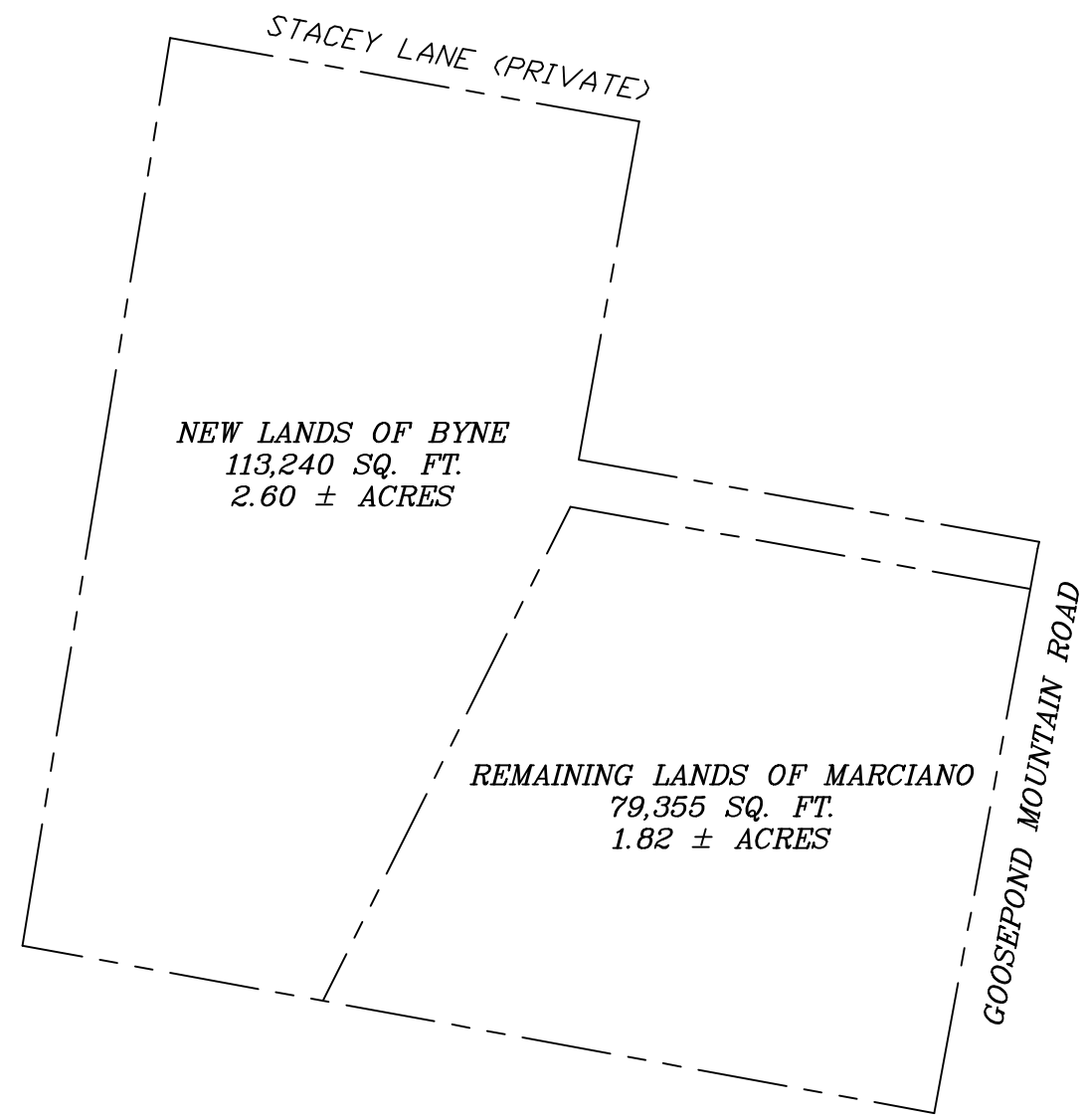


EXISTING LOT LAYOUT
SCALE 1" = 100 FT.



PROPOSED LOT LAYOUT
SCALE 1" = 100 FT.

