

ZONING COMMISSION
Town of New Fairfield
4 Brush Hill Rd.
New Fairfield, CT 06812
203-312-5646 Fax 203-312-3508

SITE PLAN APPLICATION

* Application Number SI-23-006

Map: 24 Block: 15 Lot: 24

Please type or print:

Date: 3/22/23

Applicant: Louis Yorio

Mailing Address: 91 Pine Hill Road, NE CT 06812

Project Address: 4 Dunham Dr. NE CT 06812

Phone No: 203-746-3000

Owner (s) of Record: 38 Pembrooke Rd, LLC

Address: 91 Pine Hill Rd, NE CT 06812

Phone No: (203) 746-3000

* Application is hereby made for site plan per section 8.1 and pursuant to the following section (s) of the Zoning Regulations: Section - 4.3 Light Industry (L.I.)

For the following purpose: Unit 1 Build Out For 3 Piece Sunstraza on Upper

Level, Business Hours 8am-5pm, 1 Employee, Signage To Color, Blw Approvals
APPR: 1,460 SF

In compliance with the requirements of the Zoning Regulations, I am hereby submitting the fee, plans, documents and additional information as required.

Fee of \$160.00 (Includes State Surcharge).

Application Requirements:
(see attached)



Report from Health Department on adequacy of sewage disposal system and water supply.

Report (s) from other Town Agencies as follows:

- Fire Marshal
- Town Engineer
- Inland Wetland Commission
- Conn. Dept. of Transportation
- Zoning Enforcement Officer
- Other Agency (please specify) _____

Copy of additional information as follows: _____

John M. Hite 3/20/03
Signature of owner (date)

John M. Hite 3/20/03
Signature of Applicant (date)

.....
For Office Use Only

This Application Complies Does Not Comply with the requirements of the zoning regulations.

Application Complete: Yes No

The application fails to comply as follows: _____

Comments: _____

Review by Zoning Enforcement Officer _____ Date _____

Date of Receipt by Zoning Commission: _____

Date of Commission Action: _____ Legal Notice Published _____

Application Approved Application Denied

Application Approved & Modified

Conditions: _____

ATTN: Tim Simpkins

New Fairfield Health Dept

Brush Hill Road

New Fairfield, CT 06812

RE: 4 Dunham Drive

New Fairfield, CT 06812

Unit 1

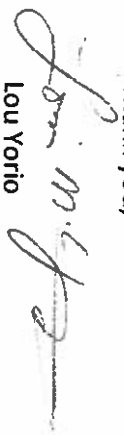
The Office – Indoor Golf Simulator

Tim,

The intended use for Unit 1 at 4 Dunham Drive New Fairfield is an indoor recreational golf simulator. There will be 3 simulators for public use. The maximum amount of people using the simulators daily will not exceed 45 people. There will be one employee on staff tending to the clients.

If you have any questions please feel free to reach out to me on my cell 203 948-0682

Thank you,



Lou Yorio

"The Office"



OWNERS CERTIFICATION FORM

Investigation Fees prior to Certificate of Occupancy – Certificate of Approval

Please Note: This form MUST be completed prior to any permit issued by the Bldg. Dept.

Sections R110 of the CT State Building Code are as follows:

- A. R110.1 Use and Occupancy: Pursuant to subsection 29-265 of the Connecticut General Statutes, No building or structure erected or altered in any municipality after October 1, 1970 shall be occupied or used, in whole or in part, until a certificate of occupancy has been issued by the building official, certifying such building, structure or work performed pursuant to the building permit substantially complies with the provisions of this code.
- B. R110.9 Certificate of Approval: The Building Official shall issue a certificate of approval indicating substantial compliance with the requirements of this code for all completed work that requires a building permit but does not require a Certificate of occupancy. Alterations and renovations shall require a Certificate of Approval for all completed work

Section 3.1 of the New Fairfield code of ordinances (Fees)

- C. Any person, owner or contractor who allows occupancy or use and has not obtained an approval before final inspections are made shall be subject to a fee of up to Five Hundred Dollars (\$500.00)
- D. Whenever a Certificate of Occupancy or Certificate of approval is requested by an owner from the Building Department for construction, alterations or any activity requiring a permit, one year or more after final inspections have been performed, an additional fee of up to Five Hundred Dollars (\$500.00) shall be paid by the owner before said certificate is issued.
- E. Whenever any Electrical, Plumbing or Mechanical permits are issued for any work and such work has been completed but no Certificate of Approval has been obtained within one year of completion, the permittee shall pay a fee of up to Five Hundred Dollars (\$500.00).

