

REVISED Site Plan Narrative

My name is Shana Karn and I am the owner of The Second Knob Gifts & Antiques, LLC. I have operated my retail and online business in Dryden since December 2010. I am currently seeking to open a retail location for the purpose in selling a large inventory of gifts, antiques and collectibles.

After having searched for the ideal location which would offer sufficient space and be affordable, I was certain I would be forced to move my business to another town/city/county. Thankfully, I discovered the warehouse located at 465 North Rd in Freeville (owned by Nancy Bell). I was able to temporarily lease storage space within the warehouse and then approached the owner with an offer to rent a portion of the warehouse space for retail.

It was agreed that I could rent a portion of the space for retail and storage (approx. 4762 sq feet). The warehouse offered sufficient space, parking, landscaping and accessibility – no structural changes would be needed to the site or building. There is sufficient overhead lighting currently installed in the warehouse and a motion sensitive outdoor light to illuminate the entry. There are also illuminated EXIT signs and fire extinguishers (meeting code requirements) installed within the area of the warehouse I am renting.

Located immediately in front of the building will be one ADA Compliant Handicap parking space (at least 96" wide with a 60" aisle, slope will be no more than 1.48 in all directions and will have a sign to indicate it is HANDICAP Parking only) and four additional spaces, approx. 8 feet wide x 15 feet long.

The only issue we've encountered is that the warehouse has no public restroom. A porta-potty service is currently contracted to provide a "restroom." As I began the application for a special use permit, I was advised that a restroom was required. Following discussion with the Town of Dryden and the owner of the warehouse, we agreed that a public restroom would be installed for customer and staff use within 6 months of opening. The restroom will include a toilet, sink (utility or otherwise) with hot and cold running water. In the meantime, the porta potty will remain on site.

It is my sincere hope that I can open my storefront again—with much more affordable space-- to move the large inventory of antiques and collectibles and to bring additional attention and interest to the Dryden area, which will be beneficial for the Town of Dryden and all local, small business owners.