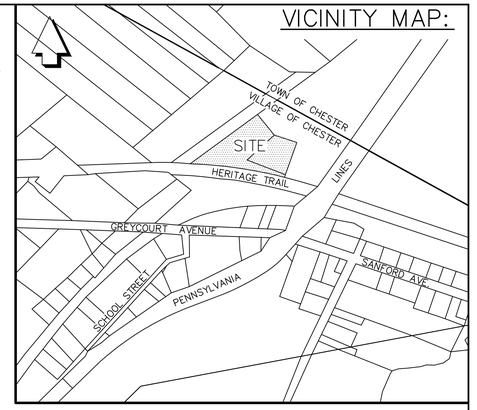
ZONE: RA

RESIDENTIAL & AGRICULTURAL

	REQUIRED	EXISTING 106-1-3	EXISTING 106-1-4	PROPOSED LOT #1	PROPOSED LOT #2
MINIMUM LOT AREA	40,000 SQ.FT.	65,645 SQ.FT.	34,412 SQ.FT.	58,987 SQ.FT.	41,100 SQ.FT.
MINIMUM LOT WIDTH	150 FT.	401.5 FT.	206.6 FT.	401.5 FT.	206.6 FT.
MINIMUM FRONT YARD	40 FT.	N/A	* 14.6 FT.	N/A	* 14.6 FT.
MINIMUM SIDE YARD	30 FT.	N/A	* 0 FT.	N/A	* 12.4 FT.
MINIMUM BOTH SIDE YARDS	60 FT.	N/A	174.4 FT.	N/A	186.8 FT.
MINIMUM REAR YARD	50 FT.	N/A	164.4 FT.	N/A	164.4 FT.
MAXIMUM LOT COVERAGE	15 %	N/A	<	N/A	<
MAXIMUM BUILDING HEIGHT	35 FT.	N/A	<	N/A	<
MINIMUM HABITABLE DWLG. AREA	900 SQ.FT.	N/A	* 393 SQ.FT.	N/A	* 393 SQ.FT.

