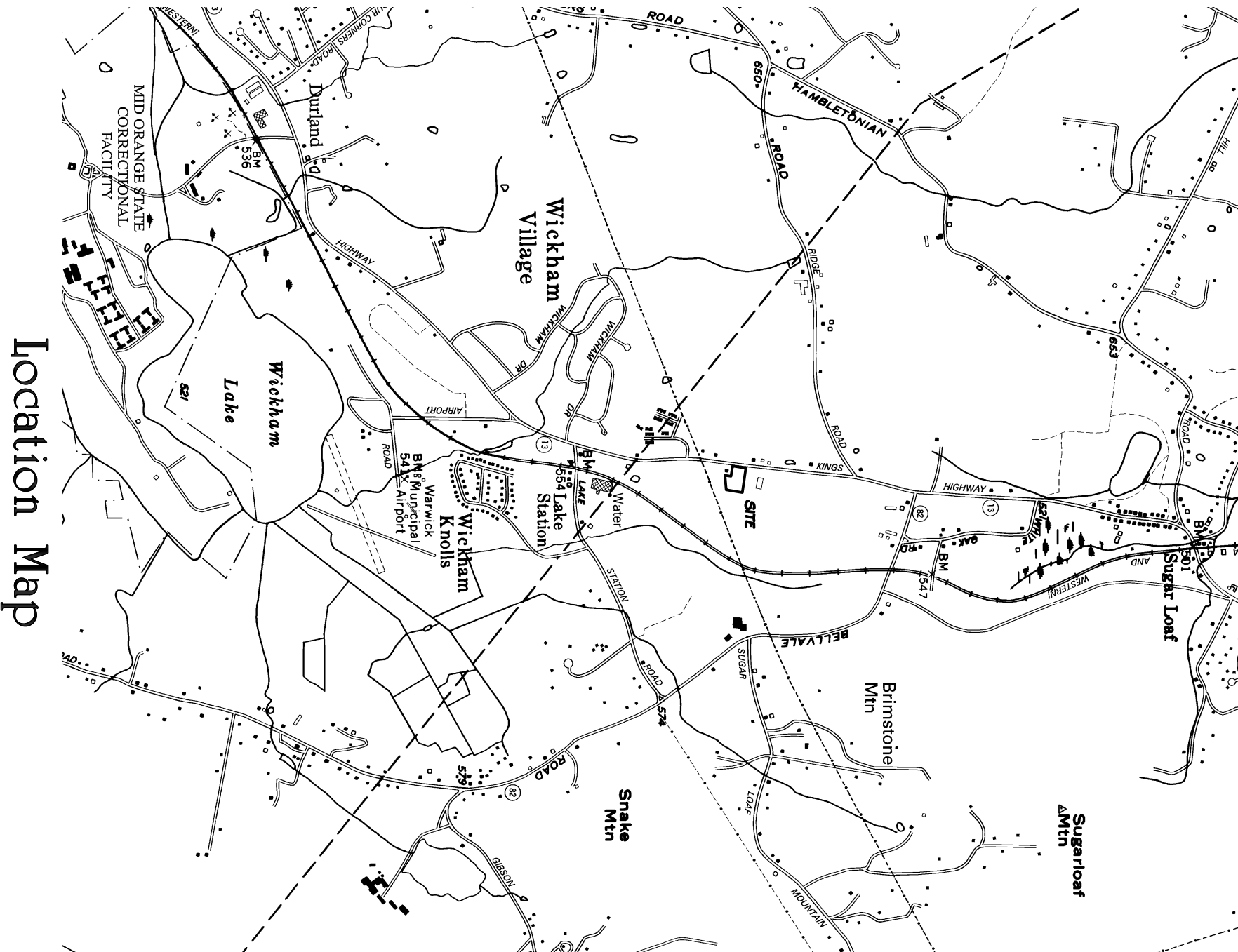
