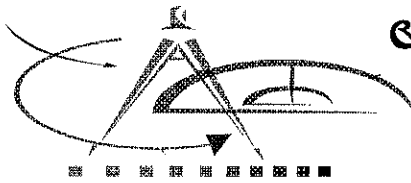


# FUSCO ENGINEERING & LAND SURVEYING, P.C.

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March 13, 2015

Don Serotta, Chairman  
Town of Chester Planning Board  
1786 Kings Highway  
Chester, NY, 10918

Re: Sketch Subdivision Plan, Guarneri Subdivision  
Natures Trail (private road)

Dear Mr. Serotta and Planning Board Members,

We have reviewed the file offer the following:

Project: Guarneri Subdivision  
Zone: AR-.3 District  
Acres: 7 acres  
SBL: 18-1-25

**Project Description:** This project is a sketch plan of subdividing a 7 acre parcel with an existing dwelling into two (2) new residential lots. The existing residence is located near the westerly portion of the property this parcel would be known as Lot 2, the "new lot" would be Lot 1 this lot is a flag lot.

The following items are listed to assist the applicant in completing your submission to the Planning Board. Please note that this is only a guide, as the plan progresses other items may be listed in future meetings. If you need further assistance please contact this office.

Comments: We have reviewed the site plan and offer the following comments for planning board review.

1. The AR-3 district requires that a parcel to be subdivided is to be located on a public road.
2. No permit or erection of any building shall be issued unless a street or highway giving access to said property is located on an existing state, county or town highway and appears on the Official Map of the Town per subdivision code 83-14.
3. It would appear that the Natures Trail is currently a private road and for the subdivision for the Planning Board to proceed the road would have to meet town specification for a Town Road and this road would

then have to be adopted by the Town. Another option would be 280A variance by the ZBA, if the Planning Board Attorney concurs.

4. Provide a list of adjoiners that have a right to use the private road.
5. Identify dimensions and condition of roadway.
6. The applicant should discuss emergency access.
7. It appears that the dwelling on Lot 1 is not an existing dwelling, this should be relabeled as a proposed dwelling if the subdivision proceeds any further.
8. For the subdivision to proceed it appears that the parcel would require variances from the Zoning Board of Appeals.

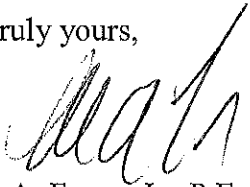
This concludes our review at this time.

Action:

1. Pleasure of the Board.

Please advise if you have any questions.

Very truly yours,



Alfred A. Fusco, Jr., P.E.

Fusco Engineering & Land Surveying, P.C  
AAF/sdb