

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 Mountain Accommodations LLC

Address 407 Ashokan Road

Kingston, NY 12401

Signature 

Date 5/12/22 Phone 845-633-0736

--Applicant if other than owner

Name (Same)

Address _____

Signature _____

Date _____ Phone _____

--Professional person preparing site plan (if any)

Name Praetorius & Conrad, P.C.

Address 74 Main Street, PO Box 360

Phone 845-246-3671

Saugerties, NY 12477

2. Identification of Subject Property

Tax map designation:

Section 36.7 Block 1 Lot 1

Land Area 8.032 Zoning District R/E 1A

Description of Proposed Development:

Proposed Use Commercial Lodging Facility

Gross Non-Residential Floor Area:

Existing 5838 Proposed 0 Total 5838

Dwelling Units (by type):

Existing 8 Proposed 0 Total 8

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

Zoning Ordinances Requirement

Minimum Lot Size

Area 1 Acre (Sq. Feet/Acres)

Width 125

Depth 150

Minimum Yards

Front 50

Side 25

Rear 50

Plan Proposal

Minimum Lot Size

Area 8.032 (Sq. Feet/Acres)

Width 865

Depth 295 (minimum)

Minimum Yards

Front 25 (pre-existing)

Side 15 (pre-existing)

Rear 140

Zoning Ordinances Requirement

Maximum Building Coverage

Percent of Lot Area 15 %

Maximum Building Height

Stories/Feet 2.5 / 35

Parking Spaces 16

Loading Spaces 0

Plan Proposal

Maximum Building Coverage

Percent of Lot Area 1.6 %

Maximum Building Height

Stories/Feet 2 / 30

Parking Spaces 16

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 _____