

**TOWN OF GARDINER  
PLANNING BOARD SITE PLAN APPLICATION**

Applicant's Name Golden Dome Realty, LLC Phone (914) 755-7507

Applicant's Address 1978 Route 32, Modena, NY 12548

Property interest of applicant:

Owner: Golden Dome Realty, LLC

Contact Purchaser: Joseph Fitzpatrick, Member  
(attach copy of contract)

Tenant  
(Attach copy of lease) Roberta Schwarz

Location of property 658/664 Route 208, Gardiner, NY 12525

Zoning District: CLI

Tax map designation: Section 94.003 Block 04 Lot 34

Please answer all of the following questions:

1. Describe the use you desire to make of the property.

Retail Business – Tasting room for our commercial kitchen which makes jelly.

We would also like to sell the jelly at this location.

And we will use part of the house for an apartment.

So applying for a Special Permit to have a retail store.

2. Describe the uses surrounding property owners make of their properties.  
This is on commercial land with warehouses. Neighbors are residential and farm markets.

This is on route 208.

3. Will the proposed use increase traffic congestion?  
NO.

If not, why?

1) Home business employs very few people, at this time one.

2) Retail business should not be crowded and only on weekends when warehouses are

Not being used.

4. Will off-street parking be provided for customers? Yes

If so, how many spaces? 6

Size of each space: 10 ft by 15 ft

Submit a diagram of the parking available on the site indicated entry and exit from the public streets. SEE SITE PLAN.

5. List any churches, public buildings, playgrounds and recreation facilities which are located within 500 ft. of the exterior property lines of the property on which the proposed use is to be located.

N/A

6. How many persons will be employed by the use?

Full-time 0

Part-time: 2

7. State the maximum number of customer, clients, patients or patrons expected to be on the premises at any one time. 2

8. State the size of the lot on which the use is to be located both in square footage and dimensions of front, side and rear lot lines.

Square footage: 30.43 acres

Lot Lines: Front 433.82 ft. Side 832 ft Rear 1277 ft.

9. State the dimensions of the building or structures to be used. If more than one

Building No. 1 Building No. N/A Building No. N/A

Size: 37ft. x 37ft. Size: \_\_\_ ft. x \_\_\_ ft. Size: \_\_\_ ft. x \_\_\_ ft.

10. How many square feet of usable space is in each building?

Building No. 1 Building No. N/A Building No. N/A

Usable Sq. ft. 2649 Usable Sq. ft. Usable Sq. ft. \_\_\_\_\_

Sq. ft. to be devoted to proposed use: 335 store, 53 bathroom, 385 comm. kitchen  
Sq. ft. to be devoted to proposed use: Sq. ft. to be devoted to proposed use: \_\_\_\_\_

11. State the distance of the building in which the use will be located from all front, rear and side property lines. If more than one building or structure is to be used. list each individually.

Submit a drawing diagramming this information.

Building No. 1

Distance from property lines:

Front 132 ft. Rear 915ft. Side 74(N) ft. Side: 297\_\_ ft.

Building No. N/A

Distance from property lines:

Front: \_\_\_ ft Rear: \_\_\_ ft. Side \_\_\_ ft. Side \_\_\_ ft.

Building No. N/A

Distance from property lines:

Front: \_\_\_ ft. Rear: \_\_\_ ft. Side \_\_\_ ft. Side \_\_\_ ft.