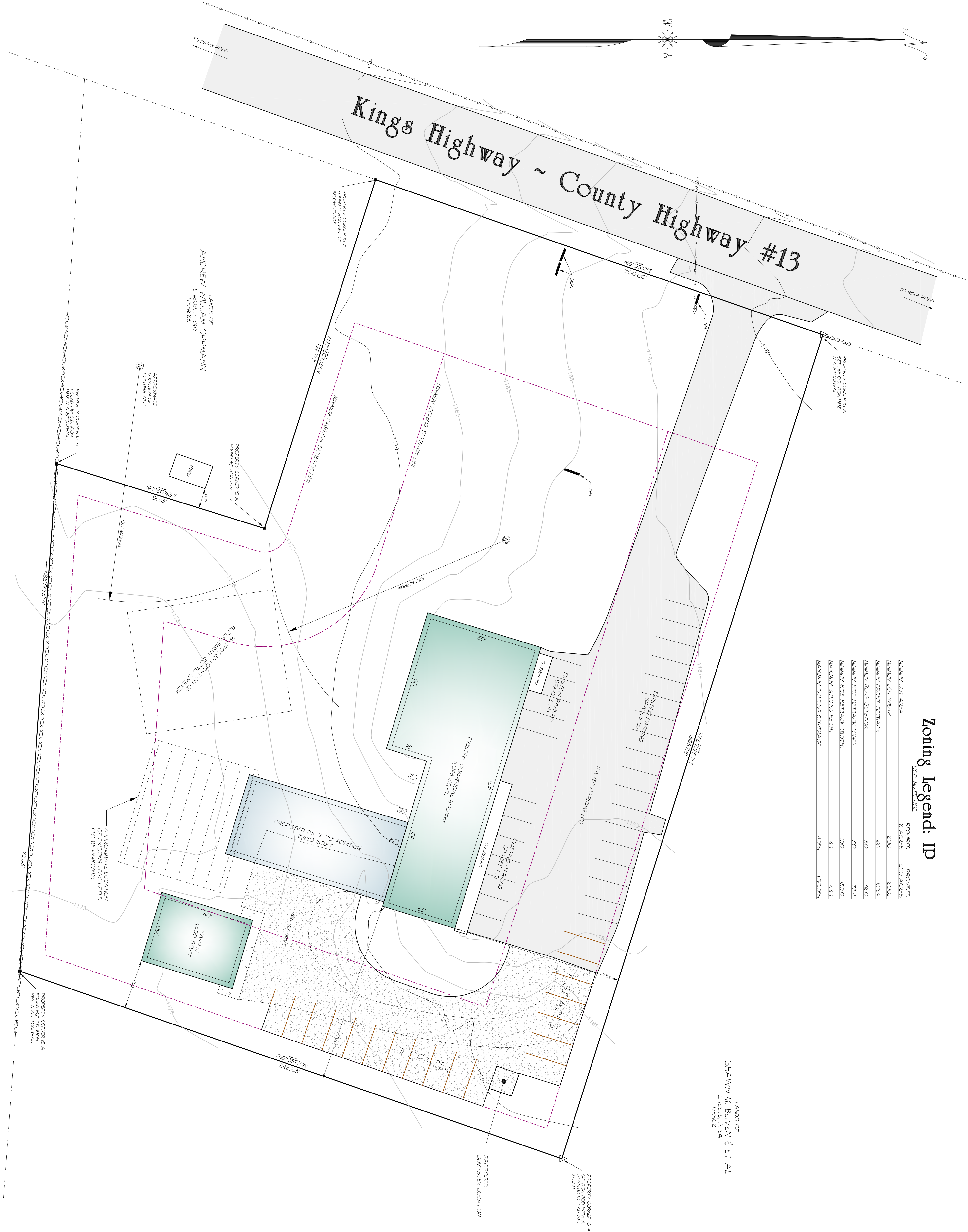


