

October 29, 2020

New Lebanon Town Hall  
14755 Route 22 North  
P.O. Box 328  
New Lebanon, NY 12125  
Attn: Planning Board

**Re: 1431 State Route 20, New Lebanon, NY 12125**

To Whom It May Concern:

In furtherance of the October 28, 2020 Zoning Board Meeting, please allow this correspondence to serve as a supplementation to my October 20, 2020 submission concerning Section 205-14. Specifically, I supplement the below sections as follows:

**(a) description of planned use:**

I am seeking approval to open a sole proprietor automotive repair business with myself as the only employee and technician. At a future date, I may hire a bookkeeper, who would be a remote employee, should business warrant it. He/she would not need an office or access to the building/shop. Bookkeeping would be done remotely and through electronic communication.

**(i) Other elements integral to the proposed development as may be considered necessary in the particular case by the Planning Board;**

This proposed sole proprietor automotive repair business would be conducted in an existing building with no further construction necessary. The ZBA approved a driveway variance in accordance to section 205-13 D(7) A. As discussed during yesterday's meeting, I plan to add stone/gravel to the parking area which is depicted on the submitted drawing. This area would be for repair order vehicles to be parked. All maneuvering of vehicles will be done by myself. There will also be no sale of vehicles, repair business only. here will be no storage of vehicles on the property. The only vehicles that would be present would have open repairs orders, i.e. being currently worked on or awaiting parts to complete repair, which would not exceed more than 10 vehicles at a time.

Should you have any questions or concerns, please contact the undersigned. Thank you.

Very truly yours,

**Joseph A. Mauro**

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