

Planning Board Application
Brother Fleckers
Letter of Intent

We are requesting to change the use of our parking lot that lies between the restaurant building and the seaplane base building. This space is owned by us and has always been used to benefit our businesses as a parking lot. Our goal is to use the space in a different way to benefit our business our plan has been approved by DEP, DOT and Naples Road Commissioner to use the space for the enjoyment of our customers with seating and recreation area and provide a safe access to the seaplane base entrance.

How the plan came together:

- A. Safe access to the seaplane base: The original building my father used was accessed directly from the sidewalk it wrapped around his building and ended at his entrance pedestrians did not need to cross the parking lot to access the seaplane base. During the reconstruction of the causeway there was no provision for safe access to the seaplane base the only access to the seaplane base is for pedestrians to walk across the parking lot a path where vehicles are backing across creating an unsafe situation. See Diagram and photos attached.
- B. Water run off problem: The water currently flows down Lake House Road crosses route 302, crosses the parking lot and drains into the lake between the pavement and our stone retaining wall. We have noticed we are gaining land and a beach is forming under the seaplane base. Multiple times a year we have to fill the hole with sand and add more hot top due to the erosion we have also noted an additional sink hole along the wall where there is no water draining, leading us to believe the water may be undermining the parking lot under the tar. To resolve the issue DOT has agreed to add a layer of tar between the two sidewalk ramps on the sidewalk high enough to create a swale that will push the water to flow into the manhole where it was supposed to go. This raised tar will create a safe sidewalk area for pedestrians and allow pedestrians to access the seaplane base without the risk of being run over. DOT the Naples Town manager/ road commissioner have agreed Parking can be relocated located along rt 302 there is enough space for 4 cars to park there thus increasing the parking.
- C. As a result of A and B we have the opportunity to use the former parking lot in a new way to benefit the business located there. Our vision is to create outside seating some covered some uncovered and have open space and replace the green space planter that was removed to benefit the enjoyment of our customers including but not limited to entertainment, games, and outside BBQ's. Of course following all the ordinances for times for entertainment etc.

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Conflict of Opinion

We have a difference of opinion with Renee regarding the future use of the former parking lot area. Renee feels the only part of the parking lot that can be used to benefit the business is the part that falls within our 30% allowed expansion. We feel we should be able to utilize the whole parking lot space that we own and DOT has given us a waiver to use the space that falls within their setback.

The Breakdowns:

Total parking lot area: 2,276.42sf

Total area of the 30% expansion available:

Total of 160 sf of green space by way of a planter needs to be replaced.

Renee's Plan:

Total of 1,480.00sf area Renee feels we need to use of our 30% available expansion leaving 706.67sf of space that we can only use as open space not for recreation.

Our Plan:

Total of 866.67sf our opinion of what should be subject to our 30% of available expansion, that is the 25'x 40' area that we will place a cover over.

The remainder of 838.24sf space will be utilized as recreation space for the benefit of our businesses including but not limited to entertainment, games outdoor BBQ's, etc.

We feel the space that will be covered with a roof should be considered some of our 30% expansion. The remaining space we do not feel should be counted toward our 30% expansion and we should be able to use the land we own to benefit the business in ways that best suit the business and some of those uses will develop over time. Our ultimate goal is to improve our appearance and therefore will enhance the town.

We are requesting that the Board approve the 866.67sf% expansion and allow us to utilize the rest of the parking lot 838.24sf as open space at our own discretion.

We respectfully appreciate the thought you put into this situation and we welcome a visit by any member of the board or community who would like to visit the site in person.

Waver Request Planning Board Application
Brother Flecker's

We are requesting that the Town of Naples exercise their right to issue us a waver along Rt 302 in the 25mph zone.

We would like to relocate the planter we removed that was against the building to along the sidewalk that abuts route 302. The waver is needed to allow us to have a stone planter that is more than 4" high which is what the state department allows. The estimated height is between 2-3 feet high and 4' wide to create a buffer between the sidewalk and our new space that will be an aesthetically pleasing addition to the town.

