

**MOUNTAIN ACCOMMODATIONS LLC**  
**PROJECT NARRATIVE – COMMERCIAL LODGING FACILITY**

**MAY 2022**

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Mountain Accommodations LLC (Applicant) is proposing a commercial lodging facility at the existing and developed property located at 3-17 Beechview Gardens/4205 Route 28, Olive, New York (Site).<sup>1</sup> The application is for Site Plan and Special Use Permit approval to adaptively reuse the presently underutilized structures at the Site for a permitted “commercial recreation use” (i.e., commercial lodging facility) pursuant to Zoning Code §§ 155-17A(14)/155-17C(1) (Project).

*Project Setting*

The Site is zoned “R/E-1A” Residential/Exurban and is 8.032 acres in size. The Site is located in the northern portion of the Town of Olive on the Town of Shandaken border. The Site fronts on NYS Route 28 to the east and the Esopus Creek runs along the western property boundary.

The Site is well situated for a commercial lodging facility given its frontage on a State Highway and its location just north of the Boiceville Hamlet. The Applicant seeks to leverage the area’s natural resources to attract customers to the presently underutilized property, which will provide a benefit to area businesses while repurposing the Site for a low-impact commercial use.

The site is presently developed with 8 existing habitable structures. The existing structures have been repaired to meet the requirements of the NYS Building Code. The existing well and septic systems will continue to be used, as well as the existing curb cuts and circular driveway.

*Project*

The Applicant is seeking Planning Board approval to use the existing structures as commercial lodging accommodations. The structures are 1 – 1 ½ stories each and no new development is proposed for the Site except for necessary business signage and parking. As noted, the Zoning Code §§ 155-17A(14)/155-17C(1) permits a range of commercial lodging accommodations, including the Applicant’s proposed Project, in the “R/E-1A” Residential/Exurban district subject to Planning Board Site Plan and Special Use Permit approval.

*SEQRA*

The Project is a Type II Action under the New York State Environmental Quality Review Act (SEQRA). 6 NYCRR § 617.5(c)(18) exempts the reuse of residential or commercial structures from environmental review.

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<sup>1</sup> Tax Parcel No. 36.7-1-1.