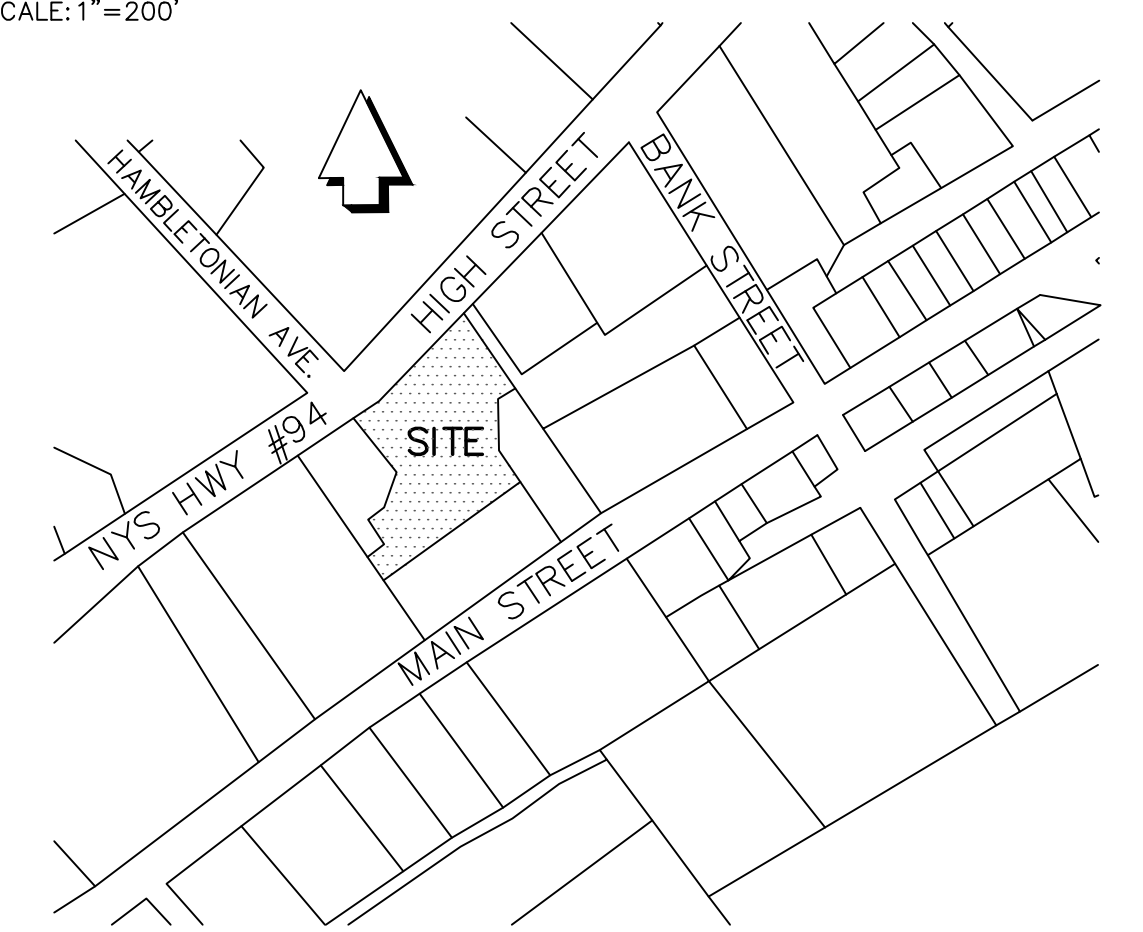


**LEGEND:**  
 EXISTING UTILITY POLE  
 EXISTING SEWER MANHOLE  
 EXISTING WATER VALVE

○ U.P.  
 ○ SMH  
 ○ WV

**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  
 SCALE: 1"=20'

ORANGE COUNTY, N.Y.  
 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.