LANDS NOW OR FORMERLY
SANZ-GRYBOV
SECTION 4, BLOCK 1, LOT 25
LIBER 13861 PAGE 1294

LANDS NOW OR FORMERLY
BYNE
SECTION 4, BLOCK 1,
LOT 11.3
LIBER 13751 PAGE 598

LANDS NOW OR FORMERLY
CORNELL
SECTION 4, BLOCK 1, LOT 11.2
LIBER 4451 PAGE 15

LANDS TO BE CONVEYED
FROM TAX LOT
SECTION 4, BLOCK 1, LOT 11.1
TO TAX LOT
SECTION 4, BLOCK 1, LOT 11.3
55,441 S.Q. FT. - 1.27 ± ACRES

LANDS NOW OR FORMERLY
MARCIANO
SECTION 4, BLOCK 1, LOT 11.1
LIBER 14080 PAGE 1734

LANDS NOW OR FORMERLY
MENDLOWITZ
SECTION 4, BLOCK 1, LOT 10.2
LIBER 14095 PAGE 538

LANDS NOW OR FORMERLY
CHESTER ESTATES, LLC
SECTION 4, BLOCK 1, LOT 10.3
LIBER 13840 PAGE 714

LANDS NOW OR FORMERLY
FEEST
SECTION 4, BLOCK 1, LOT 10.1
LIBER 13053 PAGE 572

TAX MAP DESIGNATION:
SECTION 4, BLOCK 1, LOT 11.3

RECORD OWNER:
CHAZ T. BYNE
60 GOOSEPOND MOUNTAIN ROAD
CHESTER, NEW YORK 10918

MAP REFERENCE:
LOT # 3 ON A MAP ENTITLED "SUBDIVISION
LANDS OF CORNELL", FILED IN THE ORANGE
COUNTY CLERKS OFFICE ON JANUARY 25,
1996, AS MAP # 6-96.

DEED REFERENCE:
LIBER 13751 PAGE 598

EXISTING ACREAGE:
57,798 SQ. FT.
1.33± ACRES

PROPOSED ACREAGE:
113,240 SQ. FT.
2.60 ± ACRES

TAX MAP DESIGNATION:
SECTION 4, BLOCK 1, LOT 11.1

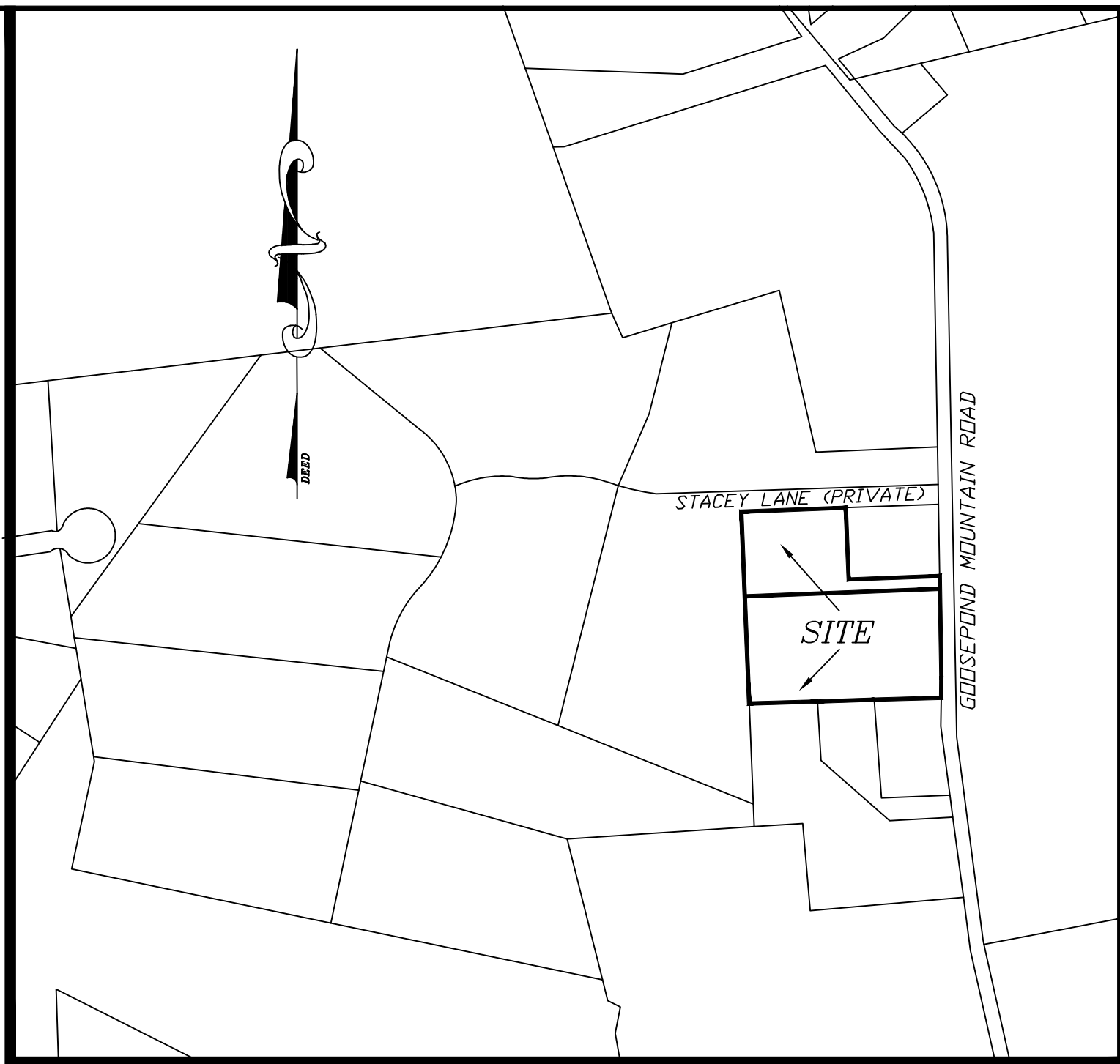
RECORD OWNER:
SANDRA L. MARCIANO
68 GOOSEPOND MOUNTAIN ROAD
CHESTER, NEW YORK 10918

