

MUELLER GREENE

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September 29, 2021

Matthew Walker, Chairman
Zoning Commission
Pennsylvania Ave.
East Lyme, CT 06333

Dear Chairman and Commission Members:

The undersigned is writing as Agent for Viking Firearms and Training LLC (VFT) with respect to the attached application for Special Permit under Sections 11.2.2 Training Facility, 11.2.4 indoor recreation, 11.2.5 retail sale, and 22.1.9 office, for the premises located at 15 Industrial Drive.

It is the intent of VFT to occupy the commercial buildings previously occupied by Bob's Furniture. The use will be a combination of training and entertainment in the form of a laser simulation shooting range, allowing for varying degrees of training and recreational activities. There will NOT be any live fire at this location and all shooting devices will be gas driven blowback devices that, in essence, fire infrared lasers at targets projected on a screen. The use is designed to cater to a wide range of patrons from the average recreation enthusiast to competition seekers and groups of varying sizes seeking friendly competitive gamesmanship. VFT will provide professional grade equipment for a real-life experience. There will be varying areas that replicate a range port, areas to practice de-escalation or scenario training, typical marksmanship type training, USPSA competition shooting, modular walls in areas that will be able to simulate virtually any building for use in active shooter training or similar.

Attached is a floor plan setting forth the proposed use which includes, in addition to the training and recreation spaces, a retail area, food area and office area.

The site plan attached is not an updated A-2 survey. It is the same plan submitted and approved for the prior use as Bob's. There are no plans to change any of the existing exterior buildings or grounds and as such we request this be accepted in lieu of an updated A-2 Survey.

There are currently 113 parking spaces which meets the requirements for the proposed use. The buildings combined equal 40,982 gross square feet. Of this, approximately office and retail account for 2,000 sq' requiring 8 parking spaces at 1/250 sq'. There will be approximately 2,000 sq' of storage leaving approximately 37,000 sq' of recreation/training area. Per 22.1.18, the Commission may set the parking requirements by taking into account similarity of this use to

other uses for which number of spaces is specified. Section 22.1.9 requires 1 space per 5 seats for theater, auditorium or public assembly. Along these lines of 1 space per 5 patrons, this would require 90 parking spaces for up to approximately 450 patrons at one time. As such, we suggest the amount of parking spaces provided is adequate to meet the parking for this use.

I thank you for your attention to this application and look forward to presenting this to the Commission.

Very truly yours,

Mathew H. Greene



Town of East Lyme

APPLICATION FOR SPECIAL PERMIT

Date of Application: 09/29/2021 Zone: LI

Applicant's Name: Viking Firearms And Training, LLC

Applicant's Address: 51 Arbor Crossing, East Lyme, CT 06333 Telephone: (860)908-4496

Location of Affected Premises: 15 Industrial Park Road Assessor's Map/Block/Lot: 26.1/2
793/193

Owner of Record: 502 East 81st Street Owners Corp. Volume/Page: _____

Owner's Address: 1430 Broadway Suite 903, New York, NY Telephone: _____

DESCRIPTION OF SPECIAL PERMIT REQUESTED *(Requires compliance with Zoning Regulations 24, 25 & 9 and all other applicable Zoning Regulations of the Town of East Lyme; also state which sections of Zoning Regulations Special Permit is subject to):*

SEE ATTACHED

Signature of Owner: By: *Muhammad Kassab, President*

Signature of Applicant: *[Signature]*

Attach a true copy of the Deed and a Site Plan (10 copies required). A copy of the deeds for all affected properties and a site plan demonstrating compliance with all applicable zoning code requirements must accompany this application.

Proof of posting of Special Permit Application public notice sign (Section 25.4.3-1). Proof of posting of the Special Permit Application for Public Notice must be submitted.

Below this line for Office Use Only:

Deed Copies Attached:	YES	NO			PERMIT FEE: SPECIAL PERMIT FEE	\$150.00	_____
					OUTDOOR DINING RENEWAL	\$20.00	_____
Site Plan Attached:	YES	NO	N/A		SITE PLAN FEE	\$300.00	_____
					STORM WATER	\$300.00	_____
					STATE FEE:	\$60.00	_____
CHECK #:	_____				TOTAL DUE:	\$	_____

Date Approved: _____ Date Denied: _____

Approval subject to conditions below:

1. _____
2. _____

Approval to become effective upon publication and date of entry into the land records of the Town of East Lyme affecting the premises as described in this application.

