

Appeal Period Expires:

2/12/25

Permit # 2025-08

Date:

1/1

Application Fee \$100 Paid 1/3 mm

Zoning District: R2

Tax Map, Parcel, & Lot: 2 039-002-011

TOWN OF ESSEX
PERMITTED HOME OCCUPATION APPLICATION

In accordance with the Act [§ 4412(4)], no provisions of these Regulations shall infringe upon the right of any resident to use a minor portion of a dwelling for an occupation which is customary in residential areas and which does not have an undue adverse effect upon the character of the residential area in which the dwelling is located.

Home occupations which meet the following requirements are allowed as accessory uses in all districts where residential uses are allowed. A proposed home occupation shall be considered a permitted use and approval shall be granted by the Zoning Administrator if, in his/her judgment, the following criteria are met:

- (1) No delivery of equipment or merchandise other than an occasional UPS - type vehicle and/or occupant's personal vehicle.
(2) Only one business vehicle owned by the resident may be parked at the dwelling. The business vehicle parked at the dwelling shall not exceed a one-ton capacity and shall be parked in an adequate off-street parking area.
(3) No more than five (5) customer visits per day at the premises shall be allowed.
(4) The owner of the business shall be a resident on the premise.

The Applicant confirms that they meet the above 4 requirements. (initial here) MK

Applicant: Matthew Kostenblatt

Address: 27 Butterbait Ct.

Contact: 516-233-5652 max and cobakehouse@gmail.com

Please answer the following questions:

1. Describe in Detail the Operation

Opening a small commercial bakery in my workshop that's connected to my garage in my home. I'll be baking different types of long fermented breads for retail and wholesale, mostly store sales & farmer markets. No more than 5 customers per day if I decide to allow pick-up at house MK

2. Does the Home Occupation include retail sales? [X] Y [] N

3. Will the Home Occupation produce any objectionable noise, vibration, smoke, dust, electrical disturbance, odors, heat, or glare? If yes, please specify:

I'll be purchasing a bread oven which might produce some heat but it's electric and is very well insulated.

II. USE OF PROPERTY

1. Is the primary use of the property as a residence for the applicant? [X] Y [] N

3. Number of buildings on property: 1

