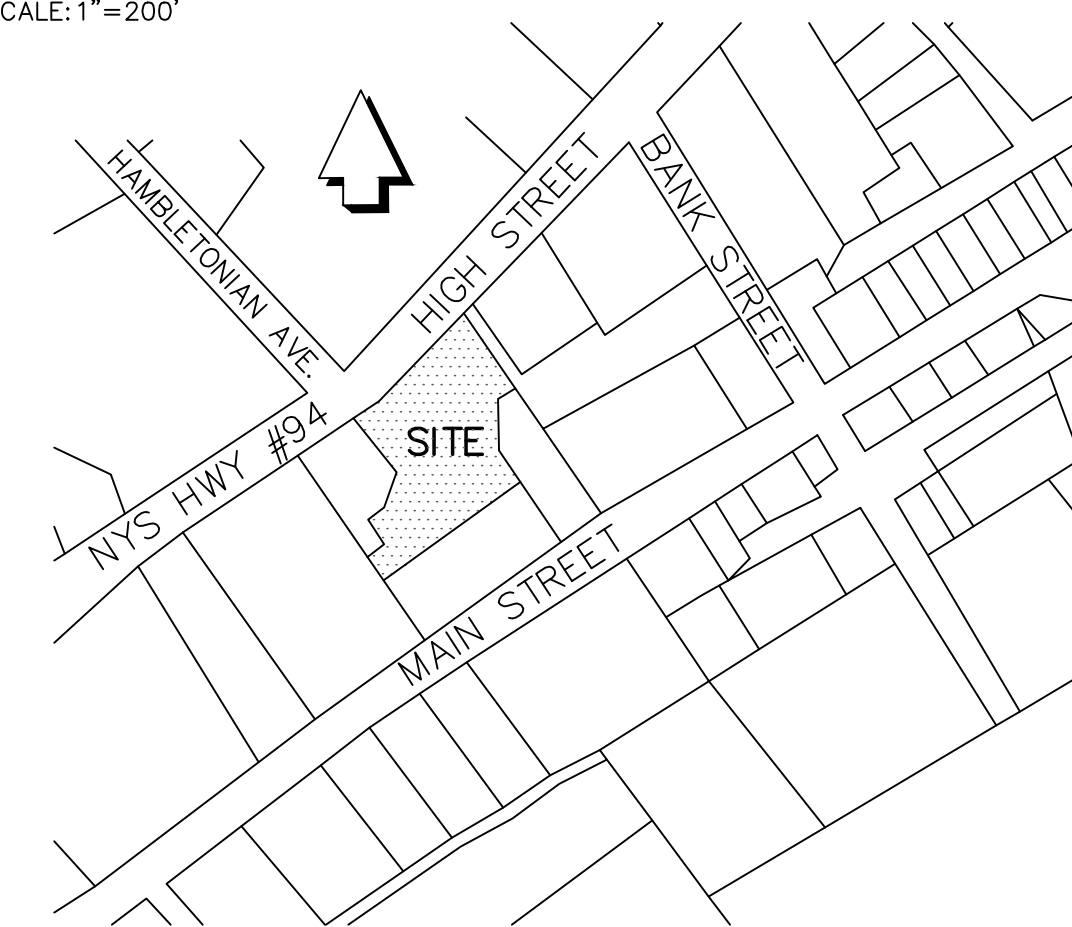


LEGEND:
 ○ EXISTING UTILITY POLE
 ○ SMH EXISTING SEWER MANHOLE
 ○ WW EXISTING WATER VALVE

VICINITY MAP:

SCALE: 1"=200'



