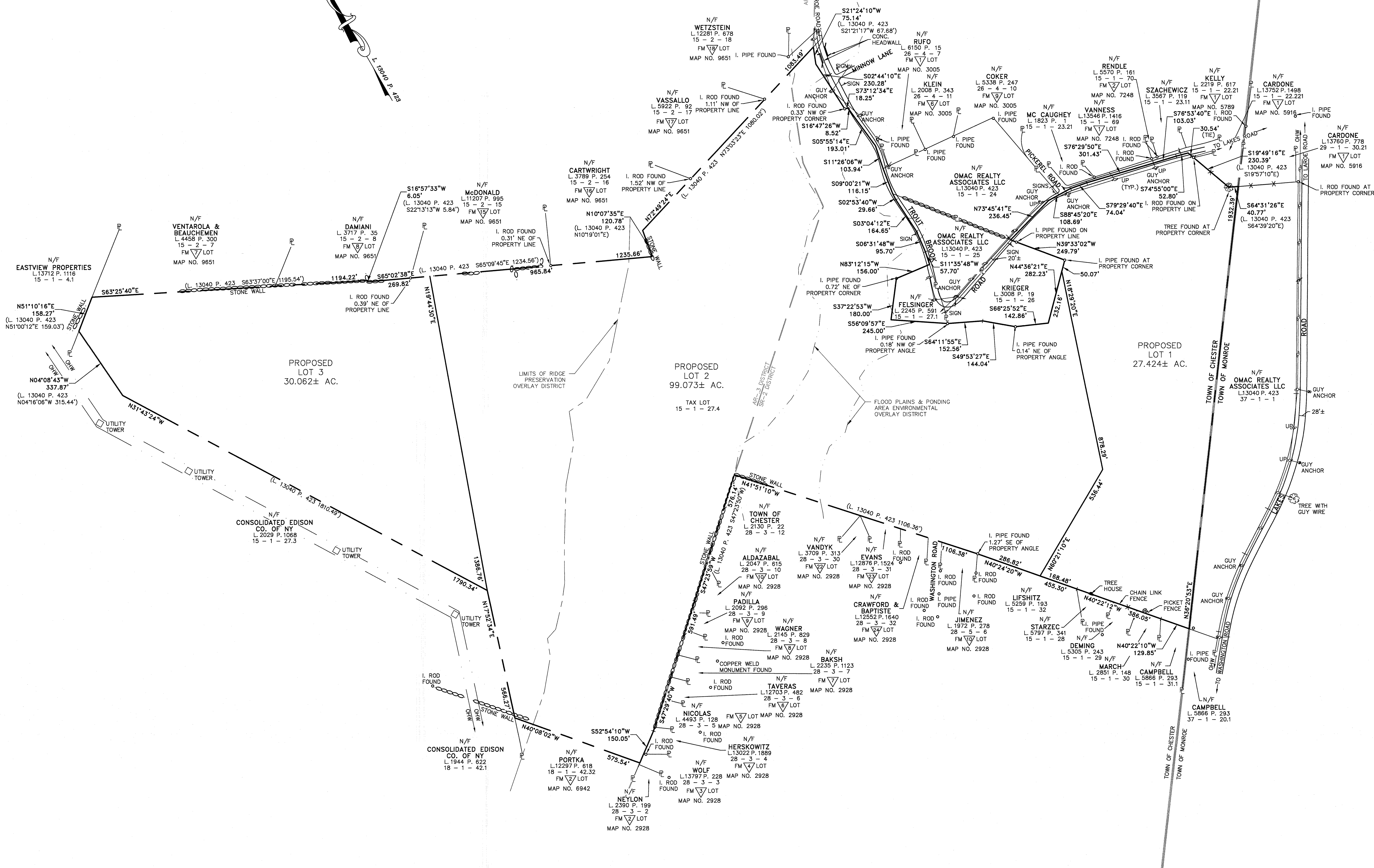




LOCATION PLAN

1 INCH = 2000 FEET



NOTES:

