

**VILLAGE OF CHESTER
BUILDING DEPARTMENT**

47 Main Street
Chester, New York 10918

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December 1, 2023

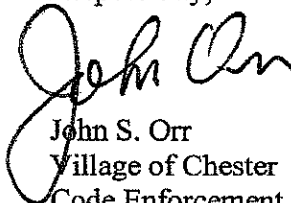
Brian Leentjes
366 Bellvale Road
Chester, NY 10918

Dear Mr. Leentjes,

I have reviewed the plan for the addition at 107-109 Brookside Avenue. It appears that the height of the building will exceed the maximum height allowed of 35 feet. The height of the building is listed on the plan at 494.1 feet and the tower at 501.9 feet. With the average grade elevation along the front being 458.32 feet the building as presented would exceed the 35-foot maximum by 9.36 inches and the tower would exceed the 35-foot maximum by 8 foot 6.96 inches.

I suggest you evaluate the building plans and determine if the building height could be reduced to conform to the 35-foot maximum height. If you find that the building design cannot be adjusted, you may apply to the Zoning Board of Appeals for a height variance.

Respectfully,



John S. Orr
Village of Chester
Code Enforcement Officer

HEIGHT

The vertical distance measured from the average elevation of the finished grade along the side of the structure fronting on the nearest street to the highest point of the such structure or to the midpoint of a gable roof.

[Amended 11-8-2004 by L.L. No. 4-2004]

§ 98-10 Exceptions to district regulations.

B. Height regulations. The height limitation of these regulations may be waived by the Planning Board for the following, provided that such areas do not exceed 10% of the total roof area to which they are a part: flagpole, spire, belfry, chimney, transmission tower, aerial, skylight, water or cooling tower or elevator or stair bulkhead.