ZONE: RS

RESIDENTIAL SUBURBAN

	REQUIRED	LOT #1 PROPOSED	LOT #2 PROPOSED
MINIMUM LOT AREA.....	12,500 SQ.FT.	13,364 SQ.FT.	10,728 SQ.FT.
MINIMUM LOT WIDTH.....	100 FT.	136.6 FT.	15.0 FT.
MINIMUM FRONT YARD.....	30 FT.*	7.2 FT.**	97.6 FT
MINIMUM SIDE YARD.....	15 FT.	17.7 FT.	10.1 FT.**
MINIMUM BOTH SIDE YARDS.....	35 FT.	63.0 FT.	41.0 FT.
MINIMUM REAR YARD.....	30 FT.	34.8 FT.	30.4 FT.
MAXIMUM LOT COVERAGE.....	30%	<30%	<30%
MAXIMUM BUILDING HEIGHT.....	35' 3	2 STY.	2 1/2 STY.
MINIMUM HABITABLE DWELLING AREA.....	900 SQ.FT.	3,100± SQ.FT.	900± SQ.FT.

* MINIMUM FRONT YARD 30, EXCEPT THAT ON STREETS WHERE DEPTHS HAVE BEEN ESTABLISHED BY THE ERECTION OF 2 OR MORE BUILDINGS, THE FRONT YARD DEPTH SHALL BE AN AVERAGE OF THE ESTABLISHED DEPTHS BUT NOT LESS THAN 20 FEET NOR MORE THAN 50 FEET.
 ** FRONT & SIDE YARD ARE A PRE-EXISTING, NON CONFORMING CONDITION.

○ VARIANCE REQUIRED

OWNER & APPLICANT:

ARTHUR F. & ALISON M. AVERSA
 20 HIGH STREET
 CHESTER, NY 10918

NOTES:

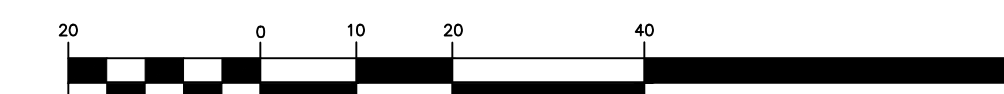
- TAX MAP DESIGNATION: VILLAGE OF CHESTER SECTION 104 BLOCK 5 LOT 7.1
- WATER SUPPLY: MUNICIPAL WATER-VILLAGE OF CHESTER
- SEWAGE DISPOSAL: MUNICIPAL SEWER-VILLAGE OF CHESTER
- REFERENCE: BEING LOT #1 AS SHOWN ON MAP ENTITLED, "SUBDIVISION OF PROPERTY FOR AVERSA", FILED IN THE O.C.C.O. ON AUGUST 12, 2004, AS MAP No.565-04.

SUBDIVISION OF PROPERTY
 FOR
AVERSA

VILLAGE OF CHESTER ORANGE COUNTY, N.Y.
 SCALE: 1"=20' AREA= 0.5531 ACRES

MAY 31, 2022

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft

I HEREBY CERTIFY THAT THIS MAP SHOWS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON AUGUST 14, 2002 AND UPDATED MAY 10, 2022.