OCTOBER 20, 2022 DRIVE WIDENING ADDED  
 SEPTEMBER 9, 2022 REVISED  
 JULY 11, 2022 REVISED PER. PB COMMENTS

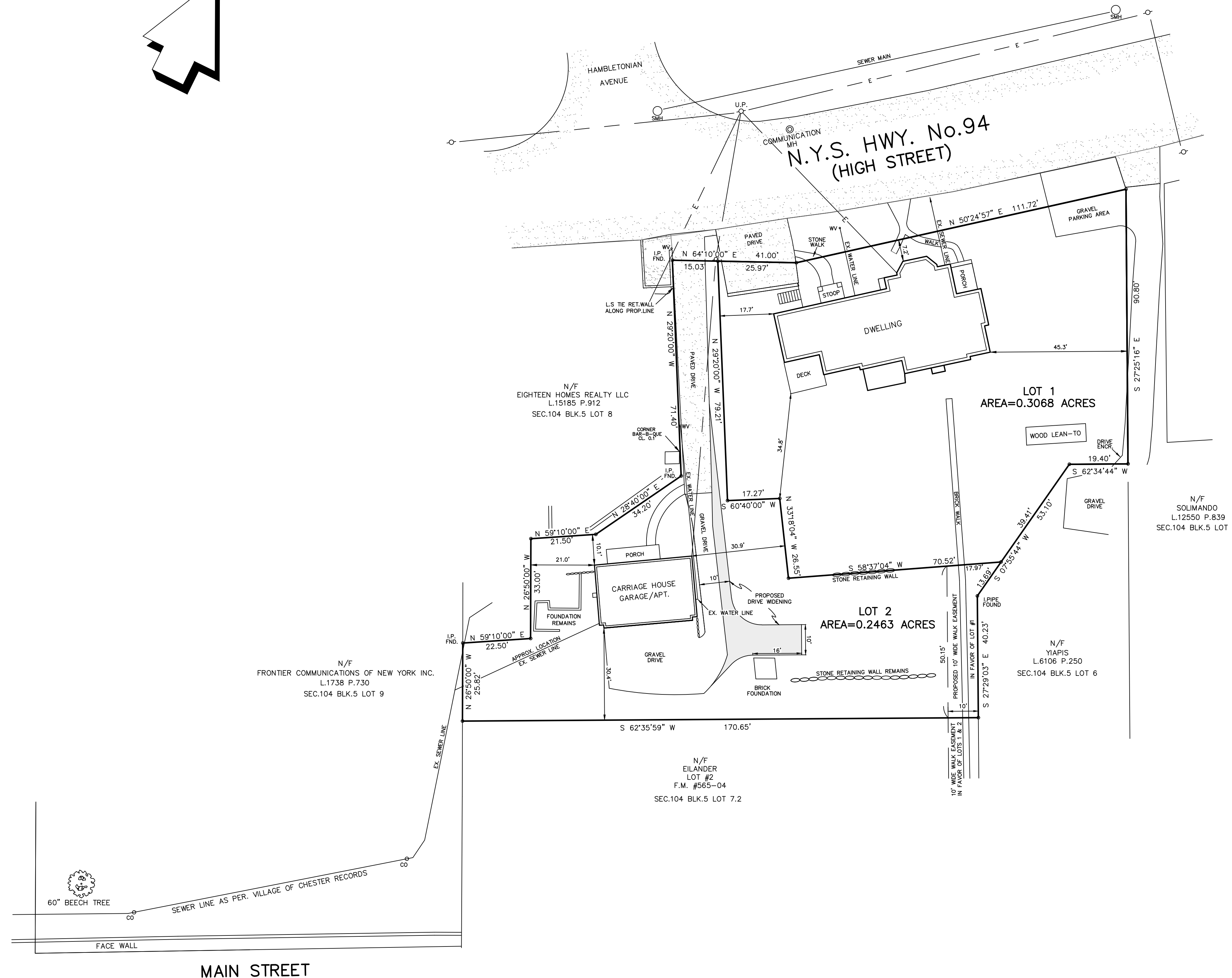
VILLAGE OF CHESTER  
 VILLAGE PROJECT NUMBER 22-01

STATE OF NEW YORK  
 JAMES A. DILLIN, PLS  
 LIC. 49087  
 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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