

TOWN OF OLIVE
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of Olive will hold a public hearing at 7:00 p.m. on Thursday, February 6, 2021, in the Municipal Building, One Depot Plaza, Olive, New York to hear and consider an application by:

Karen Ranucci d/b/a Krumville Artist and Teachers Alliance, LLC
1242 County Road 2
Olivebridge, NY 12461

To seek an appeal of the rejection of Applicant's site plan by the Town of Olive's Zoning and Code Enforcement Officer, which determined that the Applicant's proposed public meeting house is not a permitted use in the R/E-1A zoning district pursuant to Town Zoning Code § 155-17. Pursuant to the authority in Town Zoning Code § 155-37(C), the Applicant appeals this rejection and seeks an interpretation from the Zoning Board of Appeals that the proposed facility is permitted as a "commercial recreation" use in the R/E-1A zoning district pursuant to Town Zoning Code § 155-17(A)(14).

Additional approvals related to the above reference project will be needed from:

- Town of Olive Planning Board (Site Plan Approval);
- Town of Olive Planning Board (Special Use Permit); and
- Town of Olive Zoning Inspector (Zoning Permit).

Documents are available for inspection in the Planning and Zoning Office at Town of Olive Town Hall. All interested parties are invited to attend and be heard. Access to the meeting room is available for the hearing impaired; request must be made to the Town of Olive Zoning Board of Appeals Clerk at least one week in advance of the meeting.

By Order of the Zoning Board of Appeals

Janelle Perry
Clerk to the Zoning Board

Exhibit B

Town of Olive
Application for Site Plan/Special Use Permit

Submit ten (10) copies to:
Town of Olive
PO Box 513
Shokan, NY 12481

1. Identification of Applicant

Name Krumville Artist and Teachers Alliance LLC, c/o Karen Ranucci

Address 16 Lower Sahler Mill Rd
Olivebridge, NY 12461

Signature 

Date 10/28/2021 Phone (646) 265-8483

--Applicant if other than owner

Name n/a

Address _____

Signature 

Date _____ Phone _____

--Professional person preparing site plan (if any)

Name Barry Medenbach, P.E.

Address 4305 US HWY 209

Phone (845) 750-5445

Stone Ridge, NY 12484

2. Identification of Subject Property

Tax map designation:

Section 53.4 Block 5 Lot 64

Land Area 0.64* Zoning District RE/1A

Description of Proposed Development:

Proposed Use commercial recreation/ recreation facility

Gross Non-Residential Floor Area:

Existing 1,200 SF Proposed 0 Total 1,200 SF

Dwelling Units (by type):

Existing 1 Proposed 0 Total 1

**The property meets the requirements of the Zoning Ordinance
as Follows:**

Zoning Ordinances Requirement

Minimum Lot Size

Area 1 AC (Sq. Feet/Acres)

Width 125 FT

Depth 150 FT

Minimum Yards

Front 50 FT

Side 25 FT (each)

Rear 50 FT

*pre-existing, non-conforming lot

Plan Proposal

Minimum Lot Size

Area 0.64 AC* (Sq. Feet/Acres)

Width 185 FT

Depth 150 FT

Minimum Yards

Front 39 FT*

Side 42 FT

Rear 63 FT

Zoning Ordinances Requirement

Maximum Building Coverage

Percent of Lot Area 15 %

Maximum Building Height

Stories/Feet 2.5 story/ 35 ft

Parking Spaces 1 space/3 seats

Loading Spaces 0

Plan Proposal

Maximum Building Coverage

Percent of Lot Area 3.6 %

Maximum Building Height

Stories/Feet 1 / 22

Parking Spaces 11

Loading Spaces 0

Please submit, with this application, three (3) maps drawn to a convenient and readable scale.

1. Area sketch map showing:

- All properties and owners of record within five hundred feet of the site.
- Subdivision, streets, and easements within five hundred feet of the site.
- Any areas designated as flood zones within five hundred feet of the site.
- Any streams or water bodies within fifty feet of the site.

2. Existing conditions map showing natural and manmade features and characteristics of the site or lot. Please note that the Planning Board may require more specific information such as a metes and bounds description to clarify the site plan.

