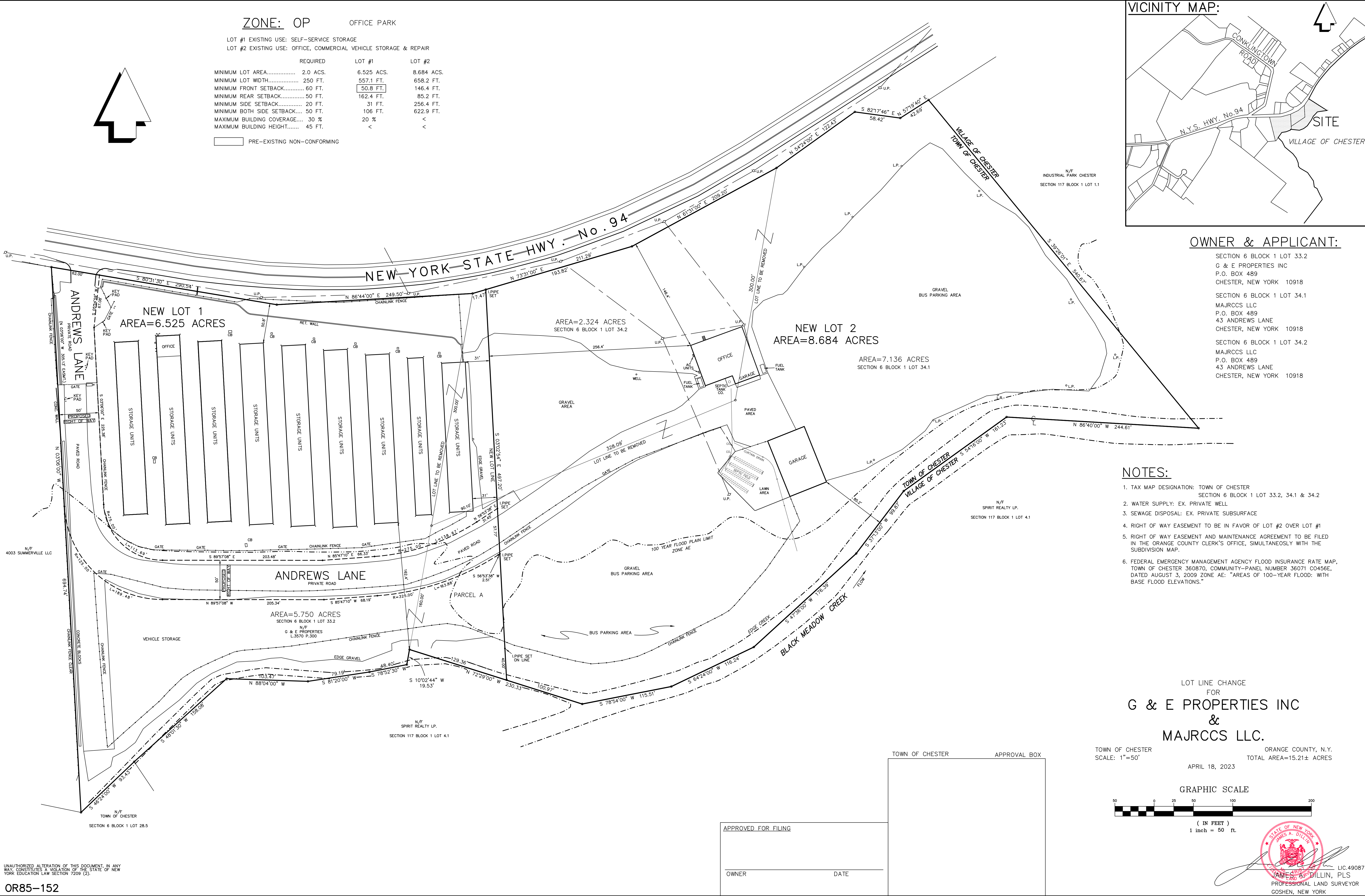




UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY WAY, CONSTITUTES A VIOLATION OF THE STATE OF NEW YORK EDUCATION LAW SECTION 7209 (2).

