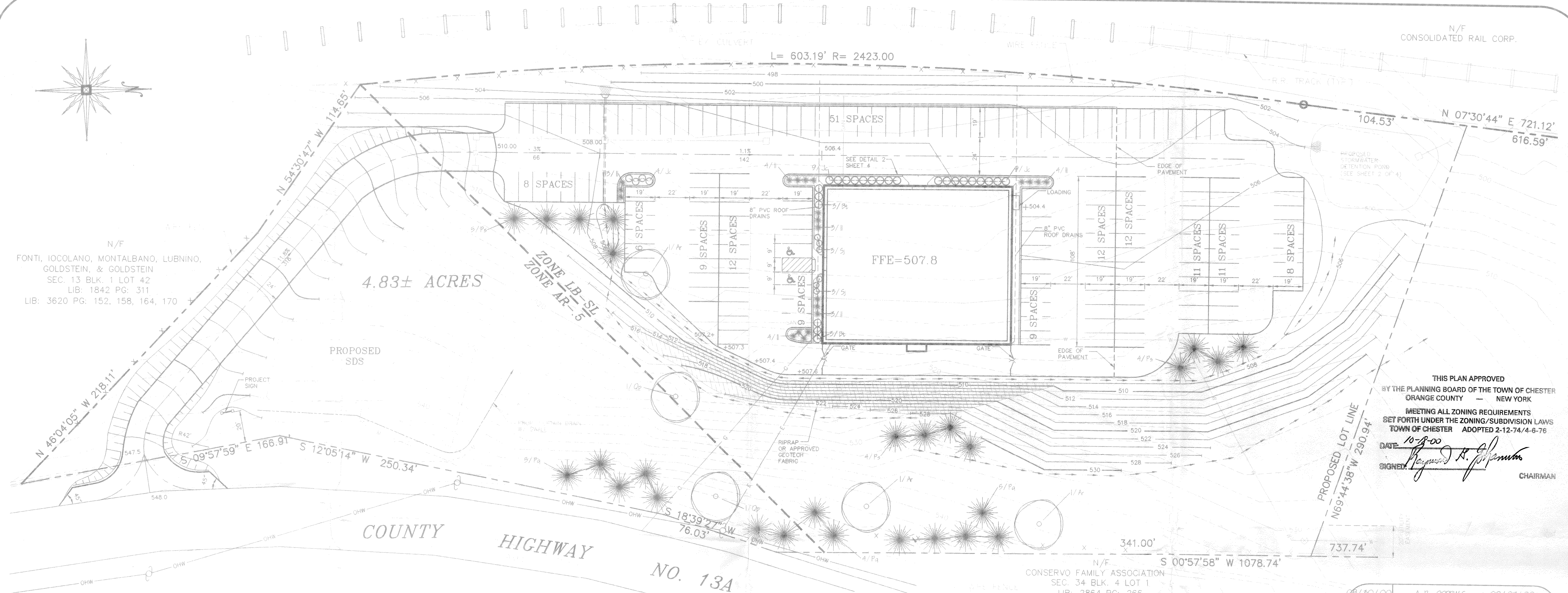


N/F
FONTI, IOCOLANO, MONTALBANO, LUBNINO,
GOLDSTEIN, & GOLDSTEIN
SEC. 13 BLK. 1 LOT 42
LIB: 1842 PG: 311
LIB: 3620 PG: 152, 158, 164, 170



BULK REQUIREMENTS: ZONE LB-SL
TOWN OF CHESTER

	MINIMUM REQUIRED	PROVIDED
LOT AREA (AC.)	10,000 S.F.	210,395 S.F.
LOT WIDTH (FT.)	50	310
FRONT YARD (FT.)	20	132
REAR YARD (FT.)	30	71
ONE SIDE YARD (FT.)	5	180
BOTH SIDE YARDS (FT.)	10	440
PARKING: 1/150 S.F. of RETAIL (10,000 S.F. / 150 S.F.)	67 SP.	158 SP.
	MAXIMUM ALLOWED	PROVIDED
BUILDING HEIGHT (FT.)	35	<35
DEVELOPMENT COVERAGE (%)	50	<50

