

Description of Business Operations for Foxfire Living Shop and Restaurant.

The Foxfire Living shop and restaurant will be located at 2688 Rt 28 in the town of Olive, NY. The shop will operate along the same principles as the previous shops known as Scandinavian Grace and prior to that, Just Alan, with the exception that Foxfire Living will be increasing the seating capacity and hours of operation of the cafe. It is intended based on DEC approval of septic and water compliance that the restaurant will have up to 50 seats. The restaurant itself will take up about 1000 sq ft of space once the 30x20 (600sq ft) addition is built.

The shop aspect of the business will be again similar in scope to the previous shops in that it will sell a combination of vintage and new housewares, furniture and lifestyle products. It is anticipated that the shop and restaurant will be open 6 days a week and will be closed on Monday. Daily hours of operation will be 10-8 for the shop and 12-8 Tuesday and Wednesday, 12-9 Thursday thru Sunday for the restaurant.

Foxfire Living will have about 10 employees, up to 6 of which will be working at the same time.

Parking:

The retail shop will encompass about 2000 sq ft of floor space. It will sell mostly furniture and home goods. The spread of needed spaces for retail is between 1 per 200 sq ft and 1 per 600 sq ft. The requirements for the restaurant appear to be 1 space per 250 sq ft. Since the usage is mixed we propose to use the most narrow requirements of 1 per 200 sq ft of total floor space. This requires 14 spaces. As laid out in the plot plan diagram we will have 18 total spaces. Staff parking will be located separately by the house which is to be used as an office and storage building. It will have space for 5 cars.

Each parking spot will be 9x16 with a one way access drive of 14 ft.

There will be a loading area directly in front of the expanded doors of the shop. This will be for both retail guest loading and for commercial loading.

The ingress and egress of the parking will be one way in an east to west direction. Cars will exit RT 28 and enter the east end of the parking lot. Cars will park against a meridian in mark spaces. Cars will exit from the west end of the property back onto RT28. Currently cars park directly off the road and into spaces. We intend on controlling the parking more for the safety and convenience of our guests.

Signage and lighting will remain as is currently established. Please see attached pictures. It is our assumption that it meets regulations and therefore will be in compliance.

A prep kitchen will be built in the attached garages of the house. It will serve as the prep kitchen for both the Foxfire Living Restaurant and for the catering operation that will be associated with Foxfire Mountain House.

We are working with the engineering firm Medenbach and Eggers Civil Engineering and Land Surveying PC. They will be working with the DEC and DEP on any and all water and septic changes that may need to happen. They will also be providing the parking layout in detail.