I, Lea Yoberts certify that on 5/20/23 at the address know
as 4 DUNHAM DR have read the above ordinance investigation fees that will be assessed if final
approvals have not been obtained for Certificate of Occupancy, or Certificate of Approval.

Signed:

Signature of Building Owner

This is a zoomed in rendering of the Road Side Sign at 4 Dunham Dr.

7' - 0"

LS CONSTRUCTION

TENANT 4

TENANT 5



Caption

4 DUNHAM DRIVE

4' - 3 1/2"

Caption

This is a zoomed in rendering of the Road Side Sign at 4 Dunham Dr.

7' - 0"

LS CONSTRUCTION

TENANT 4

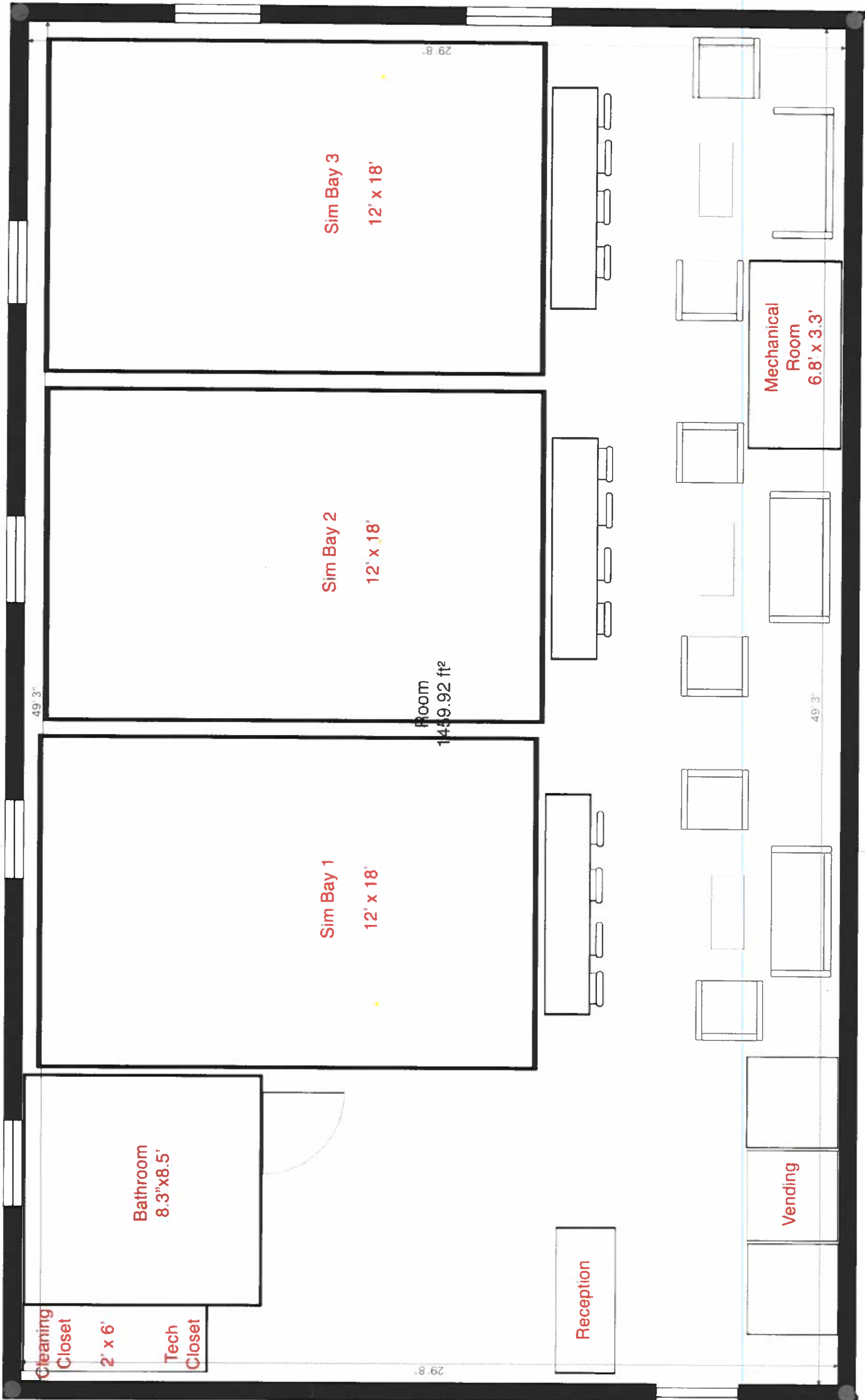
TENANT 5

4 DUNHAM DRIVE



Caption

Caption



Cleaning Closet

2' x 6'

Tech Closet

Bathroom
8.3' x 8.5'

Sim Bay 1

12' x 18'

Sim Bay 2

12' x 18'

Sim Bay 3

12' x 18'

Room
1459.92 ft²

Reception

Vending

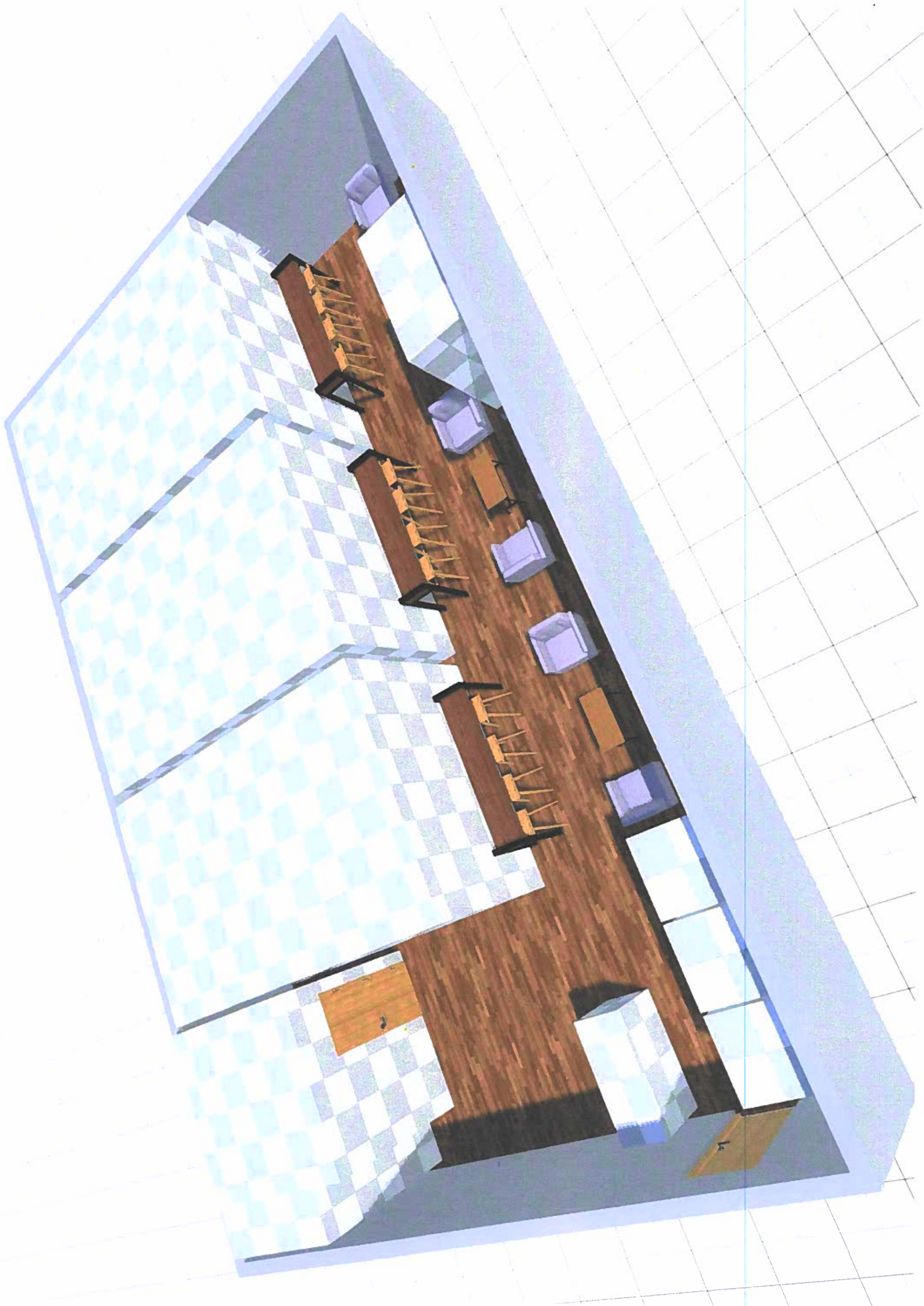
Mechanical Room
6.8' x 3.3'