RECORD APPLICANT
ANDREA AND WILLIAM JENACK
18 HAMBLETONIAN AVENUE
CHESTER, NY 10918

BULK REQUIREMENTS: ZONE AR-.5
TOWN OF CHESTER

	MINIMUM REQUIRED	PROVIDED
LOT AREA (AC.)	80,000 S.F.	210,395 S.F.
LOT WIDTH (FT.)	200	>200
FRONT YARD (FT.)	50	>50
REAR YARD (FT.)	60	>60
ONE SIDE YARD (FT.)	30	>30
BOTH SIDE YARDS (FT.)	80	>80
	MAXIMUM ALLOWED	PROVIDED
BUILDING HEIGHT (FT.)	35	<35
DEVELOPMENT COVERAGE (%)	10	<10

RECORD OWNER
JOHN BONKENBURG
P.O. BOX 323
SUGAR LOAF, NY 10981

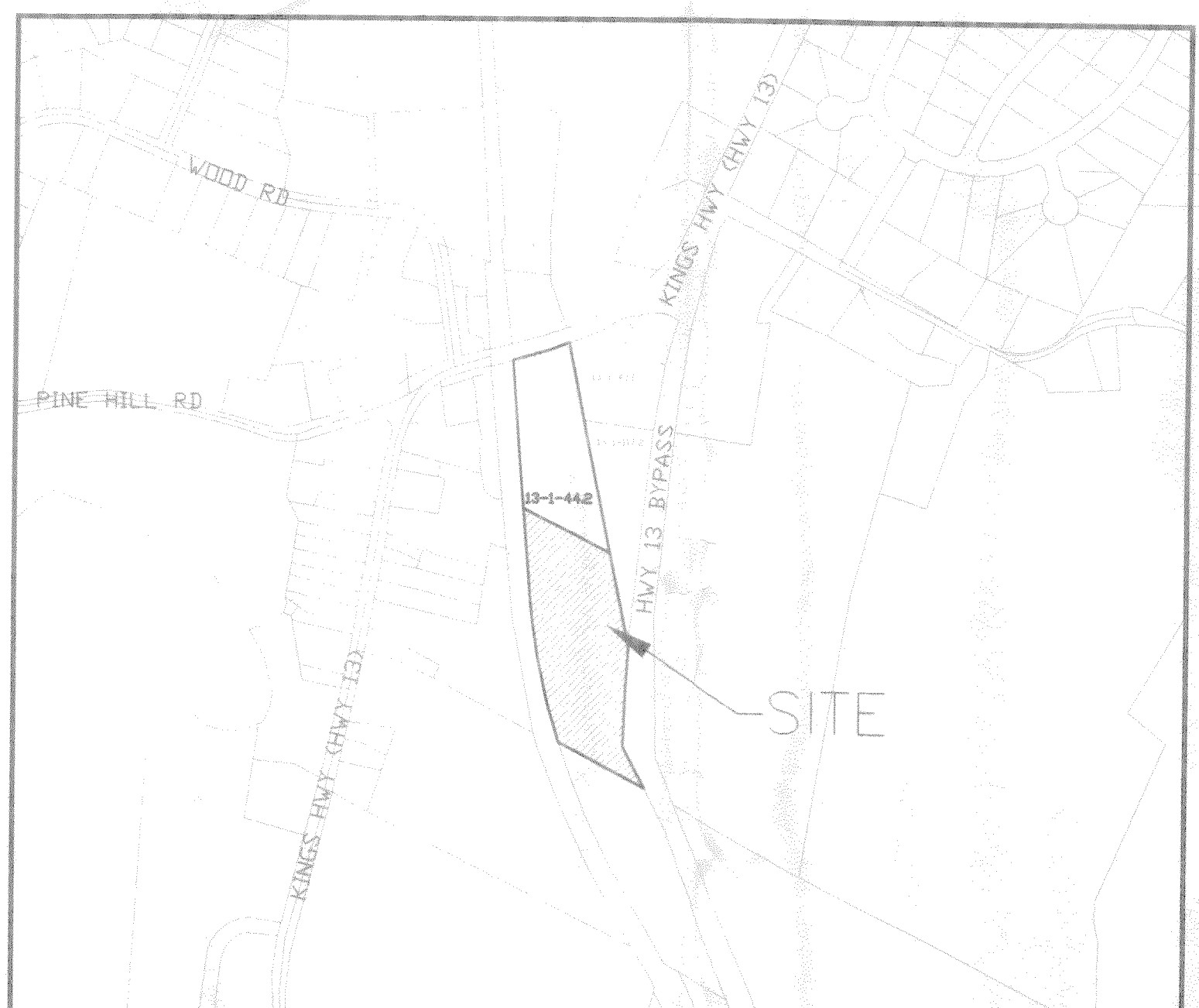
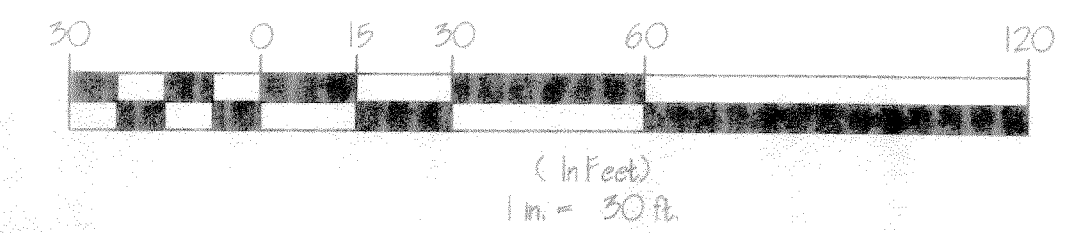
~LEGEND~

