



PLANNING BOARD
TOWN OF CHESTER
COUNTY OF ORANGE

**1786 KINGS HIGHWAY
CHESTER, NY 10918**

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Chairman

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Counsel

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Steve Denes
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April 9, 2015

Dimitrios Lambros
Town of Chester ZBA Chairman
1786 Kings Highway
Chester, NY 10918

Dear Dimitrios ,

Paul Guarneri appeared before the Planning Board on April 1, 2015 proposing a two lot subdivision of his property located at 18 Natures Trail. During our discussions on the proposed subdivision, it was determined that Mr. Guarneri will need to be referred to the Zoning Board of Appeals (ZBA) for two reasons:

1. The left portion of Mr. Guarneri's existing home does not have the proper side yard setback creating a pre-existing nonconforming condition. The Planning Board is requesting an interpretation on whether the two lot subdivision of Mr. Guarneri's property will or will not expand the nonconformity. The ZBA could also consider an area variance to alleviate the nonconformity.
2. Since Natures Trail is a private road, it was determined that the newly created lot would not have frontage on a public road and would require a 280A variance. During our discussions with Mr. Guarneri, the Planning Board expressed a concern with emergency vehicle access and the physical condition of Natures Trail which extends well beyond the Guarneri property.

The Planning Board will await your decision before taking any further action. If you have any questions or need additional information, please contact me.

Sincerely Yours,

Donald L. Serotta

Town of Chester Planning Board Chairman