



# Farr Engineering

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31 August 2017

Town of Chester  
Supervisor Alex Jamieson and Town Board  
1786 Kings Highway  
Chester, New York 10918

REFERENCE: **191 Lehigh Ave. (SBL 3-1-14.1)**

Dear Supervisor Jamieson and Town Board Members,

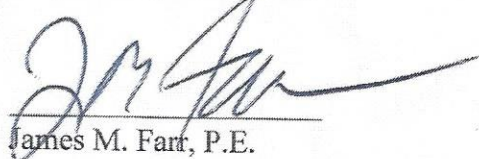
Based on discussions with Supervisor Jamieson and Building Inspector Joe Mlcoch, I understand that the owner of the above referenced parcel desires to operate a professional office on this property with potential accessory uses. The property has an existing structure. The parcel is 1 acres in size. The property is currently in the I-Zone but in 1974 the property was in the O-M Zone. In 1974 the zone allowed a 1-acre property size for an office use, in 2008 the zone was OP requiring 2 acres and the current I-zone requires 5 acres.

In my opinion, the structure and property are an existing non-conforming use in the zone and the property does not have to meet the area requirement. As long as there are no additions to the structure, the current setbacks can remain as is.

I have no objection, if the Town Board sees fit to direct the applicant to the Planning Board to request site plan approval for the principal and accessory uses. The applicant will have to comply with all the Town site plan and other zoning requirements except for lot area and there shall be no expansion to the structure.

Should have any questions, please contact me.

Respectfully Submitted,



James M. Farr, P.E.

Cc: Mr. Scott Bonacic, Town Attorney

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