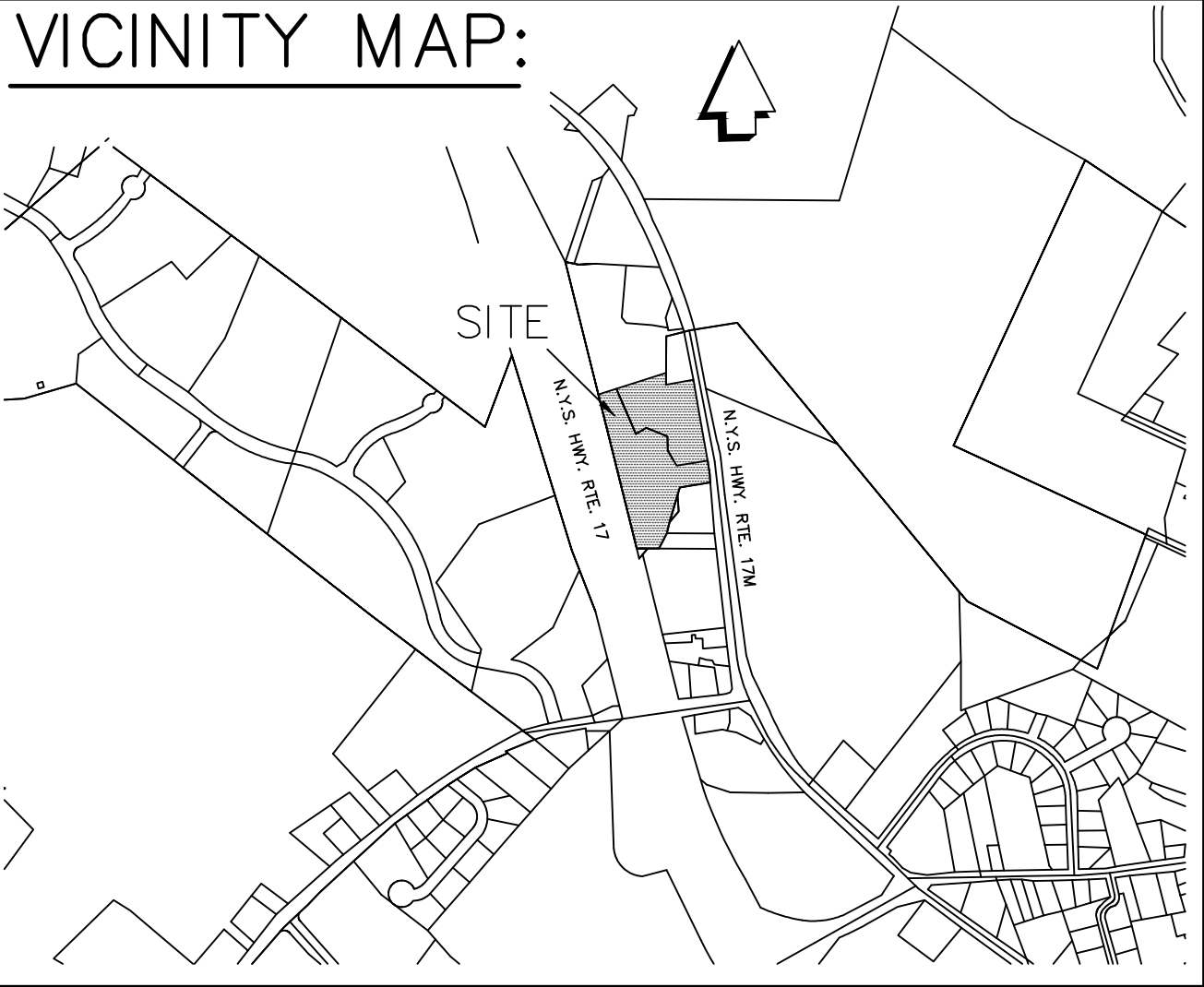


NOTE:
METES AND BOUNDS ADDED DECEMBER 15, 2011.
REFERENCE: MAP ENTITLED,"SUBDIVISION AND LOT LINE CHANGE FOR LEENTJES", FILED IN THE O.C.C.O. ON JULY 6, 2006, AS MAP No.581-06.