Abutting Property Owners Planning Board Application
Brother Flecker's

Town of Naples
Route 302



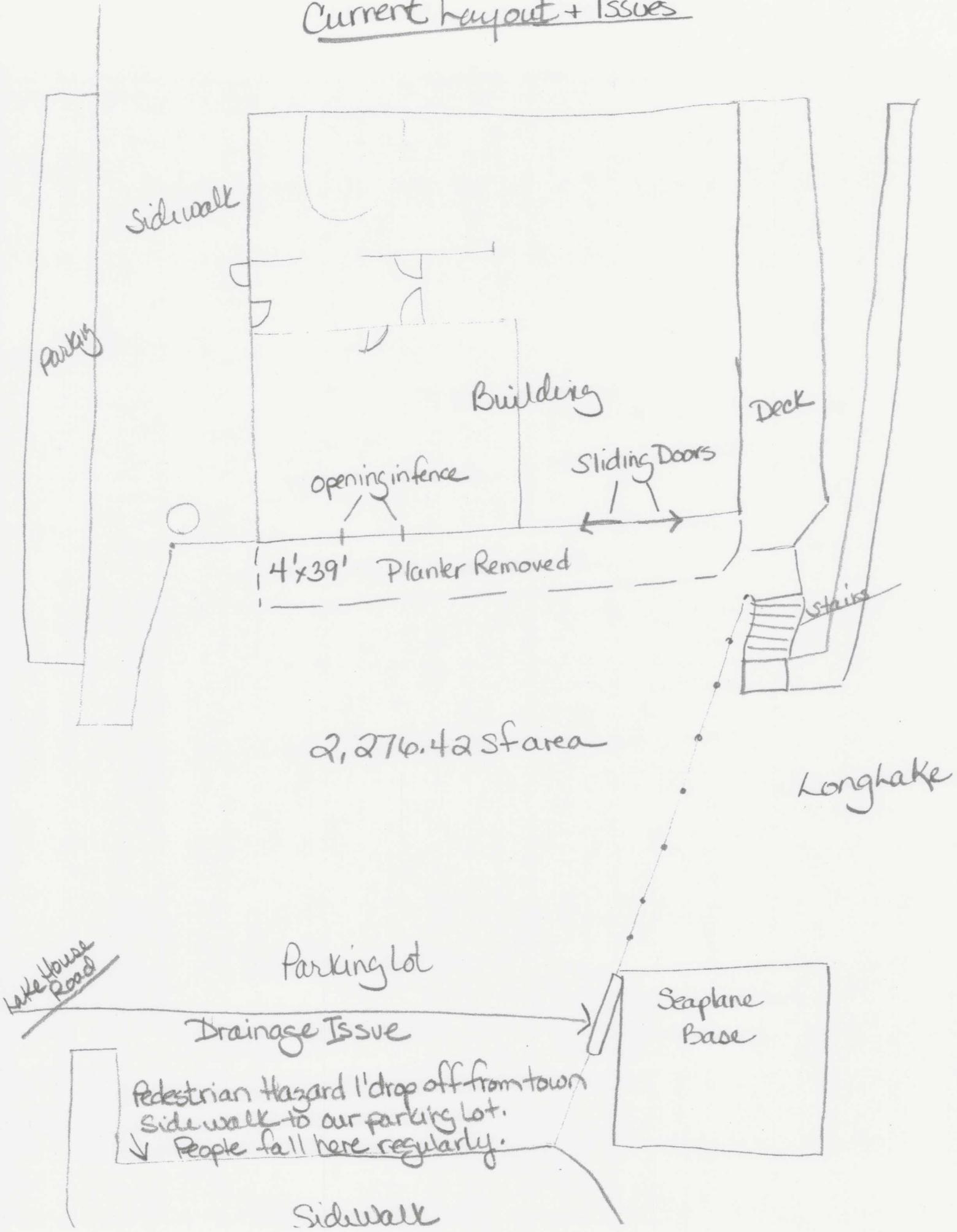
Shows sand headed for lake

sinkhole area



Photo of area being decessed.

