

140162.02

19 June 2015

Mr. Donald L. Serotta, Chairman  
Town of Chester Planning Board  
1786 Kings Highway  
Chester, NY 10918

RE: Paul & Linda Guaneri (Guaneri Subdivision)  
Section 18, Block 1, Lot 25  
Town of Chester, Orange County, NY

Dear Mr. Serotta:

The Town of Chester Planning Board referred the Guaneri Subdivision to the Zoning Board of Appeals (ZBA) for a 280(a) variance and a side yard variance. Last evening, June 18, 2015, the ZBA granted the area variance for the side yard. The ZBA determined that a 280(a) was not needed. The ZBA's interpretation of the 280(a) statute together with the information provided by us was sufficient for the board to determine that the 280(a) was not needed.

Mike Sandor and I spoke with the Town Engineer, Al Fusco, PE, and it was determined that the following specifications would be acceptable for the improvements on Natures Trail:

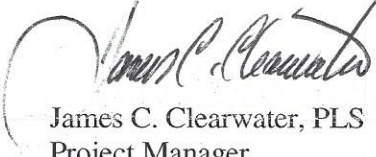
- The current existing pavement of Natures Trail is approximately 12 feet wide. The portion of Natures Trail from Gibson Hill Road to the new driveway for the Guaneri Subdivision will be widened to 14 feet.
- Any pot holes or poor spots in the pavement will be repaired.
- At the intersection of the new driveway and Natures Trail, a turnaround would be provided so that delivery trucks, oil trucks, garbage trucks, etc. are able to back in and turnaround.
- A pull over area half way between the new driveway and Gibson Hill Road will be provided on one side of Natures Trail. This will make it easier for two vehicles to pass each other.

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When the project map is more fully developed, we will resubmit to the planning board for continued review.

If you have any questions or require additional information please do not hesitate to contact us.

Yours truly,  
**MJS Engineering & Land Surveying, PC**



James C. Clearwater, PLS  
Project Manager

JCC/mlp

cc: Mr. and Mrs. Paul Guaneri