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.
SIZE 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 32 ÷ 4 = 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 2 240 SPACES SUPPLIED
OVERFLOW PARKING AREA (BY ATTENDANT)..... 64 EXISTING SPACES
(TOWN OF CHESTER) SEE SHEET 2 TOTAL 304 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 18, 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 FOR ALL OUTSIDE ACTIVITIES IN VILLAGE AND TOWN OF CHESTER
8:00 AM TO 1:00 AM
HOURS TO BE REVIEWED AFTER 1 YEAR BY VILLAGE OF CHESTER PLANNING BOARD.
(OUTDOOR RECREATION AREA MUSIC IN TOWN TO END 10:00 PM)
9. ANTICIPATED COMPLETION DATE: DECEMBER 31, 2018.
10. PARKING SHOWN IS BEING APPROVED BY THE VILLAGE AND TOWN OF CHESTER PLANNING
BOARDS, ANY REDUCTION IN PARKING OR INCREASE IN PARKING DEMAND ON THE TOWN SIDE
WOULD VOID SITE PLAN APPROVAL UNLESS FURTHER REVIEW AND APPROVAL IS OBTAINED
FROM THE VILLAGE OF CHESTER PLANNING BOARD.

AMENDED SITE PLAN
FOR
ADDITION & ZIPLINE

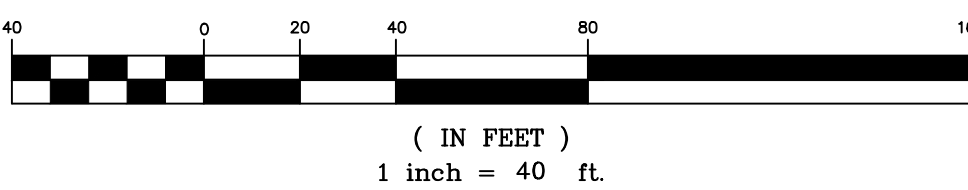
THE CASTLE FUN CENTER

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

REVISIONS

REVISIONS	
01-31-17	REVISED ZIPLINE LOCATION
02-17-17	ZONING VARIANCE
03-06-17	PER COMMENTS
04-13-17	PER COMMENTS
05-10-17	PER COMMENTS
05-25-17	PER COMMENTS

GRAPHIC SCALE



AMENDED SITE PLAN CHANGES

- FLEX AREA ADDED, SEE NOTE 7.
- PARKING FORMULA, HAVING REVISED PARKING IN VILLAGE OF CHESTER AND TOWN OF CHESTER, SEE NOTE 10.
- PROPOSED ADDITION HAVING TWO FLOORS, TOTAL SQUARE FEET 10,000.
- PROPOSED ZIPLINE RUNNING 610± FEET FROM VILLAGE OF CHESTER TO TOWN OF CHESTER, WITH AMENITIES.
- HOURS OF OPERATION, SEE NOTE 8.
- COMPLETION DATE, SEE NOTE 9.

ONLY THE REFERENCED CHANGES ARE PROPOSED AS PART OF THIS AMENDMENT APPLICATION. THE SITE REMAINS SUBJECT TO ALL PRIOR CONDITIONS OF APPROVAL FROM PRIOR APPLICATION APPROVALS.

TOWN OF CHESTER

VILLAGE OF CHESTER
VILLAGE PROJECT NUMBER 16-08

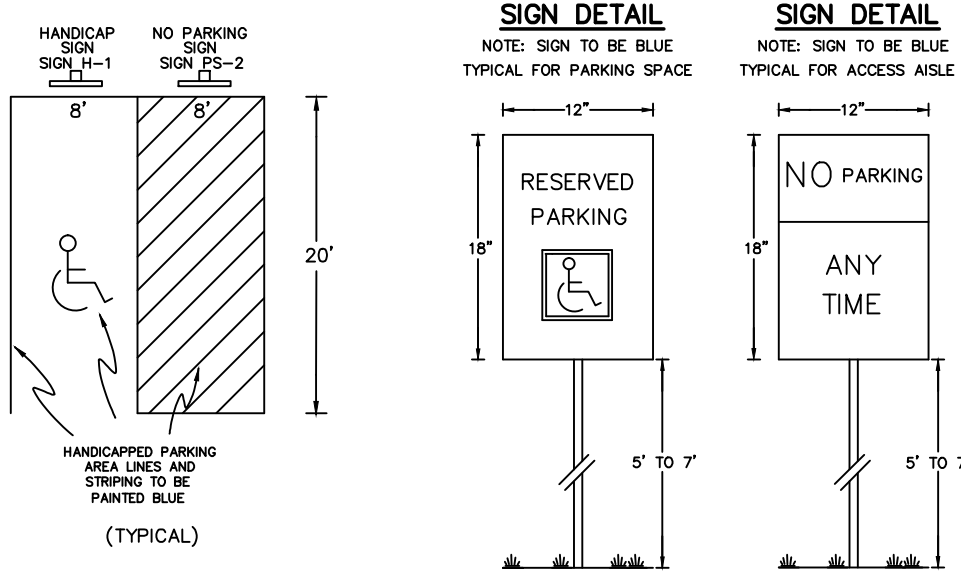
OWNERS:

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

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).