

TOWN OF GARDINER
ZONING BOARD OF APPEALS APPLICATION

Applicant's Name Cohen Transformations Phone (917) 607 2500

Applicant's Address _____

Property interest of applicant:

Owner Amitai Cohen / Nicole Glessman

Contact Purchaser
(attach copy of contract) _____

Tenant
(attach copy of lease) _____

Location of property 31 Pioneer rd

Zoning District _____

Tax map designation: Section 93.1 Block ~~1000~~ 4 Lot 16

Please answer all of the following questions:

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

accessory apartment

2. Describe the uses surrounding property owners make of their properties.

Homes

3. Will the proposed use increase traffic congestion?

If not, why?

not much - just when we will have guests.

4. Will off-street parking be provided for customers? No - parking on property
If so, how many spaces? _____ Size of each space: _____ ft. by _____ ft.

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

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.

None

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

Full-time _____ Part-time _____

7. State the maximum number of customers, clients, patients or patrons expected to be on the premises at any one time. 4

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: 1 Acre

Lot Lines: Front 200 ft. Side 200 ft. Rear 200 ft.

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

Building No. 1 Building No. 2 Building No. _____

Size: 20 ft. x 20 ft. Size: 9 ft. x 45 ft. Size: _____ ft. x _____ ft.

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

Building No. 1 Building No. 2 Building No. _____

Usable Sq. ft. 400 Usable Sq. ft. 340 Usable Sq. ft. _____

Sq. ft. to be devoted to proposed use: _____ 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: 140 ft. Rear: 60 ft. Side 100 ft. Side 100 ft.

Building No. 2

Distance from property lines:

Front: 160 ft. Rear: 40 ft. Side 140 ft. Side 60 ft.

Building No. _____

Distance from property lines:

Front: _____ ft. Rear: _____ ft. Side _____ ft. Side _____ ft.

(To be completed by the individual applicant)

STATE OF NEW YORK)

COUNTY OF ULSTER ^{SS} New York

Nicole Glasman, being duly sworn deposes and that he/she is the person named as the applicant in the foregoing application. He/she has read the foregoing application and knows the contents thereof the same is true to his/her own knowledge, except as to the matters there stated to be alleged on information and belief and as those matter he/she believes it to be true.

SIGNED: N Glasman

Nicole Glasman

Print name

Sworn to before me this 19 day of JUNE 2005-18

M. Riaz
Notary Public

MOHAMMAD RASHID RIAZ
Notary Public - State of New York
No. 01RI6320662
Qualified In Queens County
My Comm. Expires Mar. 9, 2019

(To be completed by the Corporate Applicant)

Nicole Glasman, being duly sworn deposes and that he/she is the LLC member/land owner Cohen Transformation
(title) (name of corporation)

a Cohen Transformation cooperation, the applicant name in the
(enter name of State of incorporation)

foregoing application knows the contents thereof, and the same is true to his/her own knowledge except as to mattes therein stated to be alleged upon information as to belief and as to those matters he believes it to be true.

SIGNED: N Glasman

Nicole Glasman

Print name

Sworn to before me this 19 day of JUNE 2005-18

M. Riaz
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MOHAMMAD RASHID RIAZ
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