



David Niemotko Architects

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March 16, 2022

Town of Chester Planning Board

1786 Kings Highway

Chester, New York 10918

Via: Hand Delivery and Email

Re: **Sugar Loaf Square** 1396 Kings Highway Chester NY

SBL# 14-4-1.2

Proposed Multiple Dwelling Residential Use in a LB/SL Zone Amendment

Planning Board Members:

Please accept this cover letter as a brief narrative of our submission for this project. We were referred to the Planning Board by the Building Inspector.

The above referenced 2.575 acre lot is situated in the LB/SL zoning district and currently has a 1 story, 4,295 s.f. building and a 1 story, 5,800 s.f. building, each used as commercial / retail spaces for many years. The Owner has not been able to lease the spaces consistently for over a decade and the financial impact has been severe.

As a result, we are requesting that the Board consider "multiple dwelling residential / townhouses" as a permitted use or "use requiring site plan approval" to be added to the current LB/SL District. Multiple dwelling use "requiring site plan approval" is listed in the SR-6 zoning district only. The LB/SL zone is limited to Sugar Loaf and, as a result, this zoning amendment should not affect the remaining areas or districts of the Town of Chester.

We propose to increase the 1 story, 4,295 s.f. building with approximately 8,600 s.f. of a similar footprint to the existing and increase the structure to 3 stories, resulting in approximately 38,655 s.f. of multiple dwelling units. In addition, we propose to maintain the 5,700-building footprint of the second structure and increase its height to 3 stories, resulting in approximately 17,000 s.f. of multiple dwelling units. The proposed 56 multiple dwelling units will consist of studios, 1 bedroom and 2 bedroom units as outlined on SK-3. Further, the proposed design complies with the zoning requirements for LB/SL zoning district.

In addition to this cover letter, we have attached 2 copies and will provide an electronic file of the following for your initial review:

Proposed Site Plans SK-1, SK-2, SK-3

Environmental Assessment Short Form

Planning Board Application including the Disclaimer and Authorization forms

Building Department Referral Email dated 2-22-22

We are convinced that upon your review the documentation, the viability of this proposed multiple residential design and use for this land will become manifest and agreeable with the Planning Board.

We look forward to expeditiously continuing the Planning Board process and their recommendations for final approval.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "David Niemotko", with a horizontal line extending from the end of the signature.

David Niemotko, Registered Architect

Cc: Ernie Tartaglione, Sugar Loaf Square Inc.