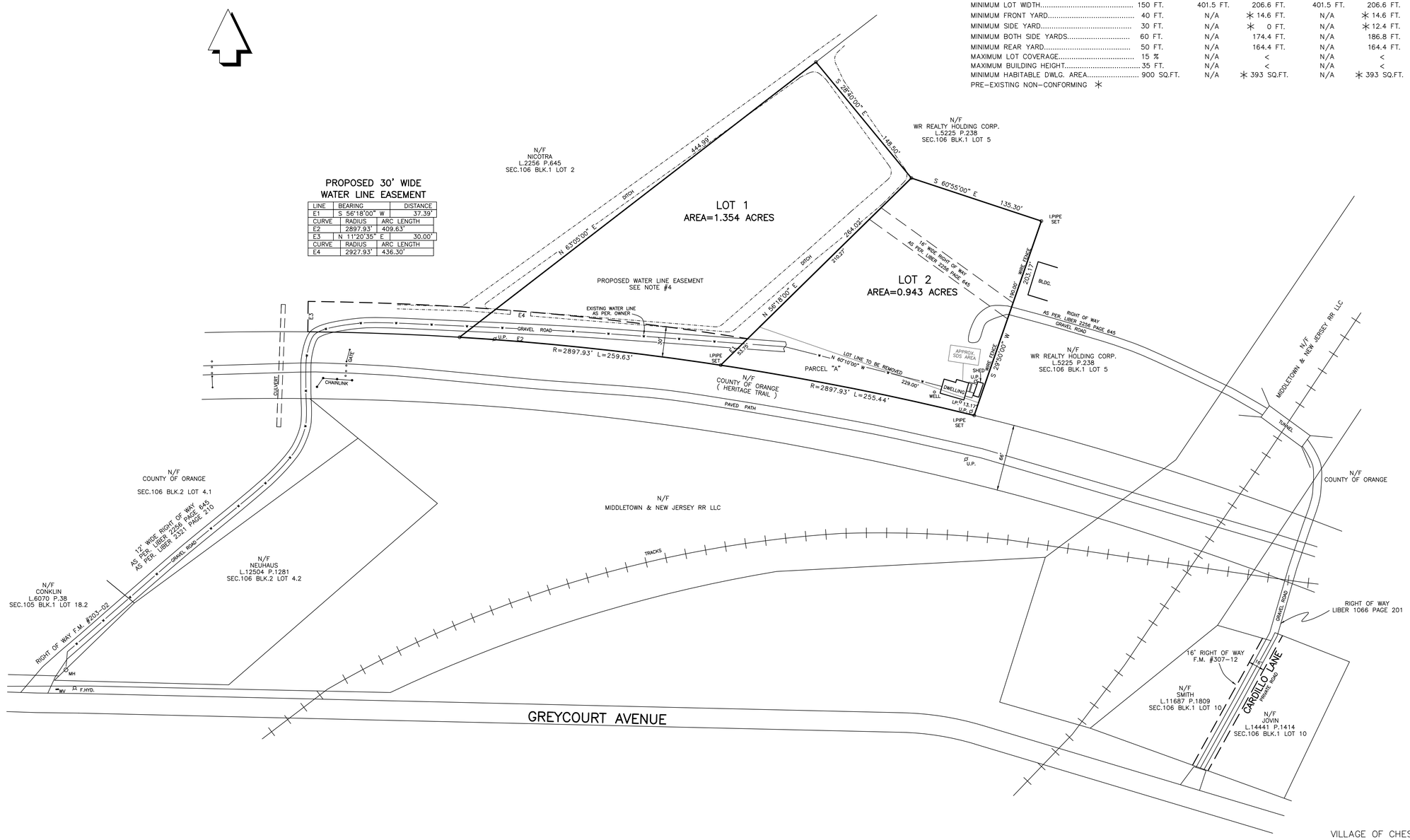
PRE-EXISTING NON-CONFORMING *

VICINITY MAP:



PROPOSED 30' WIDE WATER LINE EASEMENT

LINE	BEARING	DISTANCE
E1	S 56°18'00" W	37.39'
CURVE	RADIUS	ARC LENGTH
E2	2897.93'	409.63'
E3	N 11°20'35" E	30.00'
CURVE	RADIUS	ARC LENGTH
E4	2927.93'	436.30'



OWNER/APPLICANT:

SECTION 106 BLOCK 1 LOT 3
JOSEPH NICOTRA
102 HIGH STREET
CHESTER, NEW YORK 10918

SECTION 106 BLOCK 1 LOT 4
JOSEPH & WILMA NICOTRA
102 HIGH STREET
CHESTER, NEW YORK 10918

PROPERTY ADDRESS:
1 CARDILLO LANE
CHESTER, NEW YORK 10918

NOTES:

1. TAX MAP DESIGNATION: VILLAGE OF CHESTER – SEC. 106 BLK. 1 LOT 4
   SEC. 106 BLK. 1 LOT 3
2. WATER SUPPLY: MUNICIPAL – VILLAGE OF CHESTER
3. SEWAGE DISPOSAL: PRIVATE – SUB SURFACE
4. PROPOSED WATER LINE EASEMENT OVER LANDS OF NICOTRA IN FAVOR OF LOT #1 FOR USE & MAINTENANCE.

EXISTING LANDS SEC.106 BLK.1 LOT 3 = 1.507 ACRES
LANDS TO BE CONVEYED (PARCEL A) = 0.153 ACRES
NEW LOT #1 = 1.354 ACRES

EXISTING LANDS SEC.106 BLK.1 LOT 4 = 0.790 ACRES
LANDS TO BE MERGED (PARCEL A) = 0.153 ACRES
NEW LOT #2 = 0.943 ACRES

LOT LINE CHANGE
SUBDIVISION OF PROPERTY
FOR

JOSEPH NICOTRA

VILLAGE OF CHESTER
SCALE: 1"=50'

ORANGE COUNTY, N.Y.
SEPTEMBER 23, 2021
REVISED: OCTOBER 28, 2021

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

I HEREBY CERTIFY THAT THIS MAP SHOWS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON SEPTEMBER 18, 2021.

VILLAGE OF CHESTER
VILLAGE PROJECT NUMBER 21-06

STATE OF NEW YORK * JAMES A. DILLIN * LIC. NO. 049087 * LAND SURVEYOR

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

COPIES OF THIS SURVEY NOT BEARING THE EMBOSSED SEAL OR RED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID. GUARANTEES OF CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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

OR17-91