Date: _____ Attest _____
East Lyme Zoning Chairman

Reviewed and updated 1/7/2016

WARRANTY DEED

5159

KNOW YE, THAT RED PANTS, LLC, a Delaware limited liability company with its principal place of business located in the Town of East Lyme, County of New London and State of Connecticut, hereinafter referred to as the Grantor for the consideration of Ten and No/100 Dollars (\$10.00) DOLLARS receive to its full satisfaction of 502 East 81st Street Owners Corp., a New York corporation, hereinafter referred to as the Grantee, do give, grant, bargain, sell and confirm unto the said Grantee, with Warranty Covenants:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee its successors and assigns forever, to its own proper use and behoof.

And also, the said Grantor does for its successors and assigns, covenant with the said Grantee its successors and assigns, that at and until the ensembling of these presents, it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, the Grantor do be these presents binds itself and its successors and assigns forever WARRANT AND DEFEND the above granted and bargained premises to them the said Grantee except as hereinbefore mentioned.

In Witness Whereof, I have hereunto set my hand and seal this 27th day of December in the year of our Lord two thousand seven.


\$ 51,500 \$ 12,875


CONVEYANCE TAXES COLLECTED

Esth. B. Williams
TOWN CLERK OF EAST LYME

Signed, Sealed and Delivered in presence of


RED PANTS, LLC



By: 
Name: Michael J. Schwartz
Title: Managing Member

State of Delaware)
County of New Castle) ss:

On this 27th day of December, 2007, before me, the undersigned officer, personally appeared Michael J. Schwartz, duly authorized Managing Member of Red Pants, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained as his free act and deed and the free act and deed of Red Pants, LLC.



Notary Public
Printed Name of Notary:

Date Commission Expires:

ADELE F. HODDINOTT
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires Jan. 4, 2009

SCHEDULE "A"

