

TOWN OF CHESTER
ZONING BOARD OF APPEALS

RESOLUTION

Application of Paul Guaneri, seeking a variance pursuant to Section 280 (a) of the New York State Town Law, 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 with regard to a proposed two lot subdivision in which the lots do not front on a public street.

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 made that pursuant to Section 280 (a) of the Town Law no variance is needed in this circumstance since Natures Trail is a private road recognized on an official map or plan of the Town by:

CHAIRMAN DIMITRIOS LAMBROS.

Second made by: KONRAD MAYER

The roll for the vote was as follows:

Members voting in favor of the motion:

Dimitrios Lambrose
Greg Feigelson
Julie Bell
Konrad Mayer

Members voting against the motion:

The Chairman declared the motion 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, has determined that a variance of Section 280-a of the New York State Town Law, 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, is not needed in this circumstance by the applicant since Natures Trail is a private road recognized on an official map or plan of the Town which satisfies the requirements of the law.

DATED: June_____, 2015
 Chester, New York

Dimitrios Lambros, Chairman Date