

September 14, 2016

Suzanne Bellanich
25 Wilson Road
Monroe, NY 10950

RECEIVED

SEP 14 2016

TOWN CLERK
CHESTER, NEW YORK

Town of Chester Planning Board
Donald Serotta, Chairman
1786 Kings Hwy
Chester, NY 10918

RECEIVED
SEP 15 2016
BY: PB Dec - APJ

Subject: Establishing a Washington Road Conservation Buffer

Reference: OMAC Realty 3-lot subdivision of property listed on the Tax Map of the Town of Chester as Section 15, Block 1, Lot 27.4. Physical Address of the property is 1 Camp Monroe Road, Monroe, NY 10950

Dear Chairman Serotta,

I respectfully ask that a covenant be included in the above referenced request to create a conservation buffer area at the end of the Washington Road stub road so that Lake Hill Farms residents do not have to live under the threat of a future connecting egress road through our development in the next year, 5 years, 25 years or ever.

Any future connecting egress road through Washington Road poses demonstrable harm to the health and safety of Lake Hill Farm residents. We have no sidewalks or streetlights, only lampposts which create dim lighting with gaps in illuminating street traffic and pedestrians at night. Also note that the two entrances to Lake Hill Farms at Harding Road / Lakes Road and Washington Road / Lakes Road have extremely low visibility and turn onto a 55 miles per hour roadway. The entrances are treacherous and are inadequate to handle additional traffic. Specifically noted is the high rate of accidents in the vicinity of Lakes Road at the 2 entrances to Lake Hill Farms.

Any future roadway connecting to Lake Hill Farms through Washington Road would have a dominating impact on our right to the quiet enjoyment of our property guaranteed under the Human Rights Act in particular Protocol 1, Article 1 which states that a person has the right to peaceful enjoyment of all their possessions which includes the home and other land.

Withstanding these objections, we request a conservation buffer area be created on the north border of the Lake Hill Farms development north of parcel lots 23-3-31, 23-3-32, 28-5-6, including the end span of Washington Road if the petition is granted to approve the OMAC Realty 3-lot subdivision of property listed on the Tax Map of the Town of Chester as Section 15, Block 1, Lot 27.4. This conservation buffer area would remain in existence in perpetuity in a natural vegetative state, to not be built upon at any future date. The conservation buffer would allow residents of Lake Hill Farms to preserve our quality of life, preserve the character of our

neighborhood and uphold the health and safety of our children and residents without the threat of any future roadway connection to Washington Road in Lake Hill Farms.

I would welcome the opportunity to meet any day this week with a representative of the Chester Planning Board to illustrate our objections first hand during the Public Hearing phase of the request.

