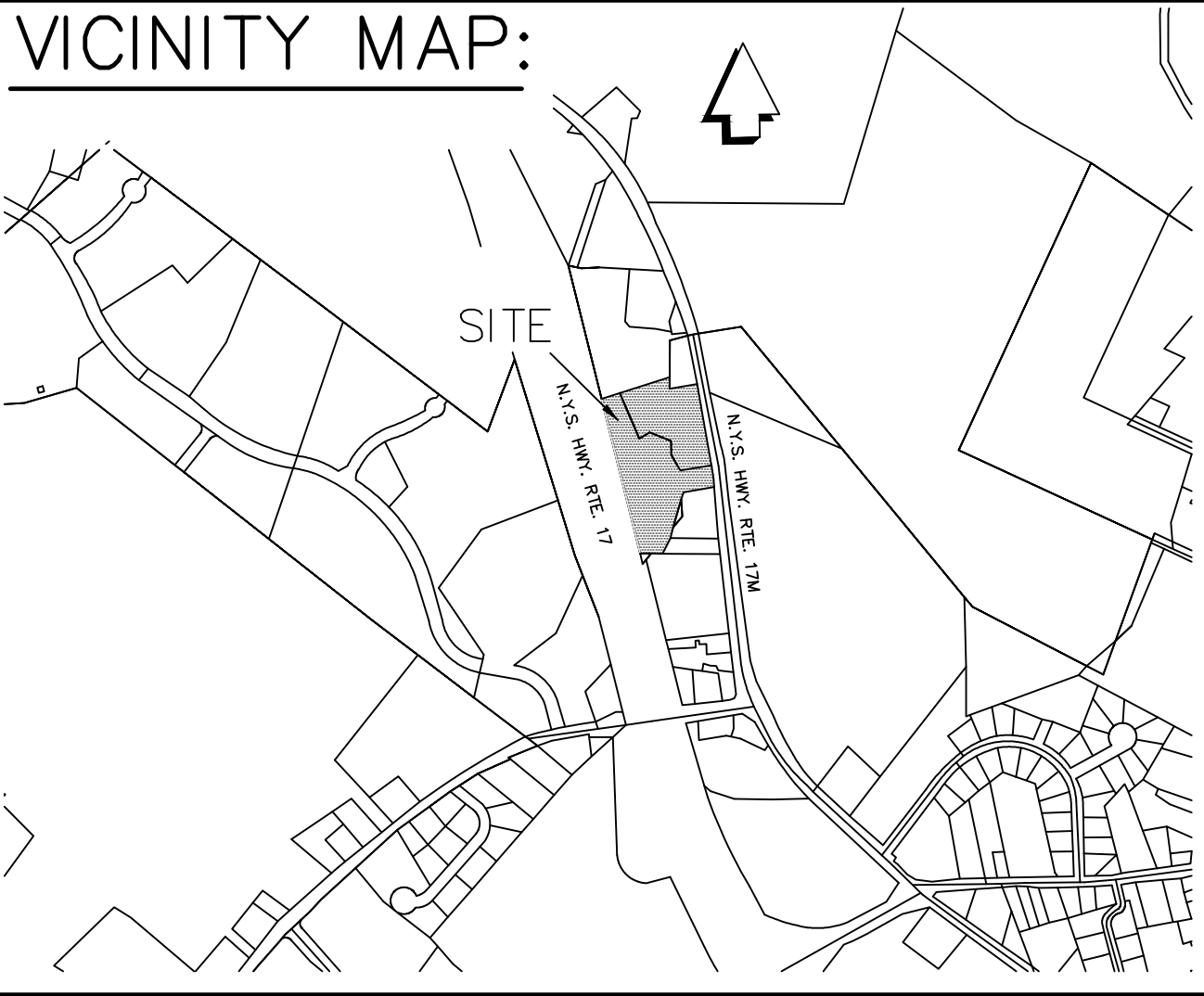


NOTE:
METES AND BOUNDS ADDED DECEMBER 15, 2011.
REFERENCE: MAP ENTITLED,"SUBDIVISION AND LOT LINE CHANGE FOR
LEENTJES", FILED IN THE O.C.C.O. ON JULY 6, 2006,
AS MAP No.581-06.



