



TOWN OF GARDINER

P.O. Box 1 Town Hall
Gardiner, NY 12525



Building Inspector
Andrew Lewis
Tel. 845-255-9675
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November 5, 2018

Town of Gardiner

Re: Special Permit Application: 658/664 Route 208

Dear Mr. Chairman and Members of the Board,

I have received and reviewed an application for a Special Permit to open a retail space in a structure, located at 658/664 Rte. 208. The SBL for this parcel is 94.3-4-34, and it is located in the CLI district. With this application is a Site Plan map, a completed Short EAF, addressed and stamped envelopes to neighboring properties, proposed signage for the business, a check for the application, and a plot map with details about the parcel. This is a Minor Project Special Permit.

The proposed retail space is to take place in a residence which pre-dates our zoning law. This particular CLI zoning is in a surrounding neighborhood predominantly classified as HC and RA zoning.

As per the Use Table, footnote 5, the products sold in the space will be items produced on the premises. The jellies will be made in the kitchen area of the existing building. The applicant is going through the process of deeming this a commercial kitchen for the production of the jellies. Also regarding footnote 5, the total floor space used for the retail business will not exceed 20% of the square footage of the structure.

There is no proposed alteration or expansion of the structure.

Please feel free to reach out with any further questions you may have regarding this application.

Sincerely,

Andrew Lewis
Building Inspector
Code Enforcement Officer
Town of Gardiner NY