SEPTEMBER 9, 2022 REVISED
 JULY 11, 2022 REVISED PER. PB COMMENTS

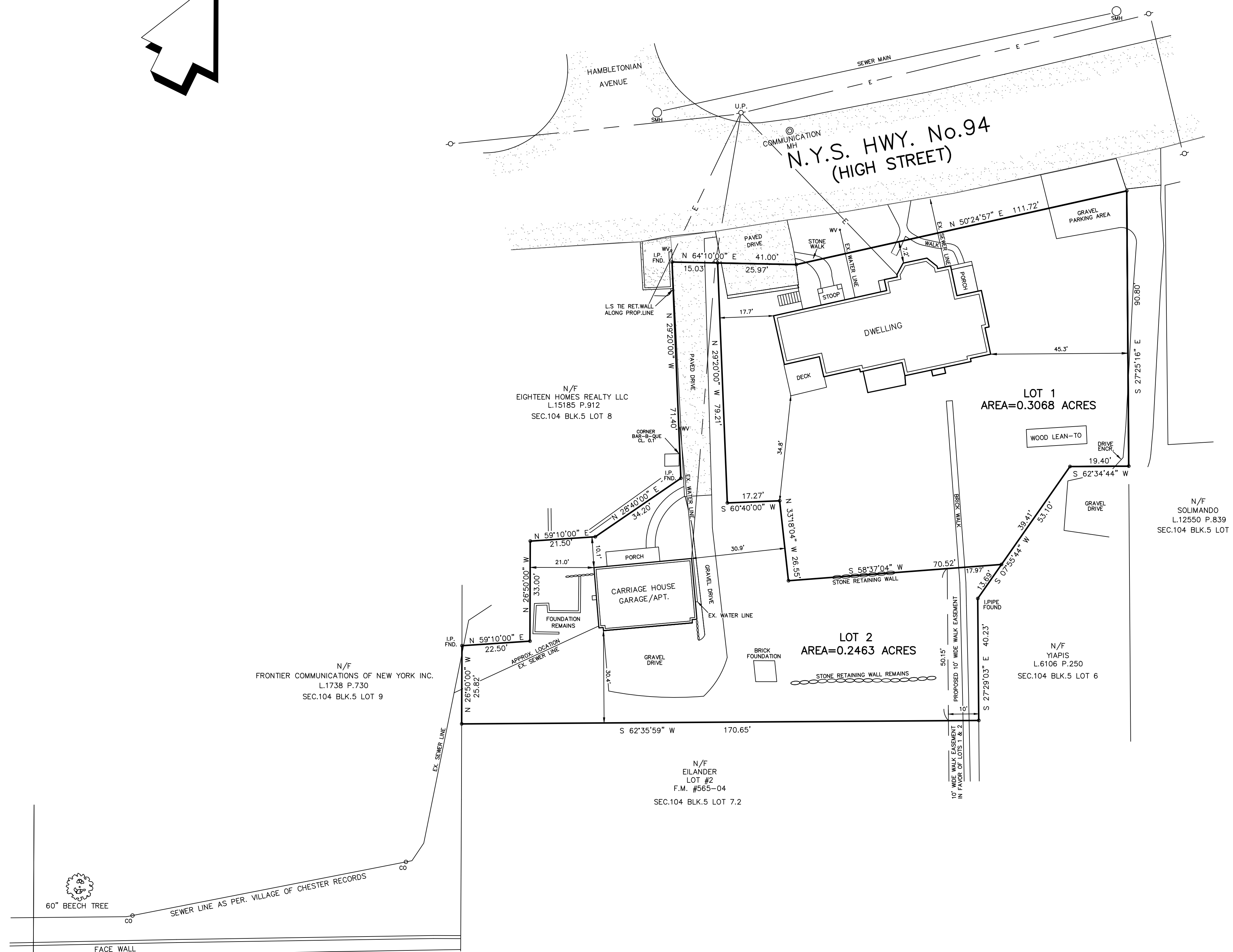
VILLAGE OF CHESTER
 VILLAGE PROJECT NUMBER 22-01

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

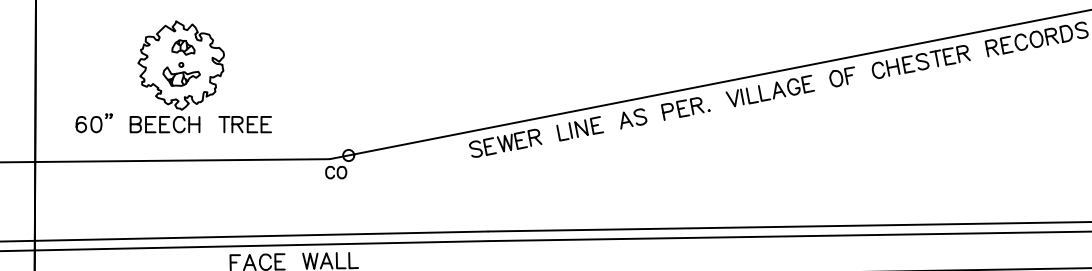
COPIES OF THIS SURVEY NOT BEARING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID. GUARANTEES OF CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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OR02-85



MAIN STREET



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

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