MAP REFERENCE:
LOT # 1 ON A MAP ENTITLED "SUBDIVISION
LANDS OF CORNELL", FILED IN THE ORANGE
COUNTY CLERKS OFFICE ON JANUARY 25,
1996, AS MAP # 6-96.

DEED REFERENCE:
LIBER 14080 PAGE 1734

EXISTING ACREAGE:
134,796 SQ. FT.
3.09± ACRES

PROPOSED ACREAGE:
79,355 SQ. FT.
1.82 ± ACRES



LOCATION MAP

ZONING REGULATIONS:

ZONE: AR-3 AGRICULTURAL RESIDENTIAL

MINIMUM REQUIREMENTS:

LOT AREA	3 ACRES
LOT WIDTH	250 ft.
FRONT YARD	100 ft.
SIDE YARD	40 ft.
BOTH SIDES	100 ft.
REAR YARD	100 ft.

TAX LOT 11.3	2.60 ACRES
489.55 ft.	
57.9 ft. *	
109.7 ft.	
428.7 ft.	
132.6 ft.	

TAX LOT 11.1	1.82 ACRES
279.1 ft.	
34.7 ft. *	
103.4 ft.	
230.9 ft.	
193.6 ft.	

MAXIMUM PERMITTED:

BUILDING HEIGHT IN FEET	35
BUILDING COVERAGE	10%

35
2 %

24
4 %

- * EXISTING CONDITIONS
* VARIANCE GRANTED BY THE TOWN OF CHESTER ZONING BOARD OF APPEALS ON NOVEMBER 16, 2017.

NOTES:

1. NO TOWN SEWER OR WATER IS AVAILABLE.
2. THERE ARE NO DEED EASEMENTS OR RESTRICTIONS.
3. ALL STRUCTURES ARE EXISTING. THERE IS NO NEW CONSTRUCTION PROPOSED AT THIS TIME.

AUGUST 9, 2017

CERTIFIED TO:

CHAZ T. BYNE
SANDRA L. MARCIANO

SURVEY NOTES:

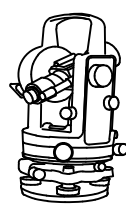
1. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.
2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
3. SUBJECT TO AND UP TO DATE ABSTRACT OF TITLE. SUBJECT TO UNDERGROUND UTILITIES AND EASEMENTS NOT RECORDED AND/OR NOT VISIBLE AT TIME OF FIELD SURVEY.

OWNER'S ENDORSEMENT
I, THE UNDERSIGNED, HAVE REVIEWED THE CONTENTS
OF THIS MAP AND HEREBY CONCUR TO ALL THE
TERMS AND CONDITIONS AS STATED HEREON, AND
TO THE FILING OF THIS MAP.

CHAZ T. BYNE

SANDRA L. MARCIANO

DANIEL P. YANOSH L.L.S.
N.Y.S. LIC. # 49561



REVISED: NOVEMBER 27, 2017 - VARIANCE GRANTED, SOILS, PLANNING BOARD APPROVAL BLOCK, OWNERS REVIEW AND SIGNATURE BLOCK

DANIEL P. YANOSH N.Y.S. L.S.
26 COUTANT ROAD - P.O. BOX 320
CIRCLEVILLE, NEW YORK 10919
PHONE #: (845) 361-4700 FAX #: (845) 361-4722

SUBDIVISION - LOT LINE CHANGE

LANDS OF
CHAZ T. BYNE and
SANDRA L. MARCIANO
60 & 68 GOOSEPOND MOUNTAIN ROAD
TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

SHEET #

1 of 1

DRAWN BY:
D.P.Y.

CHECKED BY:

SCALE:
1"=40'

DATE:
AUGUST 9, 2017

JOB #:
2017-041