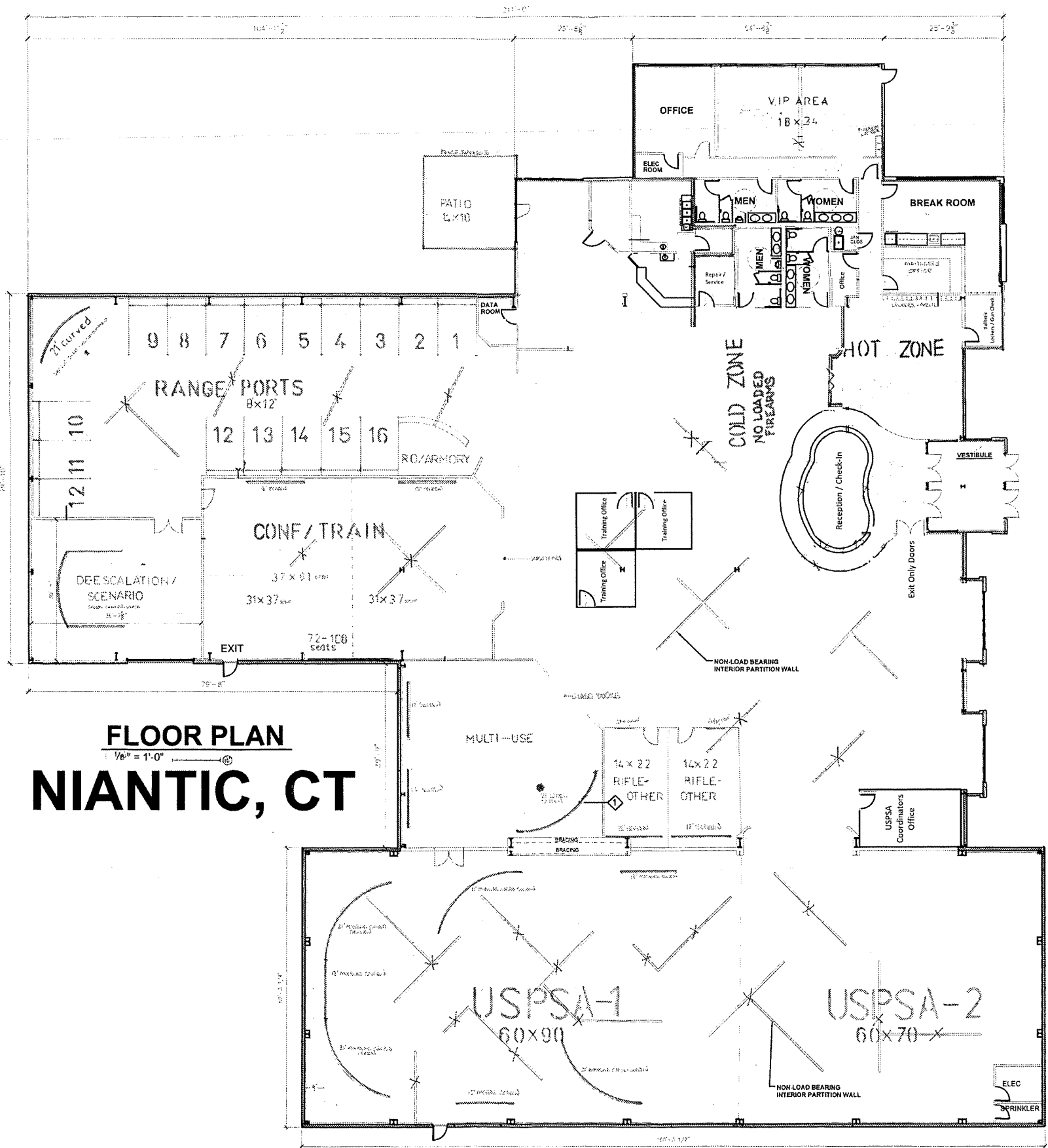
LEGAL DESCRIPTION

A certain piece or parcel of land shown as "Parcel 1" on a map entitled "LOT LINE REVISION 11 & 15 INDUSTRIAL PARK ROAD EAST LYME, CONNECTICUT DATED FEBRUARY 2, 2001 J. ROBERT PFANNER & ASSOCIATES, P.C. CIVIL ENGINEERS & LAND SURVEYORS 37 GRAND STREET NIANTIC, CONNECTICUT 06357 TEL. 860-739-6216 FAX 860-739-0693 DRAWN BY: JRP GRAPHIC SCALE 1 inch = 60 ft. SHEET NUMBER 1 OF 1", which map is on file in the Office of the East Lyme Town Clerk in Map Drawer 5, Map #650, to which reference may be had.

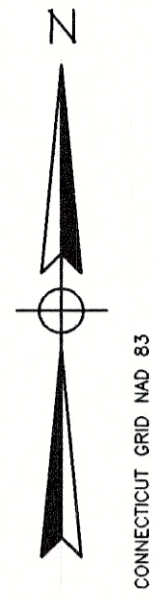
The premises are conveyed subject to:

1. Taxes to the Town of East Lyme on the List of October 1, 2006 and years subsequent which the Grantee assumes and agrees to pay.
2. Caveat in favor of the Town of East Lyme for payment of sewer assessment benefit in the amount of \$46,784.11 recorded in Volume 335 Page 503 which the Grantee assumes and agrees to pay.
3. Right to discharge surface water over the premises as set forth in a Warranty Deed from Herman W. Smith and Frank A. Harris to the State of Connecticut dated March 3, 1948 and recorded in Volume 48 page 411.
4. A waiver and relinquishment of all rights of access to and from the relocation of U.S. Route#1(U.S. Route I-95) as set forth in a Warranty Deed from Herman W. Smith and Frank A. Harris to the State of Connecticut dated March 3, 1948 and recorded in Volume 48 page 411.
5. Slope rights in favor of the Town of East Lyme as set forth in a Warranty Deed from the Town of East Lyme to Tri-County Distributors, Inc. dated October 2, 1968 and recorded in Volume 119 Page 241.
6. A perpetual Access Easement over a 40' driveway located on the premises from BTR Realty, LLC to Herb Chambers of East Lyme, Inc. dated April 10, 2001 and recorded in Volume 523 Page 38.
7. Terms of a special permit granted by the East Lyme Zoning Commission to Bob's Discount, LLC and Red Pants, LLC recorded in Volume 752 Page 191.
8. Terms of a lease as referenced in a Memorandum of Lease between Red Pants, LLC, as Landlord, and Bob's Discount Furniture, LLC, as Tenant, dated April 3, 2006 and recorded in Volume 753 page 748.

