



David Niemotko Architects

167 STAGE ROAD
MONROE, NEW YORK 10950
Ph: (845)-774-7523
www.niemotkoarchitects.com
david@niemotkoarchitects.com

July 14, 2022

Vincent Rappa, Chairman
Village of Chester Planning Board
47 Main Street
Chester, New York 10918
Via: Hand Delivery & Email Submission

Re: 6 Howland Street Mixed Use Building

Board Members:

Please accept this cover letter outlining the project referenced above. We submit this application requesting Planning Board Site Plan approval for a conversion of the existing retail / warehouse building to a mixed-use project including parking and storage on the basement level, retail, and storage on the first floor, and apartments on the second and third floors. The first floor includes 3 retail spaces, and the second and third floors include 12 apartment units, which consist of 3 – 1 bedroom and 3 – studio apartments on each floor. The retail parking requirement is satisfied on the ground level and the apartment parking requirements are satisfied on the basement level, including the use of the existing metal building.

We look forward to presenting this project to you and continuing the process to approval.

Sincerely,

David Niemotko (Electronic Signature)
Registered Architect

Cc: Barry Adelman, Warehouse Outlet Building Inc.

Enclosures: Application and escrow checks
(10 copies) Planning Board application, plans C1.01, C1.02, C1.03, A1.01 and
Short Form EAF