3. A detailed plan for the proposed development showing:

- Location and proposed use and height of all buildings.
- Location of all parking and truck loading areas.
- All traffic ingress, egress, and circulation drives.
- Location of outdoor storage.
- Location of all pedestrian facilities (for example, sidewalks).
- Detailed landscaping, grading, and drainage plan showing:
 - pertinent above elements
 - all existing or proposed drains, culverts, retaining walls, or fences
 - water supply description
 - refuse and sewage disposal
 - location and size of all signs
 - proposed development of buffer areas
 - location and design of external lighting fixtures

For Planning Board Use Only

Application & Fee Received _____

Plan: Approved _____ Approved with changes _____ Disapproved _____

Copy sent to Zoning Officer _____

Revised Plan Received _____

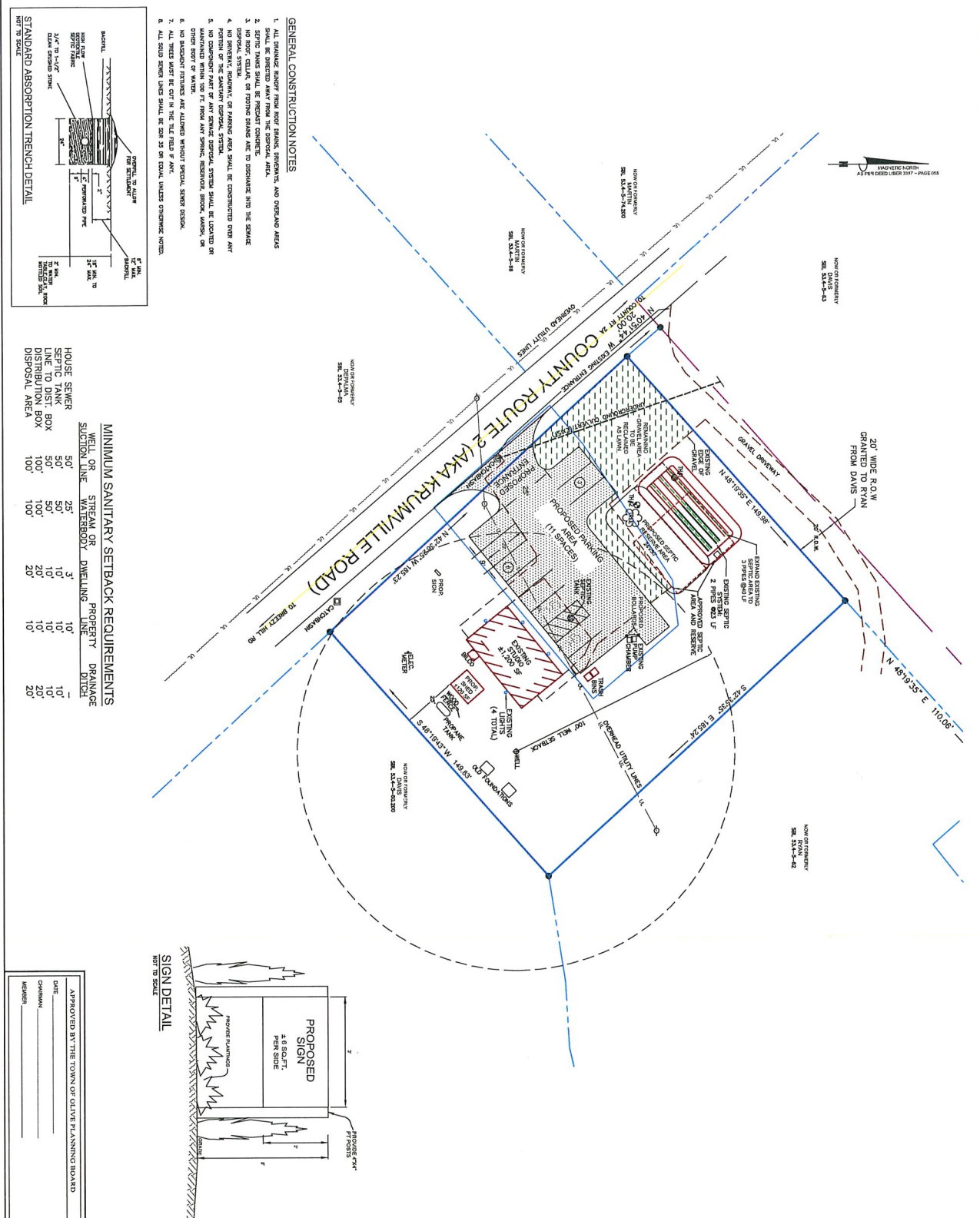
Filed _____

Zoning Permit Issued _____

Certificate of Occupancy Issued _____

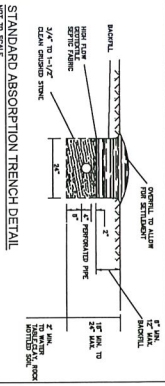
Approval of Zoning Officer _____

Any manufactured structure or addition to the plan is a violation of local zoning laws and shall be removed.