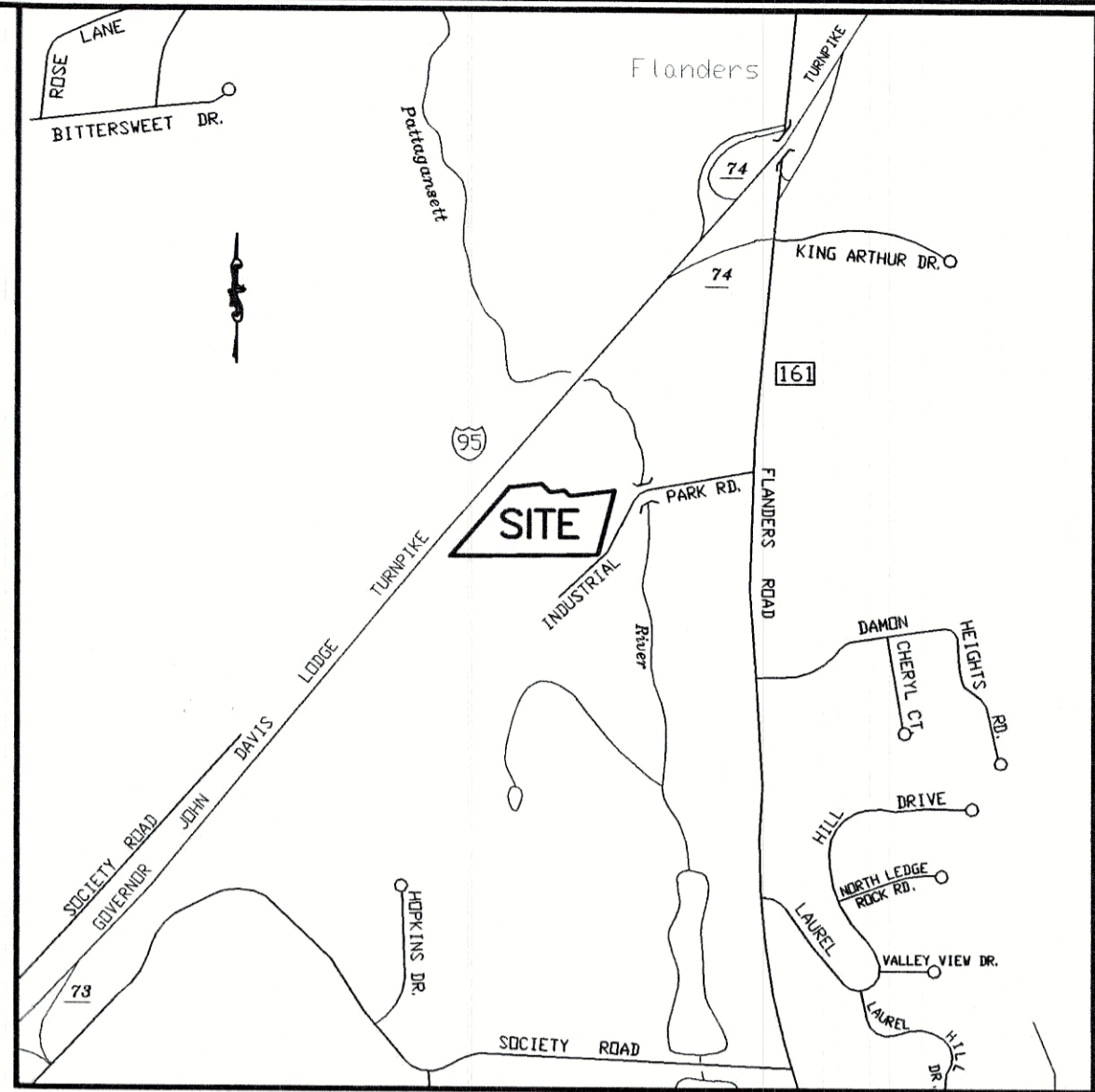
Recorded Dec 31 2007
 12:40 AM Esther B. Williams
 PM
 East Lyme Town Clerk



FLOOR PLAN
 1/8" = 1'-0"
NIANTIC, CT



N/F
Herb Chambers of East Lyme, Inc.

