

## NARRATIVE

The building located at 2063 County Road 3, Olivebridge, NY 12461 is currently vacant and has been used as personal storage space for 15 years. The parcel is zoned village-business and, therefore, I would like to propose the use of the 528ft<sup>2</sup> attached garage as business space to operate a yoga, boxing, jiu jitsu and wrestling studio.

I, as well as over a dozen local residents with whom I am acquainted, currently travel 30-45 minutes to the nearest jiu jitsu gyms in either Kingston or New Paltz. These residents are excited for the possibility of having a space that could allow 8-12 people to exercise/practice and attend classes. I have also spoken with 5 local wrestling coaches, all Onteora High School alumni, who would use the space for themselves and their student-athletes to train both in and off season. The studio/gym would have the same hours of operation as the neighboring business, Tetta's Market, which would be 7AM-9PM. The operating business will not have any employees.

The proposed garage business space and property surrounding it will not require any improvements, new construction, renovations, additional structures, driveway access, etc. There will be access to 1 restroom. The building and septic system was designed for a 5 bedroom / 5 bathroom residential house. The remainder of the building will continue to be used as personal storage space.