NOTES: ZONE B-2

- TAX MAP DESIGNATION : SECTION 107 BLOCK 2 LOT 14.2
SECTION 107 BLOCK 2 LOT 15
- WATER SUPPLY : MUNICIPAL- VILLAGE OF CHESTER
- SEWAGE DISPOSAL SYSTEM : VILLAGE OF CHESTER
- NEW PROPOSED USES OUTDOORS: SPECIAL PERMITTED USE.
MISCELLANEOUS RIDE AREA - ROLLER COASTER, SPACE RIDE
EXISTING USES TO BE RELOCATED OR UPGRADED - KIDDIE RIDE,
MINI GO-KART TRACK.
USES TO BE REMOVED: BATTING CAGES.
NEW PROPOSED USES INDOOR BUILDING ADDITION:
BUILDING ADDITION - FIRST FLOOR 8350 SF., SECOND FLOOR 8350 SF.
FIRST FLOOR - AMUSEMENT RIDE, ARCADE, ROCKWALL CLIMBING
SECOND FLOOR - WELCOME CENTER, AMUSEMENT RIDE, KIDS KINGDOM
- PARKING REQUIREMENTS: ORIGINAL SITE PLAN 186 SPACES REQUIRED
PROJECT #11-4 SITE PLAN 52 SPACES REQUIRED
PROJECT #16-01 SITE PLAN 35 SPACES REQUIRED
PROPOSED ADDITION 10,000 SQ.FT.
50% OF AREA ON EXISTING RIDE AREA 21 SPACES REQUIRED
5,000 SQ.FT. / 242 PER SPACE
PROPOSED ZIPLINE RIDE AVERAGE CAPACITY
PER HOUR 32 PEOPLE / 4 PEOPLE PER CAR 8 SPACES REQUIRED
TOTAL 302 SPACES REQUIRED
ONSITE EXISTING SPACES 171 EXISTING SPACES
OFFSITE SPACES ON ADJACENT SITE + 69 EXISTING SPACES
(TOWN OF CHESTER) SEE SHEET 2
OVERFLOW PARKING AREA (BY ATTENDANT)..... 239 SPACES SUPPLIED
(TOWN OF CHESTER) SEE SHEET 2 62 EXISTING SPACES
TOTAL 302 SPACES SUPPLIED
BUS PARKING: EACH BUS PARKED ELIMINATES THE NEED FOR 15 SPACES
8 BUS SPACES SUPPLIED
PARKING CONTROL LETTER BY BRIAN LEENTJES DATED: JANUARY 5, 2017.
6. VARIANCE GRANTED BY TOWN OF CHESTER ZONING BOARD OF APPEALS ON
FEBRUARY 16, 2017, TO ALLOW A ZIP LINE POLE TO NOT EXCEED 130 FEET
WHERE 50 FEET IS MAXIMUM.
7. MAXIMUM FLEX AREA RIDE SEATING 150, RIDE HEIGHT NOT TO EXCEED 70 FEET.
8. HOURS OF OPERATION - 9:00 AM TO MIDNIGHT
9. ANTICIPATED COMPLETION DATE: DECEMBER 31, 2018.

AMENDED SITE PLAN
FOR
ADDITION & ZIPLINE

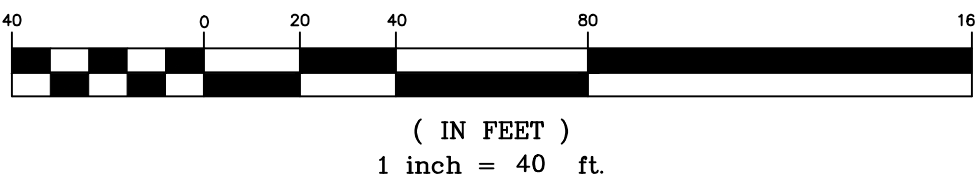
THE CASTLE FUN CENTER

VILLAGE OF CHESTER/ ORANGE COUNTY,N.Y.
TOWN OF CHESTER
SCALE: 1"= 40'
DECEMBER 2, 2016

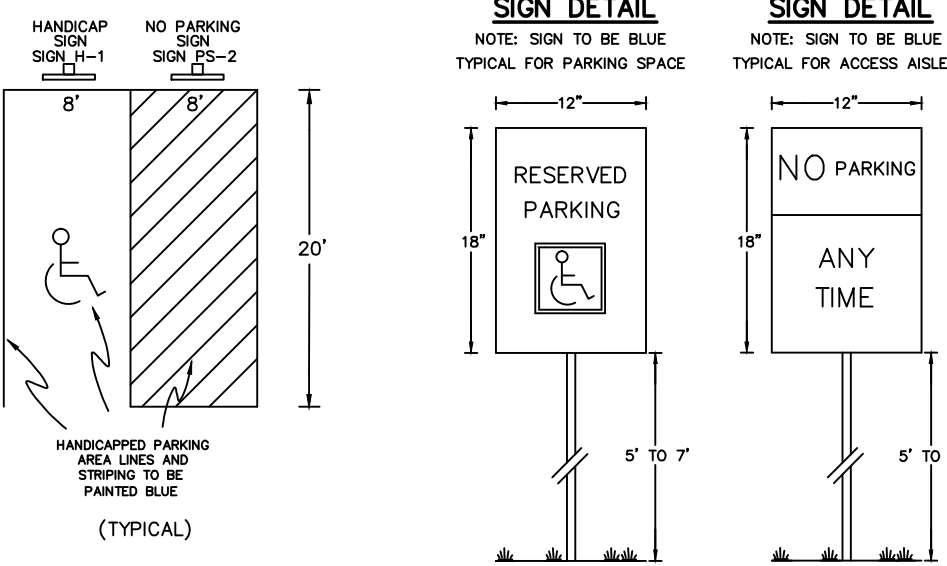
REVISIONS

01-31-17	REVISED ZIPLINE LOCATION
02-17-17	ZONING VARIANCE
03-06-17	PER COMMENTS
04-13-17	PER COMMENTS

GRAPHIC SCALE



HANDICAPPED PARKING DETAIL



UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY
WAY, CONSTITUTES A VIOLATION OF THE STATE OF NEW
YORK EDUCATION LAW SECTION 7209 (2).

OWNERS:

X LLC. & 717 LLC.
P.O. BOX 132
109 BROOKSIDE AVE.
CHESTER, N.Y. 10918

APPLICANT:

BRIAN & ALISON LEENTJES
366 BELLVALE ROAD
CHESTER, N.Y. 10918

TOWN OF CHESTER	VILLAGE OF CHESTER VILLAGE PROJECT NUMBER 16-08
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