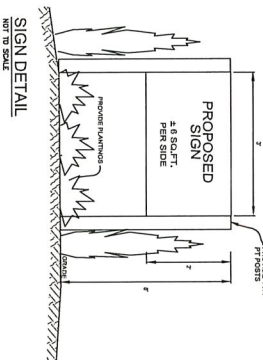
GENERAL CONSTRUCTION NOTES

1. ALL BUILDINGS SUBJECT FROM ROOF EAVES, GUTTERS, AND OVERHANG AREAS SHALL BE SETBACK FROM THE PROPERTY LINE.
2. NO MORE CALCULATED OR TYPICAL SPACING ARE TO BE SPACED INTO THE SEPTIC SYSTEM.
3. NO DRIVEWAY, WALKWAY, OR PARKING AREA SHALL BE CONSTRUCTED OVER ANY SEPTIC SYSTEM.
4. NO CONCRETE OR ANY OTHER MATERIAL SHALL BE LOCATED OR MAINTAINED WITHIN 100 FT FROM ANY SEPTIC SYSTEM, INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, WALKWAYS, OR PARKING AREAS.
5. NO SEPTIC SYSTEM SHALL BE LOCATED WITHIN 100 FT FROM ANY DRIVEWAY, WALKWAY, OR PARKING AREA.
6. ALL SEPTIC SYSTEM LINES SHALL BE 300 X 30 OR EQUAL, UNLESS OTHERWISE NOTED.



MINIMUM SANITARY SETBACK REQUIREMENTS

WELL OR SOLUTION LINE	STREAM OR WATERBODY	DIWELLING	PROPERTY	DRAINAGE DITCH
50'	25'	10'	10'	10'
50'	50'	10'	10'	10'
50'	100'	20'	10'	10'
100'	100'	10'	10'	20'

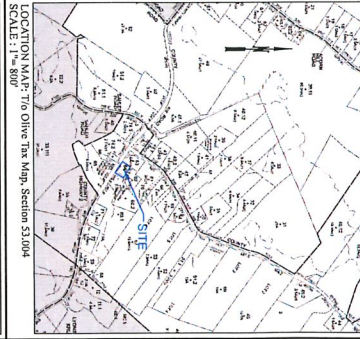


APPROVED BY THE TOWN OF OLIVE PLANNING BOARD

DATE: _____

CHIEF: _____

MEMBER: _____



PROPOSED SEPTIC EXPANSION DESIGN

EXISTING SEPTIC SYSTEM: 150 GPD

PROPOSED SEPTIC SYSTEM: 275 GPD

PROPOSED EXPANSION OF SYSTEM: 125 GPD

3 PIPES @ 2.0 GPD @ 4.0 FT

* 268 GPD

SOIL TESTS AS PER PEAK ENGINEERING

APPROVED BY VUHO ON SEPT. 8, 2018

0'-4" DEPT. NAT'L V. L.O.M.

TEST HOLE #16 R.R. - NO TYPING, NO WATER, NO BEDROCK, TOTAL DEPTH - 48"

PERIODICALLY TESTED.

PERMEABILITY TEST RESULTS: 0.0001 CM/SEC. (SANDY SILT CLAY)

TWO HOURS WATER MADE SOIL IS SANDY SILT CLAY AND 12 HOURS DEPT. THE LOWEST PERC. RATE OBSERVED WAS 5 MINUTES PER INCH TWO DEEP HOURS WATER MADE.

