



David Niemotko Architects

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

September 7, 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 updates regarding the project referenced above. We have revised the following:

1. Relocated an egress stair to the exterior of one end of the building
2. Re-designed the apartments in accordance with the zoning code
3. Removed the existing roof of the separate garage while keeping the foundation / retaining wall
4. We researched the Building Code and we believe that an ADA accessible apartment is not required and no elevator is proposed
5. No variances are needed since the two stair additions meet setback requirements.

The following is our reply to the municipal engineer's comment letter dated August 16, 2022:

2. *Existing property line setbacks are not shown on the site plans and should be added.*
Response: Setback lines have been added, see sheet C-2.
3. *Existing utilities servicing the building should be located and identified on the site plan.*
Response: Existing utilities have been located and shown on the site plans, no new utilities are proposed, see sheet C-1.
4. *Applicant should revise the bulk table to list existing setback conditions under the "Proposed" column even if they are noted as no-change or existing/non-confirming.*
Response: The bulk table has been revised, see sheet C-2.
5. *The site plan should identify which areas of the site are existing gravel or existing pavement.*

Response: The survey has been updated, see sheet C-1.

6. *Will the proposed parking be paved?*

Response: Yes

7. *The site plan should show existing and proposed topographical information.*

Response: The survey has been updated, see sheet C-1 & C-2.

8. *Accessible garbage and recycling dumpsters with a masonry type enclosure shall be provided on site.*

Response: A dumpster enclosure has been added to the site plan, see sheet C-2.

9. *Stairwell is shown in different location between sheet C1.0 and sheet A1.01.*

Response: The floorplan has been revised, see sheet A1.01.

10. *Is the intent of re-using the existing 1-story metal frame building to provide additional covered parking? Otherwise, is it necessary this structure remains?*

Response: The existing metal frame building will be removed.

11. *Will proposed parking spot #24 require significant excavation and/or a new retaining wall structure?*

Response: Parking layout has been revised, minor grading is anticipated, see sheet C-2.

12. *Parking space #15 and the adjacent access aisle are shown upside-down on Sheet C1.02.*

Response: Site plan has been revised, see sheet C-2.

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, Wearhouse Outlet Building Inc.

Enclosures: (10 copies) Plans C-1 to A1.01, last revised 9-7-2022.

(10 copies) Letter from AFR Engineering and Land Surveying, P.C. dated 9-7-2022.