



August 15, 2025

Chairwoman Jackie Elfers and the
Town of Chester Planning Board
1786 Kings Highway
Chester, NY 10918

Re: Lot Line Change, Ostrer Property at 450 Laroe Road, Section 7 Block 1 Lot 25 and
Laroe Road Properties LLC Property at Section 7 Block 1 Lot 73

Dear Chairwoman Elfers and the Borough of North Caldwell Board of Adjustment:

Herewith you will find plans for a minor lot line change between two properties: 450 Laroe Road, owned by Joan Ostrer, SLB: 7-1-25, and the adjacent flag lot, SLB 7-1-73, owned by Laroe Road Properties LLC. Joan Ostrer is the owner of Laroe Road Properties LLC. Documents from the establishment of the LLC as well as deeds for both properties are included in the submission.

Ms. Ostrer is applying for a lot line change moving approximately 0.25 acres from the 1.9-acre vacant flag lot to the 1.2-acre 450 Laroe Road property, driveway easements on both properties, and approval to build the driveway and garage (if necessary). Both lots are undersized for the R-3 district in which they are located. Despite the properties being undersized, the proposed lot line change leaves ample room on the flag lot for a single-family residence. The lot line change will allow space on the 450 Laroe Road property to build a new garage and handicap access to Joan's existing house and pool. The existing garage/barn structure will also be part of the 450 Laroe Road property. There is an existing gravel driveway that connects the Laroe Road Properties LLC lot to the existing driveway in the easement. Two driveway easements are proposed to enable a new driveway for Joan's property and a future access to the Laroe Properties LLC. They are shown on the plan. A gravel driveway is proposed in the easements to provide access to a proposed garage on Joan's property and access to a future house on the flag lot.



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Currently the revised plans do not show meets and bounds for the proposed lot line change or the proposed driveway easements. We are seeking feedback from the board regarding this proposal. If it appears to be acceptable, we will have the surveyor provide the necessary legal information.

In accordance with Town of Chester plan elements check list for preliminary and minor subdivisions, we provide the following information: The driveway and garage project will require approximately 289 cubic yard of cut and 146 cubic yards of fill.

Approximately 143 cubic yards of excess cut will be produced by this project, with as much used on site for future projects as possible. Nine individual trees will be removed on the 450 Laroe Property and approximately less than 0.05 of an acre of additional woods will be cleared.

Please schedule this project to appear before the available next work session.

Kind regards,



Karen Arent, RLA, NY Certificate # 001237

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