49' 3"

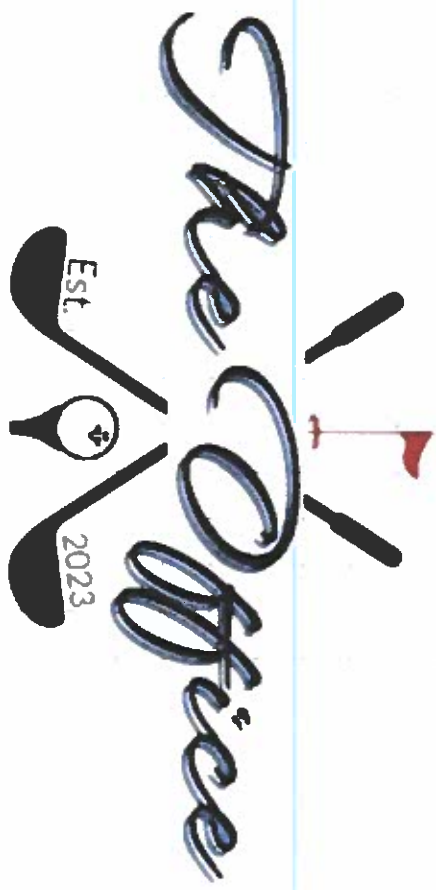
49' 3"

29' 8"

29' 8"



10'

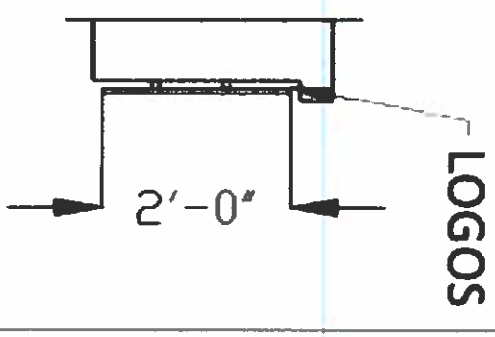


An Upscale Indoor Golf Facility

4 Dunham Dr. Ste 1, New Fairfield, CT

Phone: XXX-XXX-XXXX

2'



6 SIGNAGE ON CANOPY

SIGNAGE CALCULATION

THE SIGNAGE AREA CALCULATION IS BASED ON THE ENTIRE SIZE OF A 1 PIECE SOLID CONSTRUCTION SIGN, ANCHORED TO THE FACE OF THE BUILDING ON THE LEFT SIDE ABOVE SUITE 1.

10' X 2' =
TOTAL - 20 SQ FT

NOTE: DO NOT SCALE DRAWINGS
DIMENSIONS SUPERCEDE SCALE

THESE DRAWINGS ARE THE SOLE PROPERTY OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C. AND WILL NOT BE REPRODUCED BY ANY MEANS AND BE GIVEN TO ANY OTHER PARTY WITHOUT THE EXPRESS PERMISSION OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C.

P. W. SCOTT		No.	Proj.	Revision	Description	Drawn By	Check By	Date
ENGINEERING + ARCHITECTURE, P.C.								
3671 ROUTE 8								
SIGNAGE CALCULATION						Project No.	Drawn by	
						4 DUNHAM DRIVE, N.F.	AS NOTED	
						22-101		
						3-18-23		
								Sheet No.
								92