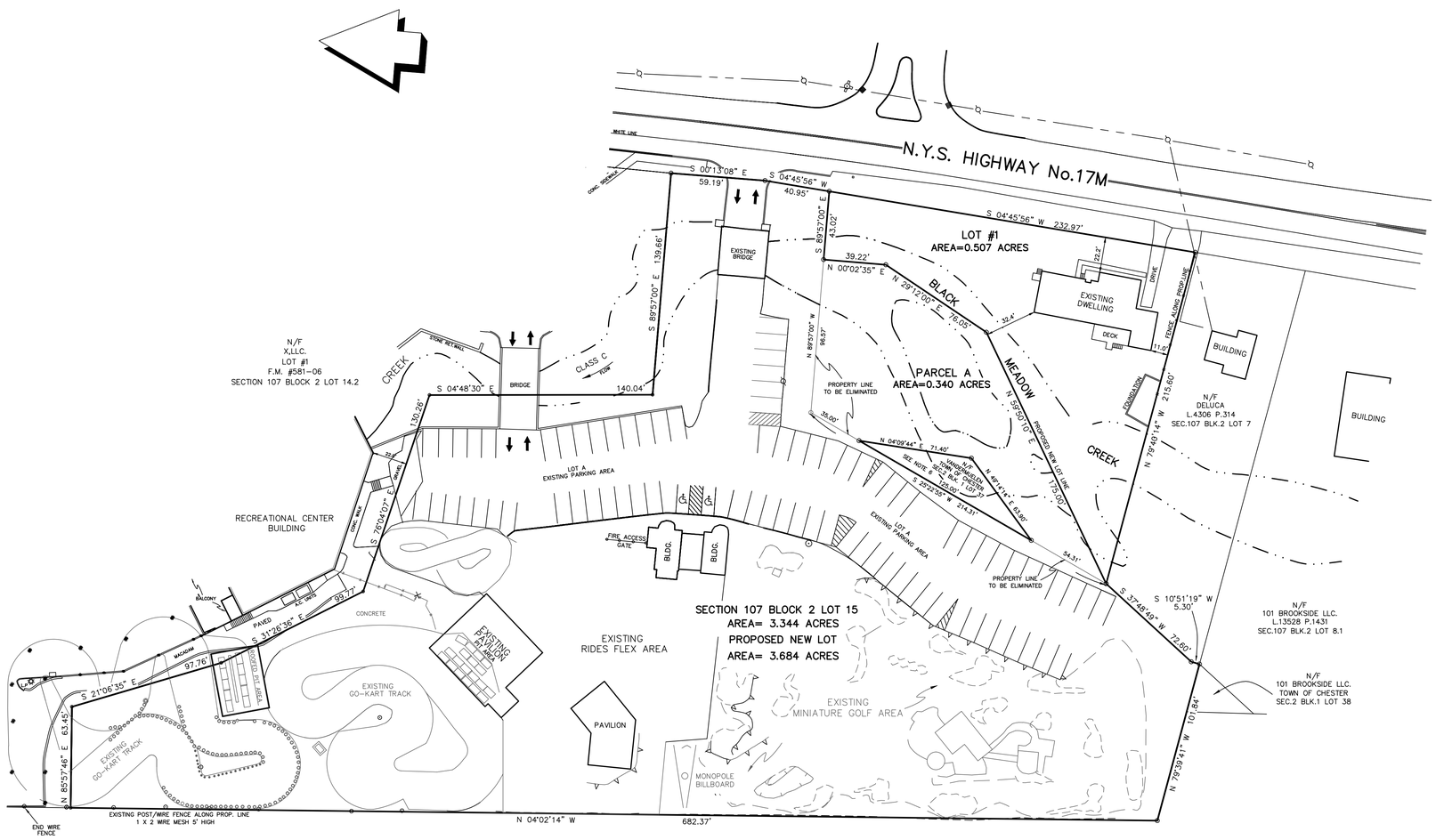


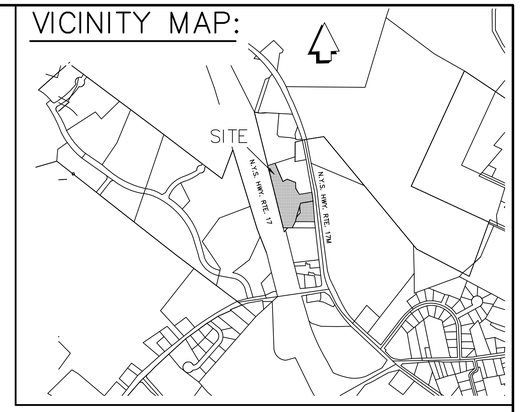
EXISTING LANDS OF TAX LOT 5.2 = 0.847 ACRES
LANDS TO BE CONVEYED TO TAX LOT 15 (PARCEL A) = 0.340 ACRES
NEW LOT #1 = 0.507 ACRES

EXISTING LANDS OF TAX LOT 15 = 3.344 ACRES
LANDS TO BE MERGED TO TAX LOT 15 (PARCEL A) = 0.340 ACRES
NEW LOT = 3.684 ACRES

UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY WAY, CONSTITUTES A VIOLATION OF THE STATE OF NEW YORK EDUCATION LAW SECTION 7209 (2).

OR98-22 SHEET 1 OF 1

VICINITY MAP:



ZONE: B-2

VILLAGE OF CHESTER (GENERAL BUSINESS)

PRE-EXISTING SINGLE FAMILY USE (LOT #1)

	REQUIRED	LOT #1 SUPPLIED
MINIMUM LOT AREA	15,000 SQ.FT.	22,079 SQ.FT.
MINIMUM LOT WIDTH	100 FT.	227.57 FT.
MINIMUM FRONT YARD	50 FT.	* 22.2 FT.
MINIMUM ONE SIDE YARD	15 FT.	* 11 FT.
MINIMUM BOTH SIDE YARDS	30 FT.	147.2 FT.
MINIMUM REAR YARD	20 FT.	32.4 FT.
MAXIMUM LOT COVERAGE	N/A	
MAXIMUM BUILDING HEIGHT	35 FT./ 3 STY'S	<

* PRE-EXISTING NON-CONFORMING

OWNER/APPLICANT:

SECTION 107 BLOCK 2 LOT 15
717 LLC.