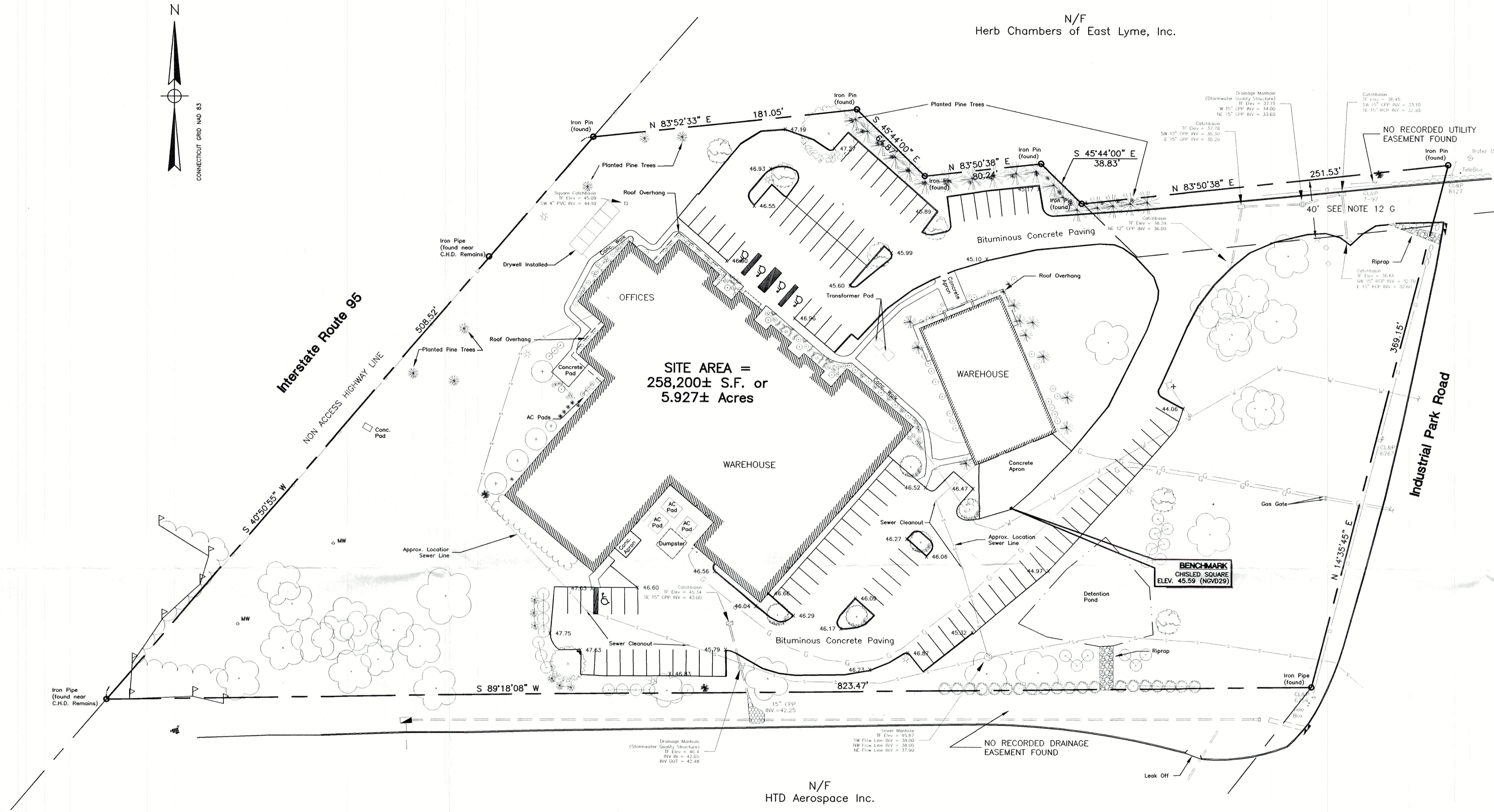


LOCATION MAP
SCALE: 1"=1000'±

LEGEND:

- PROPERTY LINE
- == EDGE OF PAVEMENT
- - - DRAINAGE
- - - SEWER
- - - CONTOUR
- - - RAIL FENCE
- - - CHAIN LINK FENCE
- - - WOODED / LANDSCAPED AREA
- - - STONE WALL
- - - BOLLARD
- - - TELEPHONE CABLE BOX
- - - CATCH BASIN
- - - WETLAND FLAG
- - - SHRUB
- - - TREE
- - - FIRE HYDRANT
- - - UTILITY POLE
- - - LAMP
- - - MONITOR WELL
- - - NOW OR FORMALLY CONNECTICUT HIGHWAY DEPARTMENT MONUMENT
- - - SEWER MANHOLE
- - - DRAINAGE MANHOLE
- - - GAS GATE, WATER GATE

SCALE: 1"=40'



SITE AREA =
258,200± S.F. or
5.927± Acres

N/F
HTD Aerospace Inc.

NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
 - A. TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
 - B. BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
 - C. HORIZONTAL ACCURACY: CLASS A-2
 - VERTICAL ACCURACY: N/A
 - TOPOGRAPHIC ACCURACY: N/A
 - D. INTENT: TO DEPICT AS BUILT CONDITIONS AT SUBJECT PROPERTY FOLLOWING SITE IMPROVEMENTS.
2. LATEST DATE OF FIELD WORK: 12/19/06.
3. MAP REFERENCE: PROPERTY SURVEY SHOWING EXISTING CONDITIONS PROPERTY OF MICHAEL J. SCHWARTZ, 15 INDUSTRIAL PARK ROAD, NANTIC - EAST LYME, CONNECTICUT, SCALE: 1"=40', DATE: NOVEMBER 11, 2004, DWG. NO: 04-110.01, SHEET 1 OF 7, BY DICESARE-BENTLEY, INC.
4. SUBJECT PROPERTY IS LOCATED IN ZONE DISTRICT LI (LIGHT INDUSTRIAL).
5. SUBJECT PROPERTY REFERENCE DEED IS FOUND IN VOL. 706, PG. 649 DATED 5/19/05 OF THE EAST LYME LAND RECORDS.
6. SUBJECT PROPERTY IS SERVICED BY MUNICIPAL SEWER AND WATER.
7. SUBJECT PROPERTY LIES WITHIN FLOOD ZONES C, B, AND A5 AS DEPICTED ON FLOOD INSURANCE RATE MAP 090096-0009C DATED 7/16/80.
8. SUBJECT PROPERTY IS LISTED AS LOT2 ON ASSESSOR'S MAP 26.1.
9. WETLANDS AS DEPICTED HEREON WERE DELINEATED BY OTHERS.
10. SUBSURFACE AND ENVIRONMENTAL CONDITIONS, OTHER THAN FIELD LOCATION OF EXISTING WETLAND FLAGS, WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
11. ABOVE GROUND UTILITIES STRUCTURES ARE DEPICTED. UNDERGROUND UTILITIES AND DRAINAGE ARE DEPICTED WHERE INFORMATION IS AVAILABLE.
12. RIGHTS AND ENCUMBRANCES:
 - A) WAIVER AND RELINQUISHMENT OF ALL RIGHT OF ACCESS TO AND FROM THE RELOCATION OF ROUTE #1 (I-95) IN FAVOR OF THE STATE OF CONNECTICUT (VOL. 48, PG. 411 EAST LYME LAND RECORDS)
 - B) RIGHT TO DISCHARGE WATER IN FAVOR OF THE STATE OF CONNECTICUT (VOL. 48, PG. 411 EAST LYME LAND RECORDS)
 - C) RIGHT TO DISCHARGE WATER IN FAVOR OF THE STATE OF CONNECTICUT (VOL. 72, PG. 340 EAST LYME LAND RECORDS)
 - D) RIGHT OF WAY IN FAVOR OF SUBJECT PREMISES OVER ROADWAY EXTENDING ALONG SOUTHEASTERLY LINE OF PREMISES (VOL. 100, PG. 383 EAST LYME LAND RECORDS)
 - E) RIGHT TO SLOPE IN FAVOR OF TOWN OF EAST LYME ALONG SOUTHEASTERLY LINE OF SUBJECT PREMISES (VOL. 119, PG. 241 EAST LYME LAND RECORDS)
 - F) SPECIAL PERMIT FOR A SIGN IN FAVOR OF SUBJECT PREMISES (VOL. 178, PG. 257 EAST LYME LAND RECORDS)
 - G) 40' WIDE ACCESS EASEMENT IN FAVOR OF HERB CHAMBERS OF EAST LYME, INC. (VOL. 523, PG. 38 EAST LYME LAND RECORDS)
13. THIS SURVEY AND MAP ARE VALID ONLY IF THE PRINT OR MYLAR HAS THE EMBOSSED SEAL AND LIVE SIGNATURE OF THE SURVEYOR.

TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED OR DEPICTED HEREON.
ROBERT L. MULLEN, L.L.S. #12331 12/19/06 DATE



		CLA Engineers, Inc. CIVIL · STRUCTURAL · SURVEYING	
		317 Main Street Norwich, Connecticut (860) 886-1966 Fax (860) 886-9165	
No.	Date	Revision	
1	12/19/06	Landscaping and Grades	
As - Built Conditions			Project No. CLA-3845
Property of RED PANTS, LLC			Proj. Engineer RLM
15 Industrial Park Drive Town of East Lyme, Connecticut			Date: 12/13/06 Sheet No. 1