

# KIRK ROTHER, P.E.

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August 11, 2020

Gregg Fiegelson, Chairman  
Town of Chester Zoning Board of Appeals  
1786 Kings Highway  
Chester, NY 10918

**RE: Lands of Sapanaro  
2-Family Site Plan - Area Variance  
1351 Kings Highway  
Tax Parcel 13-3-3.1  
KRE Project #20104.0**

Dear Chairman Fiegelson:

In reference to the above, enclosed please find the following:

- 1 – ZBA Application Packet
- 1 – Sketch Site Plan
- 1 – Short Environmental Assessment Form
- 1 – CD of Site Plan with site photos
- 1 – Check in the amount of \$175.00 Application Fee
- 1 – Check in the amount of \$75.00 Public Hearing Fee

The project proposes the construction of a 2-family dwelling on an existing vacant parcel of land located on the east side of Kings Highway just north of the Performing Arts Center within the Hamlet of Sugar Loaf. The property lies within the Town's LB/SL Zoning District which permits 2-family residential uses subject to a 175% increase in the minimum lot area for a single-family dwelling. The minimum lot area for a single-family dwelling is 21,780 SF with the resultant 2-family minimum lot area therefore computed to be 38,115 SF with connection to municipal sewer within Kings Highway. The parcel in question has a lot area of approximately 22,557 SF +/- resulting in the need for an area variance for minimum lot area.

The Zone does allow for the construction of a structure with a commercial use on the first floor and residential use on the second floor without the need for an area variance. Given current market conditions the owner feels that commercial space will be difficult to fill for the foreseeable future. In consideration of this, the applicant asks that the Zoning Board grant an area variance for the minimum required lot area allowing for the construction of a two-family dwelling on the lot in question.

Kindly place this matter on the next available Zoning Board of Appeals agenda for discussion. Should you have any questions, or require any additional materials, please feel free to contact this office.

Respectfully,



Kirk Rother, P.E.

Enc.