

NOTE: NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS SHALL COMMENCE UNTIL A VALID HIGHWAY WORK PERMIT HAS BEEN SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS UNDER SECTION 136 OF THE HIGHWAY LAW.

TOWN OF CHESTER - APPROVAL BOX

VICINITY MAP:



ZONE: IP (INDUSTRIAL PARK)
LIGHT INDUSTRIAL USE

	REQUIRED	SUPPLIED
MINIMUM LOT AREA	2 ACRES	7.30 ACS.
MINIMUM LOT WIDTH	200 FT.	577 FT.
MINIMUM FRONT YARD	60 FT.	151.6 FT.
MINIMUM SIDE YARD	50 FT.	53.4 FT.
TOTAL BOTH SIDE YARDS	100 FT.	N/A
MINIMUM REAR YARD	50 FT.	188 FT.
MAXIMUM BLDG. COVERAGE	40%	<40%
MAXIMUM BLDG. HEIGHT	45 FT	<45 FT.
MINIMUM SETBACK FROM RESIDENTIAL	200 FT.	182.5 FT.

VARIANCE GRANTED

OWNER:

BETH CHAMPEAU
120 RTE. 9W NORTH
HAVERSTRAW, N.Y. 10927

APPLICANT:

BAZS
RD. 2, BOX 205 A
CHESTER, N.Y. 10918

NOTES:

- TAX MAP DESIGNATION: TOWN OF CHESTER
SECTION 17 BLOCK 1 LOT 88
- WATER SUPPLY: PRIVATE WELL (EXISTING)
- SEWAGE DISPOSAL: PRIVATE SUBSURFACE
- BEING LOT #2 AS SHOWN ON MAP ENTITLED, "INDUSTRIAL SUBDIVISION OF PROPERTY FOR BELLVALE LAKE REALTY CORP." FILED IN THE O.C.C.O. ON MARCH 6, 1991, AS MAP No.10162.
- PARKING: INDUSTRIAL, MANUFACTURING OR RESEARCH
2 SPACES PER. 3 EMPLOYEES
TOTAL EMPLOYEES 24 = 16 SPACES
= 61 SPACES SUPPLIED
- A PERMIT WILL BE OBTAINED FROM THE NYSDEC IN THE FUTURE, FOR DISTURBANCE WITHIN THE WETLAND BUFFER.
- NO OUTSIDE STORAGE PERMITTED.
- IF TOTAL EMPLOYEES IS 25 PERSONS OR GREATER A NON-TRANSIENT NON-COMMUNITY WATER SYSTEM WILL BE REQUIRED AND APPROVED BY THE ORANGE COUNTY HEALTH DEPARTMENT AND ADMINISTERED BY THE TOWN OF CHESTER BUILDING DEPARTMENT.

PLAN VIEW
FOR
BAZS

TOWN OF CHESTER
SCALE: 1"=50'

ORANGE COUNTY, N.Y.
AREA= 7.30 ACRES

JUNE 16, 2014

REVISED: JULY 16, 2014

REVISED: AUGUST 4, 2014

REVISED: SEPTEMBER 15, 2014

REVISED: OCTOBER 16, 2014

REVISED: DECEMBER 3, 2014

REVISED: FEBRUARY 3, 2015

REVISED: MAY 7, 2015

REVISED: AUGUST 6, 2015

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



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