

AMENDED PRELIMINARY SITE PLAN APPROVAL AND FINAL SITE PLAN APPROVAL FOR PHASE 3 AND AMENDED PRELIMINARY SITE PLAN APPROVAL AND USE VARIANCE APPROVAL FOR PHASE 2 OF THE PROJECT

In furtherance of Resolution No. 2019-06 memorialized by the Town of Clinton Land Use Board (the “Board”) on June 4, 2019, a copy of which is annexed hereto, Ansuya Enterprise of Clinton, LLC and Ansuya Riverbend, LLC (the “Applicant”) is applying for amended preliminary site plan approval and final site plan approval for what is referenced on the engineering plans as Phase 3 of the development of the property (the “Project”) and amended preliminary site plan approval and use variance approval for Phase 2 of the Project located along Route 31 of the Town of Clinton, specifically the parcels located at Block 17, Lot 2 and Block 17.01, Lots 2.03, 2.04 and 6 (the “Property”).

As depicted in the applications and site plans submitted in connection therewith, the Applicant is proposing to amend the previously approved Project to:

1. In what is labeled as Phase 3:¹
 - (a) Construct a one (1) story building with a footprint of approximately 1,200 sf to be utilized for business/professional/executive office and meeting space;
 - (b) Construct a three (3) story building with a footprint of approximately 8,040 sf to be utilized for a restaurant/bar and business/professional/executive office and meeting space on the first floor and twenty (20) hotel rooms on the second and third floors; and
2. In what is labeled as Phase 2:
 - (a) Construct a one (1) story building with a footprint of approximately 2,540 sf to be utilized for a fast-food restaurant/coffee shop.

In connection with the above construction, the Applicant requires the approval of the following from the Board, in addition to any other relief that the Board and its professionals deem necessary upon review of the application and site plans:

1. Amended preliminary site plan approval for Phases 2 and 3 of the Project;
2. Final site plan approval for Phases 2 and 3 of the Project; and
3. Use variance approval for the fast-food restaurant/coffee shop.

The Applicant has yet to determine the tenant for the fast-food restaurant/coffee shop and therefore is only requesting preliminary site plan and use variance approval at this time. Once the tenant is identified, the Applicant will return to the Board for final site plan approval.

¹ The Applicant intends to construct the improvements noted in what is labeled as Phase 3 prior to the improvements noted in what is labeled as Phase 2. To avoid any confusion, the Applicant agrees to amend the plans to switch these references as a condition of any approval.

The Applicant will provide the Board with expert testimony from its engineer, architect, traffic engineer and planner in support of the use variance relief requested. With the exception of the use variance and pre-existing non-conforming conditions relative to the maximum building height of the constructed hotel and maximum lot depth of the Property, the Applicant does not require the approval of any other bulk variances. The Applicant also requests the waivers previously identified by the Applicant's engineer and included in the prior submission.