Most Sincerely,



Suzanne Bellanich

H: 845-783-6784

C: 845-238-1872

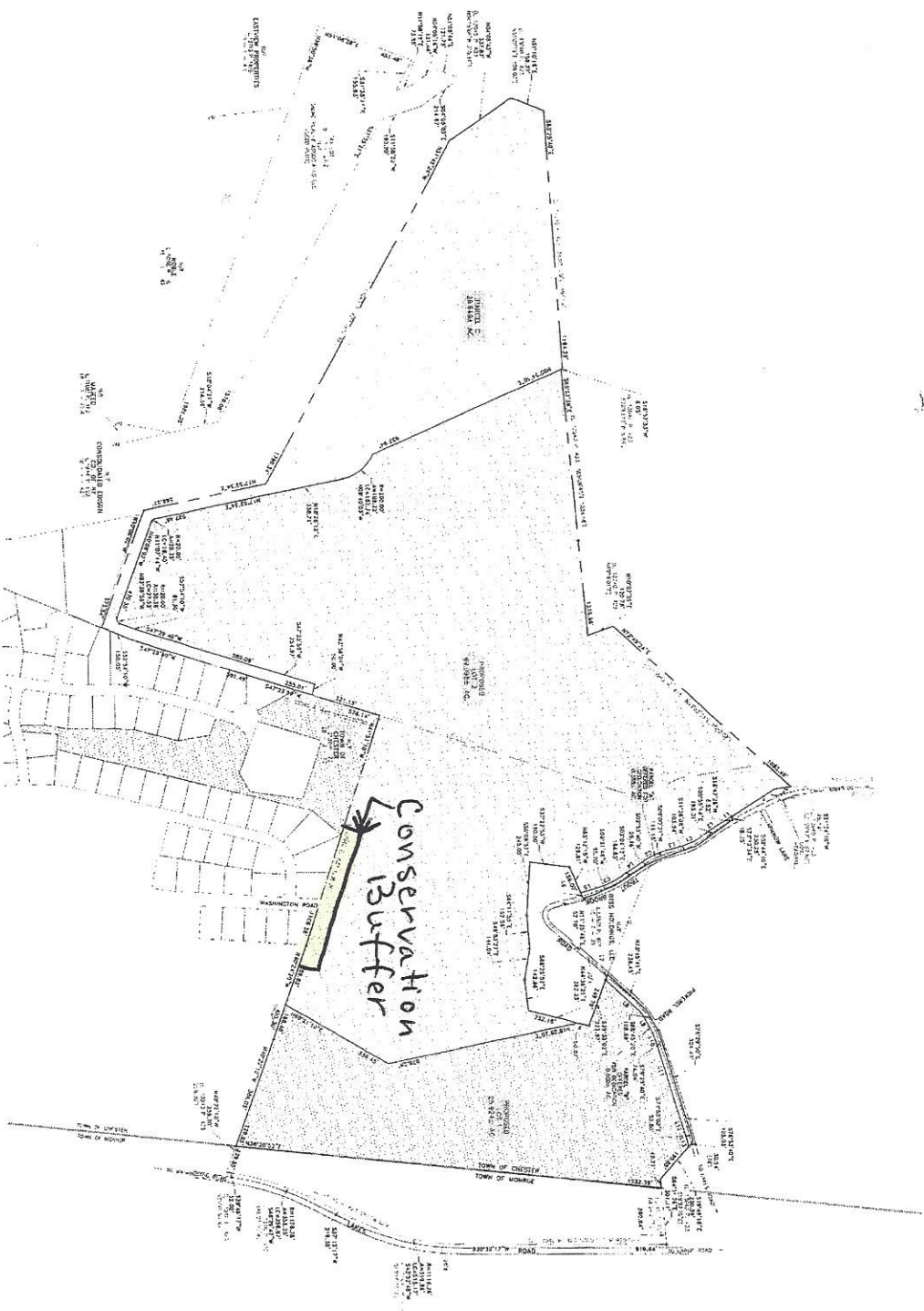


TABLE OF ZONING REQUIREMENTS
TOWN OF CHESTER ASSESSMENTAL RESIDENTIAL (AR-3) DISTRICT
PROPOSED ONE SINGLE FAMILY DWELLING

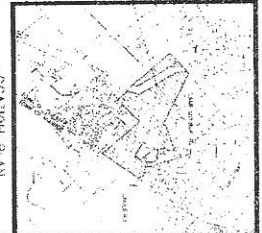
MINIMUM	650/100
LOT AREA (SQ. FT.)	1
FRONT YARD SETBACK (FT.)	25
REAR YARD SETBACK (FT.)	25
SIDE YARD SETBACK (FT.)	25
MAXIMUM	100/100
LOT AREA (SQ. FT.)	1
FRONT YARD SETBACK (FT.)	25
REAR YARD SETBACK (FT.)	25
SIDE YARD SETBACK (FT.)	25

TABLE OF ZONING REQUIREMENTS
TOWN OF CHESTER SUBURBAN RESIDENTIAL (SR-2) DISTRICT
PROPOSED ONE SINGLE FAMILY DWELLING

MINIMUM	650/100
LOT AREA (SQ.)	1
FRONT YARD SETBACK (FT.)	15-0
REAR YARD SETBACK (FT.)	6-0
SIDE YARD SETBACK (FT.)	6-0
MAXIMUM	
LOT AREA (SQ.)	15-0
FRONT YARD SETBACK (FT.)	15-0
REAR YARD SETBACK (FT.)	15-0
SIDE YARD SETBACK (FT.)	15-0



EXISTING AREA:
100' x 150' x 150' x 150' = 225,000 sq. ft.
PROPOSED AREA:
100' x 150' x 150' x 150' = 225,000 sq. ft.