107 BROOKSIDE AVE.
CHESTER, N.Y. 10918

SECTION 107 BLOCK 2 LOT 5.2
LOUIS VANDERMEULEN
P.O. BOX 123
CHESTER, N.Y. 10918

NOTES:

1. TAX MAP DESIGNATION : SECTION 107 BLOCK 2 LOT 15
   SECTION 107 BLOCK 2 LOT 5.2
2. WATER SUPPLY : MUNICIPAL- VILLAGE OF CHESTER
3. SEWAGE DISPOSAL SYSTEM : VILLAGE OF CHESTER
4. REFERENCE: MAP ENTITLED, "SUBDIVISION OF PROPERTY FOR VAN DER MEULEN & NERI", FILED IN THE O.C.C.O. ON JUNE 6, 1988, AS MAP NO.8908.
5. REFERENCE: MAP ENTITLED, "SUBDIVISION AND LOT LINE CHANGE FOR LEENTJES", FILED IN THE O.C.C.O. ON JULY 6, 2006, AS MAP No.581-06.
6. TOWN OF CHESTER SECTION 2 BLOCK 1 LOT 37, TO BE PURCHASED BY 717 LLC.

SUBDIVISION
LOT LINE CHANGE
FOR

THE CASTLE FUN CENTER

VILLAGE OF CHESTER
SCALE: 1"= 40'

ORANGE COUNTY, N.Y.
DECEMBER 11, 2019
REVISED JANUARY 20, 2020

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

VILLAGE OF CHESTER
VILLAGE PROJECT NUMBER 19-07

STATE OF NEW YORK
JAMES A. DILLIN
LICENSED
LAND SURVEYOR

LIC.49087
JAMES A. DILLIN, PLS
PROFESSIONAL LAND SURVEYOR
GOSHEN, NEW YORK