

NARRATIVE

April 2, 2024

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 528ft² 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.

AMENDMENTS

May 7, 2024

The studio/gym space will be rented hourly by instructors who will be required to carry their own insurance. They will be responsible to run their own classes with students that they get to attend. As property owner, I will only be responsible to maintain the facility on a daily basis and to coordinate/schedule with each instructor.

In the gym there will be WiFi access information posted as well as emergency contact information, which will include the phone numbers to the Town of Olive Police and Fire Departments and the Olive First Aid Unit. I will also include my own contact information as the property owner. There will also be a fire extinguisher, medical kit and AED available for emergencies.

In addition to multiple flood lights mounted on the side of the building, there is also a street light at the intersection of County Roads 2 and 3 that provides additional lighting for the parking lot.

In accordance with the Town of Olive Zoning Code (Part II, Article VI, § 155-29), the number of parking spaces that will be provided is well above the minimum requirement of 1 parking space for every 200ft² of floor space devoted for patron use. The studio/gym is 528ft² and we will provide 9-12 parking spaces, including 1-2 handicapped parking spaces.