SURVEY NOTES:

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL ANGLES ARE IN DEGREES AND DECIMALS THEREOF.
3. THE BOUNDARY LINES OF THE PROPERTY ARE SHOWN BY A DASHED LINE.
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RECORD OWNER:

APPLICANTS:

CERTIFICATION:

LANG & TILLY
1000 N. 10TH ST.
PHILADELPHIA, PA. 19107
TEL: 215-595-1234
FAX: 215-595-1234
BTSS HOLDINGS, LLC
& OMAC REALTY
ASSOCIATES, LLC
1000 N. 10TH ST.
PHILADELPHIA, PA. 19107
TEL: 215-595-1234
FAX: 215-595-1234

PETITION

Lake Hill Farms - Creation of Washington Road Conservation Buffer

The following residents of Lake Hill Farms request that a conservation buffer strip be created on the north border of the Lake Hill Farms development north of parcel lots 23-3-31, 23-3-32, 28-5-6, including the end span of Washington Road if the petition is granted to approve the OMAC Realty 3-lot subdivision of property listed on the Tax Map of the Town of Chester as Section 15, Block 1, Lot 27.4.

This conservation buffer strip would remain in existence in perpetuity in a natural vegetative state, to not be built upon at any future date. The conservation buffer would allow residents of Lake Hill Farms to preserve our quality of life, preserve the character of our neighborhood and uphold the health and safety of our children and residents without the threat of any future roadway connection to Washington Road in Lake Hill Farms.

Print Name	Print Address	Signature
1. Suzann Bellanich	25 Wilson Rd	Suzann Bellanich
2. Rebecca Adorno	64 Wilson Rd	Rebecca Adorno
3. Laura Edwards	28 Wilson Rd	Laura Edwards
4. Ivette Urbino	40 Wilson Rd	Ivette Urbino
5. Donna Coyne	14 Wilson Rd	Donna Coyne
6. Melinda Brennan	32 Wilson Rd.	Melinda Brennan
7. Eileen Minolfo	29 Wilson Rd.	Eileen Minolfo
8. Maria Walker	18 Wilson Rd	Maria Walker
9. Nikki DePaolo	35 Madison Circle	Nikki DePaolo
10. Vincent DePaolo	35 Madison Circle	Vincent DePaolo
11. Claudia Leone	63 Wilson Road	Claudia Leone
12. Franco Romano	63 Wilson Road	Franco Romano
13. PAIGI Rodriguez	8 Lincoln Rd	Paigi Rodriguez
14. MARY ANN Smith	19 Lincoln Rd	Mary Ann Smith
15. Anthony Tele	40 Wilson Rd	Anthony Tele
16. Bob Noel	31 Madison Circle	Bob Noel
17. JOHN COSTELLO	26 Madison Circle	John Costello
18. Samantha Rodriguez	30 Madison Circle	Samantha Rodriguez

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Print Name	Print Address	Signature
1. Imelda Ascencio	14 Grant Dr.	Imelda Ascencio
2. Ann Marie Rogers	6 GRANT DR	Ann Marie Rogers
3. Julia T. Flanagan	8 Grant Drive	Julia T. Flanagan
4. Michael Flanagan	8 Grant Drive	Michael Flanagan
5. Elaine DeLuca	10 Grant Drive	Elaine DeLuca
6. John DeLuca	10 Grant Drive	John DeLuca
7. Robert Ascencio	14 Grant Drive	Robert Ascencio
8. Chuck McDowell	6 Grant Drive	Chuck McDowell
9. Kathy Murray	16 Grant Drive	Kathy Murray
10. Pat Murray	16 Grant Drive	Pat Murray
11. John DeLuca	10 Grant Drive	John DeLuca
12. Kimberly Lehn	8 Grant Drive	Kimberly Lehn
13. James Lehn	8 Grant Drive	James Lehn
14. James Lehn		
15. Charles McConnell	6 GRANT DRIVE	Charles McConnell
16. Ann Marie Rogers	6 GRANT DRIVE	Ann Marie Rogers
17. Luis E. Rodriguez	5 Grant Drive	Luis E. Rodriguez
18. Patricia E. Rodriguez	5 Grant Drive	Patricia E. Rodriguez
Allison Coym	14 Wilson Road	Allison Coym

