



### LOCATION PLAN

1 INCH = 2000 FEET

### SURVEY NOTES:

- THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
- SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
- REFERENCES:

MAP ENTITLED "MINOR SUBDIVISION OF LANDS OF ESTATE OF GERALD S. HENRY, CHARLES H. TURFLER, ADMINISTRATOR, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED NOVEMBER 4, 1981, LAST REVISED NOVEMBER 9, 1981 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON DECEMBER 3, 1981, AS FILED MAP NO. 5789.

MAP ENTITLED "MINOR SUBDIVISION OF LANDS OF ESTATE OF GERALD S. HENRY, CHARLES H. TURFLER, ADMINISTRATOR, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED DECEMBER 29, 1981, LAST REVISED FEBRUARY 9, 1982 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MAY 21, 1982, AS FILED MAP NO. 5789.

MAP ENTITLED "MINOR SUBDIVISION TROUT BROOK HILLS, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED FEBRUARY 1970, LAST REVISED JUNE 16, 1970 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JULY 28, 1970, AS FILED MAP NO. 2546.

MAP ENTITLED "MINOR SUBDIVISION TROUT BROOK HILLS, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED OCTOBER 1969 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 25, 1969, AS FILED MAP NO. 2470.

MAP ENTITLED "TROUT BROOK HILLS, SECTION 5, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED FEBRUARY 1971, LAST REVISED APRIL 22, 1971 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JUNE 8, 1973, AS FILED MAP NO. 3005.

MAP ENTITLED "PLAN OF SUBDIVISION, SECTION B, LAKE HILL FARMS, TOWN OF CHESTER & MONROE, ORANGE COUNTY, NEW YORK," DATED JANUARY 31, 1972, LAST REVISED APRIL 21, 1972 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JANUARY 24, 1973, AS FILED MAP NO. 2928.

MAP ENTITLED "SUBDIVISION MAP FOR DONALD R. FREYTAG, MARILYN J. FREYTAG, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED OCTOBER 27, 1984, LAST REVISED AUGUST 9, 1985 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 16, 1985, AS FILED MAP NO. 7248.

MAP ENTITLED "SUBDIVISION PLAT, TROUT BROOK HILLS, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED NOVEMBER 1967 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JANUARY 16, 1968, AS FILED MAP NO. 2315.

MAP ENTITLED "OPEN DEVELOPMENT PLAN FOR TROUT BROOK ESTATES, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED FEBRUARY 25, 1988, LAST REVISED AUGUST 15, 1989 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON SEPTEMBER 26, 1989, AS FILED MAP NO. 9651.

MAP ENTITLED "FINAL SUBDIVISION PREPARED FOR JULIE WILLIAMS, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," DATED JANUARY 31, 1985 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MARCH 11, 1985, AS FILED MAP NO. 6942.

MAP ENTITLED "SURVEY PREPARED FOR OMAC REALTY ASSOCIATES, TOWNS OF CHESTER & MONROE, ORANGE COUNTY, NEW YORK," DATED JUNE 1, 1988, PREPARED BY ROIMONDI ASSOCIATES, P.C.

- GROUND WAS COVERED WITH 18" OF SNOW AT TIME OF SURVEY.

### NOTES:

- TAX PARCEL NUMBER: 15-1-27.4
- TOTAL NUMBER OF LOTS PROPOSED: 2
- PARCEL AREA: 156.559± ACRES
- ZONING DISTRICT: SR-2 / AR-3
- ZONING OVERLAY DISTRICTS:
  - FLOOD PLAINS & PONDING AREA ENVIRONMENTAL OVERLAY DISTRICT
  - RIDGE PRESERVATION OVERLAY DISTRICT
- TOPOGRAPHY AND LOCATION OF EXISTING BUILDINGS, STRUCTURES AND INTERIOR TRAILS SHOWN ARE TAKEN FROM ORANGE COUNTY WATER AUTHORITY MAPPING AND ARE ONLY APPROXIMATE.
- PARCELS A, B AND C TO BE IRREVOCABLY OFFERED TO THE TOWN OF CHESTER.