Current layout + Issues



Sidewalk

Parking

Building

Deck

opening in fence

Sliding Doors

4'x39' Planker Removed

stairs

2,276.42 sf area

Longlake

Lake House Road

Parking lot

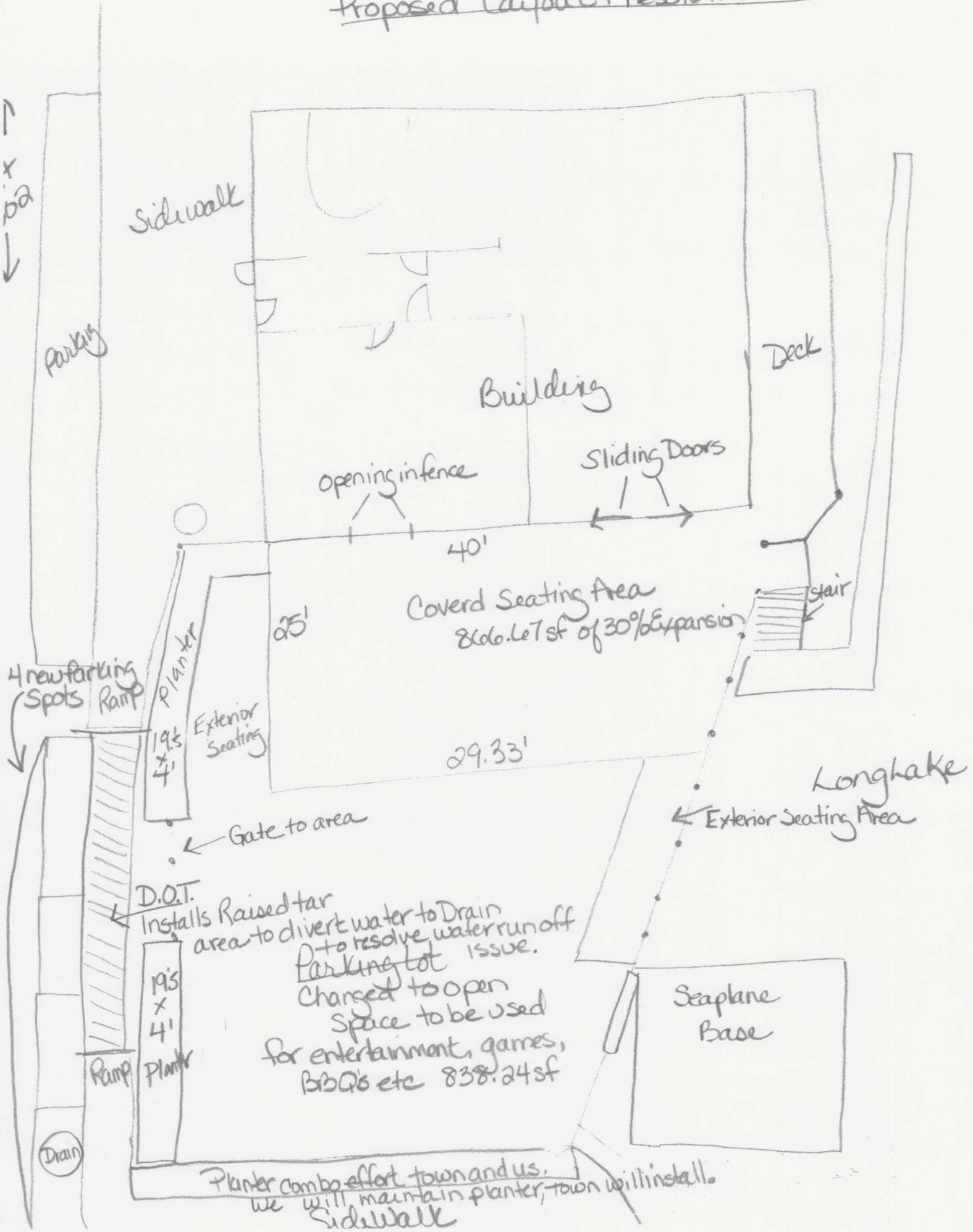
Drainage Issue

Seaplane Base

Pedestrian Hazard 1' drop off from town sidewalk to our parking lot. People fall here regularly.

Sidewalk

Proposed Layout + Resolution to Issues



Planter combo effort town and us.
 we will maintain planter, town will install.
 Sidewalk