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	Print Name	Print Address	Signature
1.	Tom Silipo	34 Madison Circle	[Signature]
2.	James J. Emery	82 Washington Rd	[Signature]
3.	James J. Emery	" "	[Signature]
4.	John Mulroy	59 Lincoln Rd	[Signature]
5.	John Emery	59 Lincoln Rd	[Signature]
6.	James Foley	16 Jefferson Dr.	[Signature]
7.	Susan J. Foley	16 Jefferson Dr.	[Signature]
8.	Donna G. Gorman	6 Tyler Place	[Signature]
9.	Gunnel Avila	11 Hoover Ct.	[Signature]
10.	Sherry Bader	36 Lincoln Rd	[Signature]
11.	Andrew Cordova	55 Lincoln Rd	[Signature]
12.	John E. Etnoy	40 Wilson Rd	[Signature]
13.	Debra Brachman	40 Wilson Rd	[Signature]
14.	Matt Coyte	14 Wilson Rd	[Signature]
15.	Natasha Rodrigo	39 Washington Rd	[Signature]
16.	Patrick Rodrigo	39 Washington Rd	[Signature]
17.	Cruz Rodriguez	8 Lincoln Rd	[Signature]
18.	Gunnel Avila	21 Wilson Rd	[Signature]

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Print Name	Print Address	Signature
1. <u>Jasmina Pacella</u>	<u>42 Madison Circle</u>	<u>Jasmina Pacella</u>
2. <u>Vincent Pacella</u>	<u>42 Madison Circle</u>	<u>Vincent Pacella</u>
3. <u>Jerry Coyne</u>	<u>14 Wilson Rd.</u>	<u>Jerry Coyne</u>
4. <u>Suzanne Adler</u>	<u>24 Wilson Rd.</u>	<u>Suzanne Adler</u>
5. <u>Miranda Portka</u>	<u>12 Hoover Ct.</u>	<u>Miranda Portka</u>
6. <u>Stephen Maher</u>	<u>14 Madison Circle</u>	<u>Stephen Maher</u>
7. <u>Karen Mayer</u>	<u>21 Madison Circle</u>	<u>Karen Mayer</u>
8. <u>Mike Mayer</u>	<u>21 Madison Circle</u>	<u>Michael Mayer</u>
9. <u>Corinna Fions</u>	<u>5 Adams Ct</u>	<u>Corinna Fions</u>
10. <u>Jose Flores</u>	<u>5 Adams Ct</u>	<u>Jose Flores</u>
11. <u>HECKLA MARTINA</u>	<u>5 MADISON CIR.</u>	<u>HECKLA MARTINA</u>
12. <u>Darlene Barbato</u>	<u>11 Madison Cir</u>	<u>Darlene Barbato</u>
13. <u>Anthony Bakkalo</u>	<u>11 Madison Cir</u>	<u>Anthony Bakkalo</u>
14. <u>Jennifer DeJoy</u>	<u>66 Lincoln Rd</u>	<u>Jennifer DeJoy</u>
15. <u>Katherine DeFilippo</u>	<u>31 Washington Rd.</u>	<u>Katherine DeFilippo</u>
16. <u>Daniel DeFilippo</u>	<u>31 Washington Rd</u>	<u>Daniel DeFilippo</u>
17. <u>KEITH AMEL</u>	<u>26 Lincoln Rd</u>	<u>Keith Amel</u>
18. <u>Michele Capuzzo</u>	<u>26 Lincoln Rd</u>	<u>Michele Capuzzo</u>

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Print Name	Print
Address	Signature
1. 38 Harding	Rachel De G. Gio
2. 26 HARDING WAY	Donald E. Dwyer
3. 22 Harding Way	Jessica Rahaman
4. 23 Harding Way	
5. 46 Harding Way	
6. 15 Harding Way	Marilyn M. M. M.
7. 1 Jefferson Drive	Ann C. Anderson
8. 10 Jefferson Drive	Phyllis M.
9. 12 Jefferson Drive	John J. J.
10. 13 JEFFERSON DRIVE	Robert J. J.
11. 19 JEFFERSON DR	Robert J. J.
12. 18 Jefferson Drive	Robert J. J.
13. 23 JEFFERSON DR.	Robert J. J.
14. 47 Harding Way	Robert J. J.
15. 42 Harding Way	Robert J. J.
16. 37 Jefferson Dr.	Robert J. J.
17. 42 Jefferson Dr.	Robert J. J.
18. 31 " "	Robert J. J.