### RECORD OWNER:

BTSS HOLDINGS, LLC  
C/O EDWIN S. RUBIN, ESQ  
105 EISENHOWER PARKWAY  
ROSELAND, NJ 07068  
L. 13875 P. 617

### APPLICANTS:

BTSS HOLDINGS, LLC  
C/O EDWIN S. RUBIN, ESQ  
105 EISENHOWER PARKWAY  
ROSELAND, NJ 07068  
OMAC REALTY ASSOCIATES, LLC  
C/O STANLEY FELSINGER  
P.O. BOX 475  
MONROE, NY 10949

### TABLE OF ZONING REQUIREMENTS

TOWN OF CHESTER AGRICULTURAL-RESIDENTIAL (AR-3) DISTRICT

PROPOSED USE: SINGLE FAMILY DWELLING

MINIMUM	REQUIRED
LOT SIZE (AC.)	3
LOT WIDTH (FT.)	250
FRONT YARD (FT.)	100
ONE SIDE YARD/BOTH (FT.)	100
REAR YARD (FT.)	100

MAXIMUM	ALLOWED
BUILDING HEIGHT (FT.)	35 FT.
BUILDING COVERAGE (%)	10%

### TABLE OF ZONING REQUIREMENTS

TOWN OF CHESTER SUBURBAN-RESIDENTIAL (SR-2) DISTRICT

PROPOSED USE: SINGLE FAMILY DWELLING

MINIMUM	REQUIRED
LOT SIZE (AC.)	1
LOT WIDTH (FT.)	150
FRONT YARD (FT.)	60
ONE SIDE YARD/BOTH (FT.)	60
REAR YARD (FT.)	60

MAXIMUM	ALLOWED
BUILDING HEIGHT (FT.)	35 FT.
BUILDING COVERAGE (%)	15%

### EXISTING AREA:

TAX LOT 15 - 1 - 27.4 156.559± AC.

### PROPOSED AREAS:

PARCEL "A" (OFFERED TO TOWN OF CHESTER)	0.388± AC.
PARCEL "B" (OFFERED TO TOWN OF CHESTER)	0.500± AC.
PARCEL "C" (OFFERED TO TOWN OF CHESTER)	29.649± AC.
TOTAL	156.559± AC.

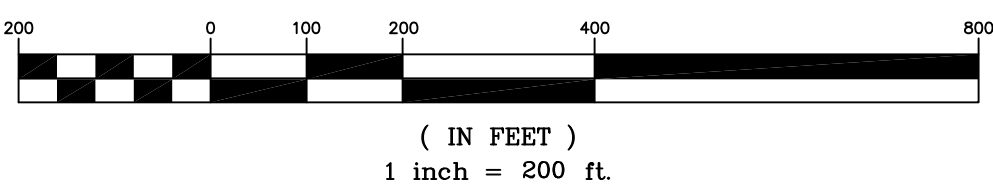
### CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON MARCH 16, 2015.

BTSS HOLDINGS, LLC  
OMAC REALTY ASSOCIATES LLC  
TOWN OF CHESTER

BY: RODNEY C. KNOWLTON, L.S.  
NEW YORK STATE LICENSE NO. 50276

### GRAPHIC SCALE



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### SUBDIVISION PREPARED FOR

BTSS HOLDINGS, LLC  
& OMAC REALTY  
ASSOCIATES, LLC

TOWN OF CHESTER  
ORANGE COUNTY, NEW YORK

Drawn By: CMR Checked By: Scale: 1" = 200' Tax Map No.: 15-1-27.4 Drawing No.: C30

Date: MARCH 27, 2015  
Revisions:  
APRIL 6, 2015  
MAY 8, 2015  
JANUARY 4, 2016  
APRIL 22, 2016  
JULY 11, 2016

Color File Subdivision Plot  
Color Pres. DWG  
Subdivision Color 2  
Sheet No. 1 OF 2