MAP DATE: 02/27/2019

MAP NAME: SITE LAYOUT & DETAILS

MAP NUMBER: 18000019

DESIGNER: VUHO ENGINEERING

ZONING REQUIREMENTS

FOR R-E-1-A ZONE

MINIMUM	REQUIRED
LOT AREA PER BUILDING UNIT	8,000 SQ. FT.
MINIMUM LOT DEPTH	100 FT
MINIMUM FRONT YARD SETBACK	25 FT
MINIMUM SIDE YARD SETBACK	5 FT
MINIMUM REAR YARD SETBACK	10 FT
MINIMUM BUILDING COVERAGE (ALL BUILDINGS)	15%
MINIMUM BUILDING COVERAGE (MAX. BUILDINGS)	25%
MINIMUM NUMBER OF STORIES PER BUILDING	1
MINIMUM NUMBER OF STORIES PER OVERHEAD UNIT	2
MINIMUM NUMBER OF STORIES PER OVERHEAD UNIT	2
MINIMUM NUMBER OF STORIES PER OVERHEAD UNIT	2

OWNER

KRUMMILL ARTIST AND ARCHITECTS

15 COWLEY SQUARE MILL RD

OLIVERTOWN, NY 12861

LOT AREA

50.64 ACRES

TAX MAP ID#

53.43-5-04

SITE PLAN

FOR PROPOSED COMMERCIAL ART STUDIO

TOWN OF OLIVE

ULSTER COUNTY - NEW YORK

Scale: 1" = 20'

OCTOBER 28, 2021

MEDENBACH & EGERS

CIVIL ENGINEERING & LAND SURVEYING, P.C.

3700 STATE ST. NEW YORK, NY 10008

DARYL MEDENBACH, P.E.

NEW YORK LIC. NO. 6182

SHEET 1 OF 1

Exhibit C



----- Forwarded message -----

From: **Janelle Perry** [REDACTED]

Date: Sun, Nov 14, 2021 at 6:13 PM

Subject: Re: I have a question for you

To: Karen Ranucci [REDACTED]

Cc: Eniko Petit [REDACTED]

Dear Ms. Ranucci,

The Planning Board held a brief discussion on your proposed site plan application and they felt that they could not proceed as the intended use does not appear to fall within the R/E1A district's uses in the Town Code. It is my understanding that John Ingram's office reached out to you and advised you that you will need to submit an application to the ZBA for an interpretation of Article IV, Section 155-17 D(1) to include a studio without a residence.

I am attaching the Zoning Board of Appeals application which will need to be completed and returned to the Building Office along with the application fee of \$75.00. After the town receives a bill for the cost of the legal notice, this additional amount will be due. The documents you submitted for your site plan can be duplicated and submitted with the Form F application, along with a new set of envelopes to the adjoining property owners. Since the Town meetings are being held via Zoom through mid-January you will need to submit 8 copies of your application for distribution to the ZBA members and for the Town's files.

If you have any questions please feel free to reach out to me.

Regards,
Janelle Perry, Clerk
Town of Olive ZBA

Exhibit D



TOWN OF OLIVE
P.O. BOX 180
WEST SHOKAN, NY 12494
(845) 657-2015

BUILDING PERMIT

Permit No: 20B-81
OCC CL: 620
SEC-BLK-LOT: 53.4-5-64

File Date: 07/13/2020
Exp Date:
Permit Fee: \$366.00

A permit is hereby given by the Building Department, TOWN OF OLIVE, COUNTY OF ULSTER, N.Y., for the structure described herein:

Owner's Name: KAREN RANUCCI
Address: 41 LOWER SAHLER MILL RD OLIVEBRIDGE, NY
Applicant's Name: RICK FINKBEINER
Address: 3396 US HIGHWAY 209 STONE RIDGE, NY 12484

Location of Building: 1242 CO RD 2

Zoned:	Frontage:	Depth:	Rear:	Area-Sq-Ft	Fire-#
RE1A					

Existing Use: VACANT
Intended Use: STUDIO
Nature of Work: New Building

Remarks: New Building

IMPORTANT

1. A PERMIT UNDER WHICH NO WORK HAS COMMENCED WITHIN TWELVE (12) MONTHS AFTER ISSUANCE, SHALL EXPIRE BY LIMITATION, AND A NEW PERMIT MUST BE SECURED BEFORE WORK CAN BEGIN.
2. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO COMPLY WITH ALL APPLICABLE TOWN ORDINANCES AND TO CALL FOR THE REQUIRED INSPECTIONS AT LEAST ONE DAY IN ADVANCE.


Signature of Building Inspector

(The Certificate of Occupancy will be issued only after affidavits or other competent evidence is submitted to the Superintendent of Buildings that the completion of the construction in compliance with the State Building Construction Code and with other laws, ordinances or regulations affecting the premises, and in conformity with the approved plans and specifications. A final electrical, plumbing, heating or sanitation certificate or other evidence of compliance may be required before the issuance of the Certificate of Occupancy, pursuant to the Code of the Town of Olive).