OR85-152

ZONE: OP

OFFICE PARK

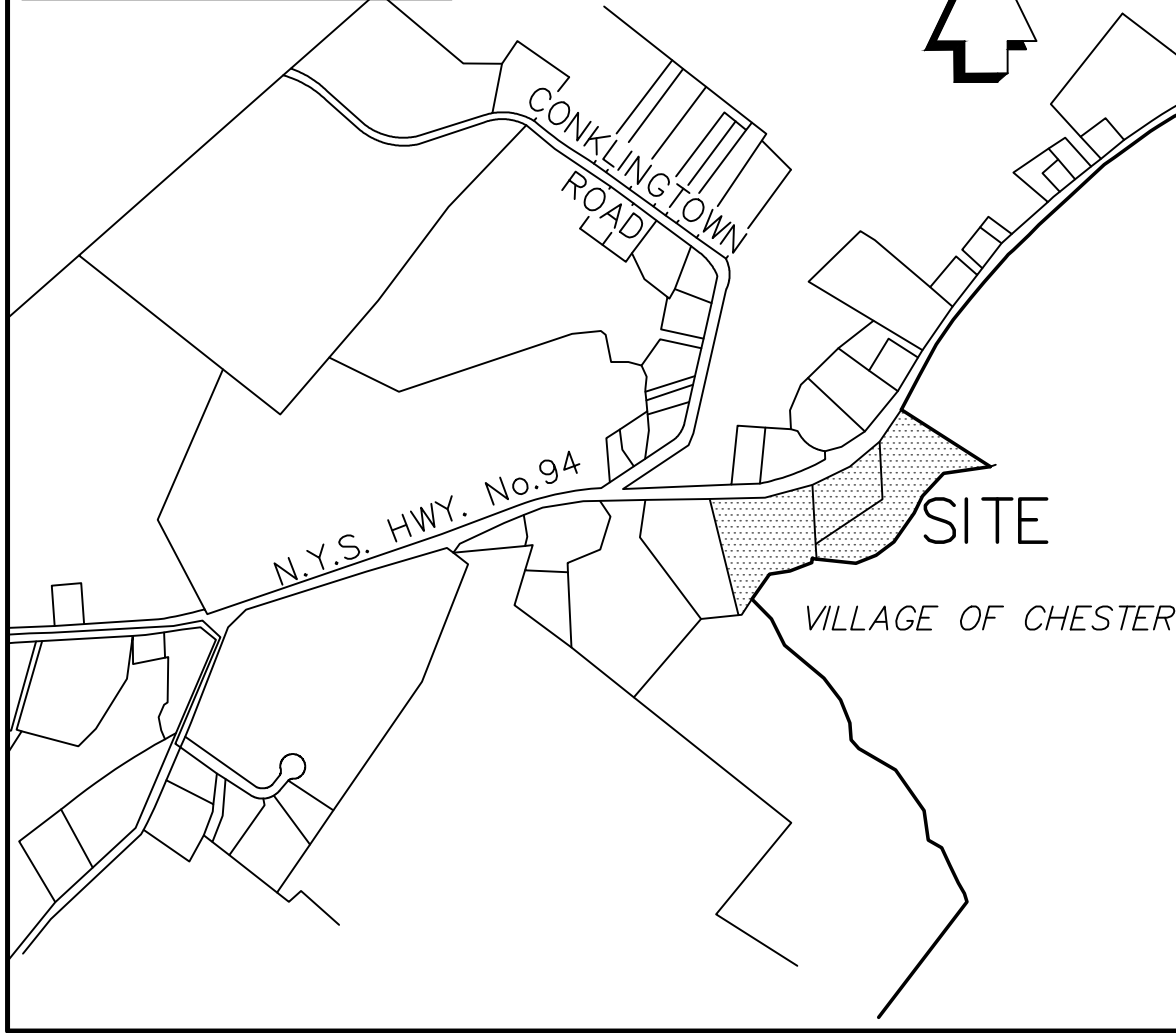
LOT #1 EXISTING USE: SELF-SERVICE STORAGE

LOT #2 EXISTING USE: OFFICE, COMMERCIAL VEHICLE STORAGE & REPAIR

	REQUIRED	LOT #1	LOT #2
MINIMUM LOT AREA.....	2.0 ACS.	6.525 ACS.	8.684 ACS.
MINIMUM LOT WIDTH.....	250 FT.	557.1 FT.	658.2 FT.
MINIMUM FRONT SETBACK.....	60 FT.	50.8 FT.	146.4 FT.
MINIMUM REAR SETBACK.....	50 FT.	162.4 FT.	85.2 FT.
MINIMUM SIDE SETBACK.....	20 FT.	31 FT.	256.4 FT.
MINIMUM BOTH SIDE SETBACK.....	50 FT.	106 FT.	622.9 FT.
MAXIMUM BUILDING COVERAGE.....	30 %	20 %	<
MAXIMUM BUILDING HEIGHT.....	45 FT.	<	<

PRE-EXISTING NON-CONFORMING

VICINITY MAP:



OWNER & APPLICANT:

SECTION 6 BLOCK 1 LOT 33.2
G & E PROPERTIES INC
P.O. BOX 489
CHESTER, NEW YORK 10918

SECTION 6 BLOCK 1 LOT 34.1
MAJRCCS LLC
P.O. BOX 489
43 ANDREWS LANE
CHESTER, NEW YORK 10918

SECTION 6 BLOCK 1 LOT 34.2
MAJRCCS LLC
P.O. BOX 489
43 ANDREWS LANE
CHESTER, NEW YORK 10918

NOTES:

1. TAX MAP DESIGNATION: TOWN OF CHESTER SECTION 6 BLOCK 1 LOT 33.2, 34.1 & 34.2
2. WATER SUPPLY: EX. PRIVATE WELL
3. SEWAGE DISPOSAL: EX. PRIVATE SUBSURFACE
4. RIGHT OF WAY EASEMENT TO BE IN FAVOR OF LOT #2 OVER LOT #1
5. RIGHT OF WAY EASEMENT AND MAINTENANCE AGREEMENT TO BE FILED IN THE ORANGE COUNTY CLERK'S OFFICE, SIMULTANEOUSLY WITH THE SUBDIVISION MAP.
6. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, TOWN OF CHESTER 360870, COMMUNITY-PANEL NUMBER 36071 C0456E, DATED AUGUST 3, 2009 ZONE AE: "AREAS OF 100-YEAR FLOOD: WITH BASE FLOOD ELEVATIONS."

LOT LINE CHANGE
FOR

G & E PROPERTIES INC
&
MAJRCCS LLC.

TOWN OF CHESTER
SCALE: 1"=50'

ORANGE COUNTY, N.Y.
TOTAL AREA=15.21± ACRES

APRIL 18, 2023

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

STATE OF NEW YORK
JAMES A. DILLIN

LIC.49087
JAMES A. DILLIN, PLS
PROFESSIONAL LAND SURVEYOR
GOSHEN, NEW YORK

APPROVED FOR FILING

OWNER

DATE