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Print Name	Print Address	Signature
1. Philip J. Smith	19 LINCOLN RD MONROE NY	<i>Philip J. Smith</i>
2. JONAM BELL	25 LINCOLN RD MONROE NY 10850	<i>Jonam Bell</i>
3. James Elmendorf	32 Lincoln Rd. Monroe NY	<i>James Elmendorf</i>
4. Ronald Zofla	39 Madison Cir Monroe NY	<i>Ronald Zofla</i>
5. Jacob Urbina	48 Wilson Rd N.Y.	<i>Jacob Urbina</i>
6. Lisa Kraus	27 Madison Circle Monroe	<i>Lisa Kraus</i>
7. Frank Kraus	25 Madison Cir Monroe	<i>Frank Kraus</i>
8. Lou Pate	60 Wilson Road, Monroe	<i>Lou Pate</i>
9. Linda Pate	60 Wilson Rd, Monroe, NY	<i>Linda Pate</i>
10. Emily Dallariz	62 Lincoln Rd. Monroe, NY	<i>Emily Dallariz</i>
11. Marianna Evans	93 Lincoln Rd. Monroe, NY	<i>Marianna Evans</i>
12. Michael Evans	93 Lincoln Rd. Monroe, NY	<i>Michael Evans</i>
13. Sean Pcella	42 Madison Circle Monroe, NY	<i>Sean Pcella</i>
14. Kadir Tawees	59 Wilson Rd Monroe, NY	<i>Kadir Tawees</i>
15. Jeanne Sergio	56 Wilson Rd Monroe, NY	<i>Jeanne Sergio</i>
16. Pat Buschkuhl	55 Washington Monroe	<i>Pat Buschkuhl</i>
17. Courtney Elmendorf	32 Lincoln Rd Monroe, NY	<i>Courtney Elmendorf</i>
18. MAURICIO TEJADA	32 WILSON RD MONROE, NY	<i>Mauricio Tejada</i>

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Print Name	Print Address	Signature
1. Peter Brennan	52 Wilson Rd.	Peter Brennan
2. Rosalyn Calceda Teyada	32 Wilson Rd	Rosalyn Calceda Teyada
3. Terri Cerima	60 Washington Rd	Terri Cerima
4. Betty Kempf	32 WASHINGTON RD	Betty Kempf
5. Philip Gelormino	6 Tyler Pl	Philip Gelormino
6. Anna Aul	11 Hoover Ct	Anna Aul
7. Sherree Gladden	70 Lincoln Rd	Sherree Gladden
8. James Inelima	12 LINCOLN RD	James Inelima
9. Peter Campatoni	74 Washington Rd	Peter Campatoni
10. GENEVIEVE WAGNER	67 WILSON RD	Genevieve Wagner
11. DANIEL WAGNER	67 WILSON RD.	Daniel Wagner
12. JOSE FERRER	5 ADAMS CT	Jose Ferrer
13. Steve Martino	5 Madison Circle	Steve Martino
14. Grace M. Lippman	84 Lincoln Rd	Grace M. Lippman
15. Robert Lippman	84 LINCOLN RD	Robert Lippman
16. John W. Higgins	12 Hoover Ct	John W. Higgins
17. Mary McQuinn	77 WASHINGTON B.	Mary McQuinn
18. Maristela Cerverin	18 Lincoln Rd.	Maristela Cerverin