- Property Line
- Adjoining Lot Line
- Existing 10 Contour
- Existing 2 Contour
- Proposed Grading
- Proposed Spot Elevation
- Proposed Swale
- Fence Line
- Utility Pole
- Overhead Utility Line

~Plants Legend~

- EVERGREEN TREES
- DECIDUOUS TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS

~Graphic Scale~



VICINITY MAP

N/F
CONSOLIDATED RAIL CORP.

THIS PLAN APPROVED
BY THE PLANNING BOARD OF THE TOWN OF CHESTER
ORANGE COUNTY — NEW YORK
MEETING ALL ZONING REQUIREMENTS
SET FORTH UNDER THE ZONING/SUBDIVISION LAWS
TOWN OF CHESTER ADOPTED 2-12-74/4-6-76
DATE 10/8/00
SIGNED [Signature]
CHAIRMAN

08/30/00 As Per O.C.D.P.W. Comments 08/01/00
06/06/00 As Per O.C.D.P.W. Comments 05/08/00
03/20/00 As Per Meeting 03/08/00
03/01/00 Date of Origin
Date Description

Revisions

Esposito & Associates
134 West Main Street
Goshen NY, 10924

Steven T. Esposito
Landscape Architect
License No. 001169
Signature [Signature] Date 8/29/00

Jenack Auction House
Town of Chester
Project Title: Sec.13 Blk.1 Lot 44.2

Drawing Title:
Grading, Layout and
Landscape Plan

Unauthorized alteration or addition to a plan bearing a Licensed
Land Surveyor's or Professional Engineer's seal is a violation of
section 7209, subdivision 2 of the NY State Educational Law.

Scale: 1"=50' Drawing No: 1 of 6 Project No: 99001.02
CAD Reference: dwg O.C.D.P.W. Sheet No: of D.E.C. Sheet No: of

NOTES:

- THE ENTRANCE ROAD AND HANDICAPPED SPACES ARE TO BE PAVED AS PART OF THE INITIAL SITE IMPROVEMENTS.
- THE PARKING AREA SHALL BE PAVED UP TO THE FRONT OF THE BUILDING (SOUTH END) WITHIN THREE (3) YEARS OF THE CERTIFICATE OF OCCUPANCY, AND THE REMAINING PAVEMENT, AS INDICATED ON THE SITE PLAN, WITHIN FIVE (5) YEARS OF THE CERTIFICATE OF OCCUPANCY.