1. TAX PARCEL NUMBER: 15-1-27.4
2. TOTAL NUMBER OF LOTS PROPOSED: 3
3. PARCEL AREA: 156.559± ACRES
4. ZONING DISTRICT: SR-2 / AR-3
5. ZONING OVERLAY DISTRICTS:
 - FLOOD PLAINS & PONDING AREA ENVIRONMENTAL OVERLAY DISTRICT
 - RIDGE PRESERVATION OVERLAY DISTRICT
6. AN EASEMENT IN FAVOR OF LOT 3 OVER PORTIONS OF LOT 2 HAS BEEN PROVIDED UNDER WRITTEN AGREEMENT FILED IN THE COUNTY CLERKS OFFICE. SAID EASEMENT BEING FOR THE PURPOSE OF INGRESS/EGRESS AND POTENTIAL UTILITY CONNECTIONS AS MAY BE NEEDED.

RECORD OWNER:

BTSS HOLDINGS, LLC
C/O EDWIN S. RUBIN, ESQ
105 EISENHOWER PARKWAY
ROSELAND, NJ 07068
L. LIBER P. PAGE

APPLICANTS:

BTSS HOLDINGS, LLC
C/O EDWIN S. RUBIN, ESQ
105 EISENHOWER PARKWAY
ROSELAND, NJ 07068
OMAC REALTY ASSOCIATES, LLC
C/O STANLEY FELSINGER
P.O. BOX 475
MONROE, NY 10949

TABLE OF ZONING REQUIREMENTS TOWN OF CHESTER AGRICULTURAL-RESIDENTIAL (AR-3) DISTRICT

PROPOSED USE: SINGLE FAMILY DWELLING

MINIMUM	REQUIRED
LOT SIZE (AC.)	3
LOT WIDTH (FT.)	250
FRONT YARD (FT.)	100
ONE SIDE YARD/BOTH (FT.)	100
REAR YARD (FT.)	100

MAXIMUM	ALLOWED
BUILDING HEIGHT (FT.)	35 FT.
BUILDING COVERAGE (%)	10%

TABLE OF ZONING REQUIREMENTS TOWN OF CHESTER SUBURBAN-RESIDENTIAL (SR-2) DISTRICT

PROPOSED USE: SINGLE FAMILY DWELLING

MINIMUM	REQUIRED
LOT SIZE (AC.)	1
LOT WIDTH (FT.)	150
FRONT YARD (FT.)	60
ONE SIDE YARD/BOTH (FT.)	60
REAR YARD (FT.)	60

MAXIMUM	ALLOWED
BUILDING HEIGHT (FT.)	35 FT.
BUILDING COVERAGE (%)	15%

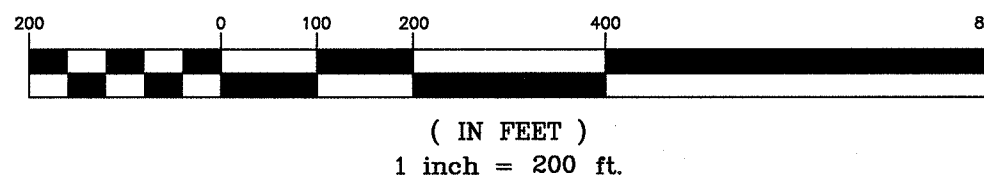
EXISTING AREA:

TAX LOT 15 - 1 - 27.4 156.559± AC.

PROPOSED AREAS:

TAX LOT 15 - 1 - 27.4	
LOT 1	27.424± AC.
LOT 2	99.073± AC.
LOT 3	30.062± AC.

GRAPHIC SCALE



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SUBDIVISION PREPARED FOR

**BTSS HOLDINGS, LLC
& OMAC REALTY
ASSOCIATES, LLC**
TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

Drawn By: SPS Checked By: BSM Date: 11/27/2015
Tax Map No.: 15-1-27.4 Drawing No.: C30
A-14-0113-01

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