Zoning Legend: IP

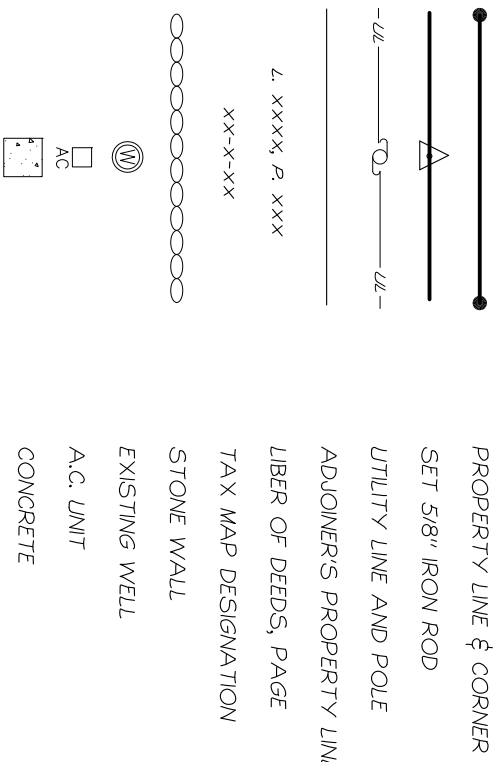
MINIMUM LOT AREA	REQUIRED	PROPOSED
2 ACRES	2.00 ACRES	
MINIMUM LOT WIDTH	200'	200.0'
MINIMUM FRONT SETBACK	60'	63.9'
MINIMUM REAR SETBACK	50'	76.0'
MINIMUM SIDE SETBACK (ONE)	50'	72.4'
MINIMUM SIDE SETBACK (BOTH)	100'	150.0'
MAXIMUM BUILDING HEIGHT	45'	<45'
MAXIMUM BUILDING COVERAGE	40%	130.0%



Parking Requirements

USE:	TOWN PARKING REQUIREMENT:	PROPOSED CRITERIA:	SPACES REQUIRED:	SPACES PROVIDED:
PROFESSIONAL OFFICE	5 SPACES PER DOCTOR	2 DOCTORS	10	
PERSONAL SERVICE	1 SPACE PER 150 SQ.FT. OF CUSTOMER SERVICE AREA	3,300 SQ.FT.	22	
OFFICE	1 SPACE PER 200 SQ.FT.	1,500 SQ.FT.	7.5	
INDUSTRIAL	2 SPACES PER 3 EMPLOYEES	3 EMPLOYEES	2	48
TOTAL PARKING REQUIRED				42
TOTAL PARKING PROVIDED				48

Legend



Parcel Area = 2.00 Acres

Survey Map & Site Plan

for

Lake Station Plaza, LLC



Metairie Norton Tardiff Marshall

Professional Land Surveyors

MINNESOTA PROFESSIONAL LAND SURVEYORS

PO BOX 166 48 MAIN STREET JUNE BEACH, NY 12566

P: (845) 744-3601 F: (845) 744-3606 M: (845) 744-3607

RECORD OWNER: LAKE STATION PLAZA, LLC

TAX MAP REFERENCE: SECTION 17, BLOCK 1, LOT 10

DEED REFERENCE: 825

TOWN OF CHESTER

STATE OF NEW YORK

DATE: 7/2/2017

SCALE: 1" = 20'

SHEET

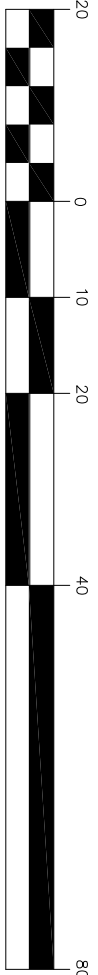
DRAWN BY: KMW

PROJECT: 4266

Notes:

- 1) SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.
- 2) SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF KINGS HIGHWAY FOR USE AS A PUBLIC HIGHWAY.
- 3) SUBJECT TO UTILITY GRANTS OF RECORD.
- 4) THIS PARCEL IS KNOWN AS LOT 1 ON A MAP ENTITLED "SUBDIVISION OF PROPERTY FOR BLAETZ BLVDN. ETC. ALONG WITH THE ADJOINING PROPERTY OF THE STATE OF NEW YORK" DATED 21, 1992, AS MAP NUMBER 276-92, SUBJECT TO ALL NOTES AND DETAILS AS SHOWN ON SAID FILED MAP.

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.