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Print Name	Print Address	Signature
1. Sabrina Barbato	11 Madison Circle	Sabrina Barbato
2. Gina Gutierrez	80 Lincoln Road	Gina Gutierrez
3. Kevin Gutierrez	80 Lincoln Road	Kevin Gutierrez
4. CAROLYN BADER	7 Lincoln Rd	Carolyn Bader
5. Gail Cleary	29 Lincoln Rd	Gail Cleary
6. MICHAEL PEREZ	2 Lincoln Rd	Michael Perez
7. SANDI KOTLIK	50 Lincoln Rd	Sandi Kotlik
8. Anthony DeBlasio	33 Lincoln Rd	Anthony DeBlasio
9. MIGUEL RAMOS	22 Lincoln Rd	Miguel Ramos
10. Allison Corpe	14 WILSON RD	Allison Corpe
11. SARA ELBERT	14 WILSON RD	Sara Elbert
12. Janette Harrison	82 Washington R	Janette Harrison
13. [Signature]	55 Washington Rd	[Signature]
14. Dianne D'Errico	16 Washington Rd	Dianne D'ERRICO
15.		
16.		
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	Print Name	Print Address	Signature
1.	Rick DeBlas	33 Lincoln Rd	Rick DeBlas
2.	Rick & Daisy Morales	336 Washington Rd	Morales
3.	Valerie Camillone	1 Tyler Place	Mohr, N.Y.
4.	Mary Lynn T	36 Wilson Rd	Mary Lynn T
5.	Andrew Avila	11 Hoover Ct.	Andrew Avila
6.	Joe & Kerri Tomasso	40 Lincoln Rd	Joe Tomasso
7.	ANG PADILLA	71 Wilson Rd	Ang Padilla
8.	Marisol Ramos	22 Lincoln Road	Marisol Ramos
9.	Isabel Abano	64 Wilson Rd	Isabel Abano
10.	Jennifer Brophy	34 Harding Way	Jennifer Brophy
11.	Michael Brophy	34 Harding Way	Michael Brophy
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	Print Name	Print Address	Signature
1.	Eileen Maher	14 Madison Circle	Eileen Maher
2.	Steven Ermenok	70 Lincoln Rd	Steven Ermenok
3.	MARIA LOURDES KIDRO	46 MADISON CIRCLE	Maria Lourdes Kidro
4.	Marcos Cordova jr.	55 Lincoln Rd.	Marcos Cordova jr.
5.	Adam Cordova	55 Lincoln Rd.	Adam Cordova
6.	Andrew Cordova	55 Lincoln Rd.	Andrew Cordova
7.	Marcos Cordova Sr.	55 Lincoln Rd.	Marcos Cordova Sr.
8.	Timothy Doney	35 Madison	Timothy Doney
9.	Kathy Gover	56 Washington Rd.	Kathy Gover
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Print Name	Print Address	Signature
1. Eddy Marte	67 Lincoln Rd	Eddy Marte
2. Merryl Newker	63 Lincoln Rd	Merryl Newker
3. Jay Newker	63 Lincoln	Jay Newker
4. [Signature]	75 Lincoln Rd	ARNOLD KATZMAN
5. Amy Smith	51 Lincoln Rd	Amy Smith
6. Larry Malone	11 Lincoln	Larry Malone
7. Mike Brennan	51 Washington Rd	Michael Brennan
8. Steven Scott	73 Washington Rd	Steven Scott
9. Lisa Mitchell	74 Lincoln Rd	Lisa Mitchell
10. Kathy Saw	Bridge Ave	70 Lincoln Rd
11. Mike Bellaricci	25 Wilson Rd	Michael Bellaricci
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Print Name	Print Address	Signature
1. Luz E Rochet	5 Harrison Pl.	Luz E Rochet
2. Rafael Rochet	41	Rafael Rochet
3. Gerald S. Maglio	6 Harrison Place	Gerald S. Maglio
4. Margaret Bortnowsky	10 Harrison Place	Margaret Bortnowsky
5. BERNICE HALFKENNY	79 Lincoln Rd	Bernice Halfkenny
6. PETER & LENA MITCHELL	78 LINCOLN Rd.	Peter & Lena Mitchell
7. Frank Z. Lino	85 LINCOLN Rd MONROE	Frank Z. Lino
8. Bonnie VanDyk	89 Lincoln Rd Monroe NY	Bonnie VanDyk
9. Darius L. Crawford	97 Lincoln road Monroe NY	Darius L. Crawford
10. Kevin Crawford	97 Lincoln Road	Kevin Crawford
11. AN LENE BAPTISTE	97 LINCOLN Rd. Monroe NY	An Lene Baptiste
12. Patricia Morris	90 Washington Rd Monroe NY	Patricia Morris
13. Harold Morris JR	90 Washington Rd, Monroe, NY	Harold C. Morris Jr
14. Carol Gover	56 Washington Road, Monroe, N.Y. 1095-6	Carol Gover
15. Thomas Gover	56 Washington	Mr & Mrs Thomas Gover
16.		
17.		
18.		