

**TOWN OF CHESTER**  
**ZONING BOARD OF APPEALS**

**RESOLUTION**

Application of Paul Guaneri, seeking a variance pursuant to Section 98-9(A) of the Zoning Ordinance of the Town of Chester, as it pertains to the applicant's property located at 18 Natures Trail, Town of Chester, New York, also known as Section 18, Block 1, Lot 25, on the Tax Map of the Town of Chester, for a variance to permit a side yard setback of thirty-three feet (33') in an AR-3 zone where forty feet (40') is required.

Members Present:

Dimitrios Lambros, Chairman  
Julie Bell  
Gregg Feigelson  
Konrad Mayer

Others:

J. David Aikman, Esq.,  
ZBA Attorney  
Tanya McPhee ,  
ZBA Secretary

Whereas, the application consists of a Town of Chester Zoning Board of Appeals application form with an attachment from MJS Engineering & Land Surveying, a survey map of the property, a letter from the Orange County Department of Planning recommending local determination , a May 5, 2015 letter from James C. Clearwater with a Town of Chester Highway Department map and three supporting email messages from neighbors of the applicant and

MOTION to grant the variance by: CHAIRMAN DIMITRIOS LAMBROS.

Second made by: JULIE BELL

The roll for the vote was as follows:

Members voting to grant the variance:

Dimitrios Lambrose  
Greg Feigelson  
Julie Bell  
Konrad Mayer

Members voting to deny the variance:

The Chairman declared the resolution PASSED and directed the Clerk to file this resolution.

NOW THEREFORE BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Chester, New York, GRANTS the variance of Section 98-9 (A) of the zoning ordinance of the Town of Chester, as it pertains to the applicant's property located at 18 Natures Trail, Town of Chester, New York, also known as Section 18, Block 1, Lot 25 on the Tax Map of the Town of

Chester, New York, for a variance to permit a side yard setback of thirty-three feet (33') in an AR-3 zone where forty feet (40') is required.

DATED: June\_\_\_\_\_, 2015  
Chester, New York

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Dimitrios Lambros, Chairman      Date