

VILLAGE OF CHESTER
BUILDING DEPARTMENT

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Chester, New York 10918

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December 6, 2019

Besko Outdoor Media
Attn: Jerry Besko
PO Box 280
Hamlin, NJ 18427

RE: Billboard Adjacent to Route 17

Dear Mr. Besko:

I have reviewed the building permit application submitted for a Billboard on Middletown & NJ Railroad property adjacent to State Route 17. I must deny the application for the following reason:

In my opinion, the proposed billboard will be visible from multiple streets within the Village and as such is not permitted per Village of Chester Code §98-19H-5:

"Signs prohibited in any district. The following signs and types of signs shall be prohibited in any district:

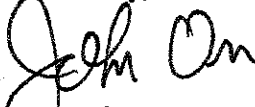
Billboards and other advertising signs which are clearly visible from a street in the Village, and signs mounted on rooftops and signs which project out from buildings more than one foot."

While the temporary "Besko Outdoor" banner was in place on September 6, 2019, I was able to observe all or parts of the temporary banner from multiple streets within the Village. Furthermore, on that date in September, the banner was partially hidden by trees. When these trees lose their foliage (for approximately 6 months a year), the sign will be even more visible.

If you would like to proceed with this project, you can submit an application to the Village of Chester Zoning Board of Appeals for a possible variance.

Also be advised the property in which the billboard is proposed to be installed has been historically used in conjunction with the railroad operation. The operation of the railroad gives the parcel protection against full value property tax assessment. If you are granted a variance and are permitted to install the sign, that action would then convert this property to commercial classification thus removing any protection from full market value assessment.

Sincerely,



John Orr
Building Official
Village of Chester