

# KIRK ROTHER, P.E.

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July 20, 2020

Don Serotta, Chairman  
Town of Chester Planning Board  
1786 Kings Highway  
Chester, NY 10918

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

Dear Chairman Serotta:

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

- 1 – Planning Board Work Session Form
- 1 – Check in the amount of \$250.00 for Work Session Fee
- 1 - Sketch Site Plan drawing

The project involves the proposed 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 in Sugar Loaf. The property lies within the Town's LB/SL Zoning District which permits 2-family uses subject to a 175% increase in the zoning district's 21,780 SF minimum lot area for single family dwellings. The resultant 2-family minimum lot area is therefore 38,115 SF with connection to the 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.

It is noted that the property previously received Site Plan approval in 2008 for a mixed-use building having retail on the first floor and a dwelling unit on the second floor. Given current market conditions, the owner feels that commercial space will be difficult to fill. The prior plan also proposes a parking lot for eight vehicles with a minor commercial driveway entrance resulting in a larger area of disturbance and impervious footprint on the lot. A copy of the Site Plan page from the prior approval is attached herewith for reference.

In consideration of the above, kindly place this matter on the next available Planning Board agenda for work session discussion and referral to the Zoning Board of Appeals.

Should you have any questions, or require any additional materials, please feel free to contact this office.

Respectfully,

A handwritten signature in blue ink, appearing to read "Kirk Rother".

Kirk Rother, P.E.

Enc.  
Cc: Client w/enc.