

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 _____

Address _____

Signature _____

Date _____ Phone _____

--Applicant if other than owner

Name Keith Hernandez _____

Address 3684 Route 212, Woodstock, NY 12409 _____

Signature _____


Date 2/3/23 _____ Phone 917.375.6756 _____

--Professional person preparing site plan (if any)

Name _____

Address _____

Phone _____

2. Identification of Subject Property

Tax map designation:

Section 36.4 Block 1 Lot 35

Land Area 0.45 Zoning District HB

Description of Proposed Development:

Proposed Use Small Retail - General Store

Gross Non-Residential Floor Area:

Existing 1500 SF Proposed ~~1500~~ 1500 SF Total 1500 SF

Dwelling Units (by type):

Existing ~~N/A~~ / Proposed ~~N/A~~ / Total ~~N/A~~ /

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

Zoning Ordinances Requirement

Minimum Lot Size

Area 0.50 (Sq. Feet/Acres)

Width 75

Depth 150

Minimum Yards

Front 50

Side 20

Rear 50

Plan Proposal

Minimum Lot Size

Area ~~Acres~~ 0.45 (Sq. Feet/Acres)

Width ~~Acres~~ 85

Depth ~~Acres~~ 151

Minimum Yards

Front ~~Acres~~ 75

Side ~~Acres~~ 25

Rear ~~Acres~~ 50

Zoning Ordinances Requirement

Maximum Building Coverage

Percent of Lot Area 30 %

Maximum Building Height

Stories/Feet 2 1/2 / 35

Parking Spaces 7

Loading Spaces 1

Plan Proposal

Maximum Building Coverage

Percent of Lot Area ~~Acres~~ 10 %

Maximum Building Height

Stories/Feet 1 / ~~Acres~~ 14

Parking Spaces 10-15

Loading Spaces ~~Acres~~ 1

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 _____

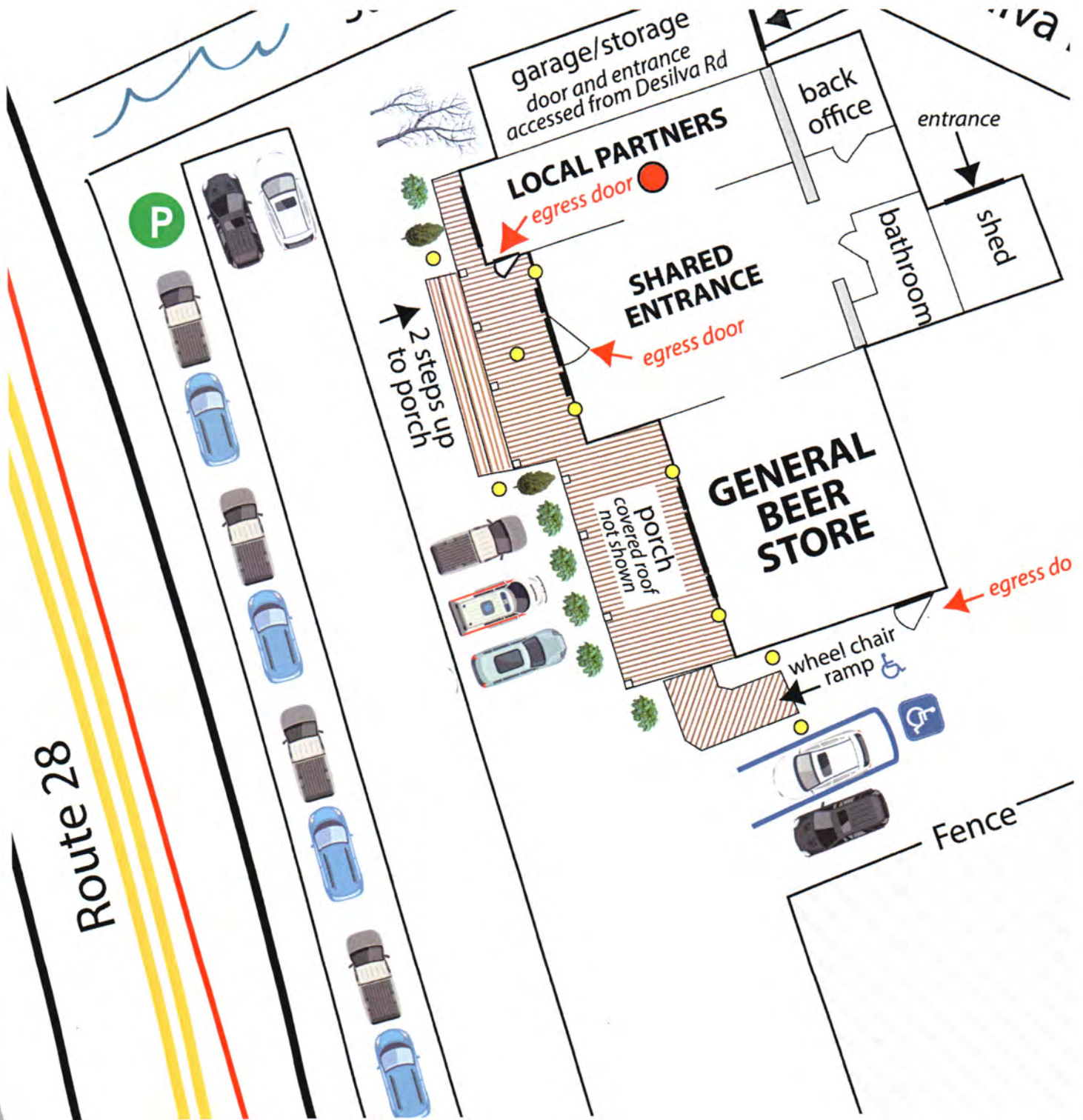
Zoning Permit Issued _____

Certificate of Occupancy Issued _____

Approval of Zoning Officer _____

3998 Route 28 - PARKING 15+ CARS

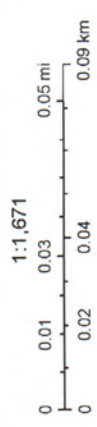
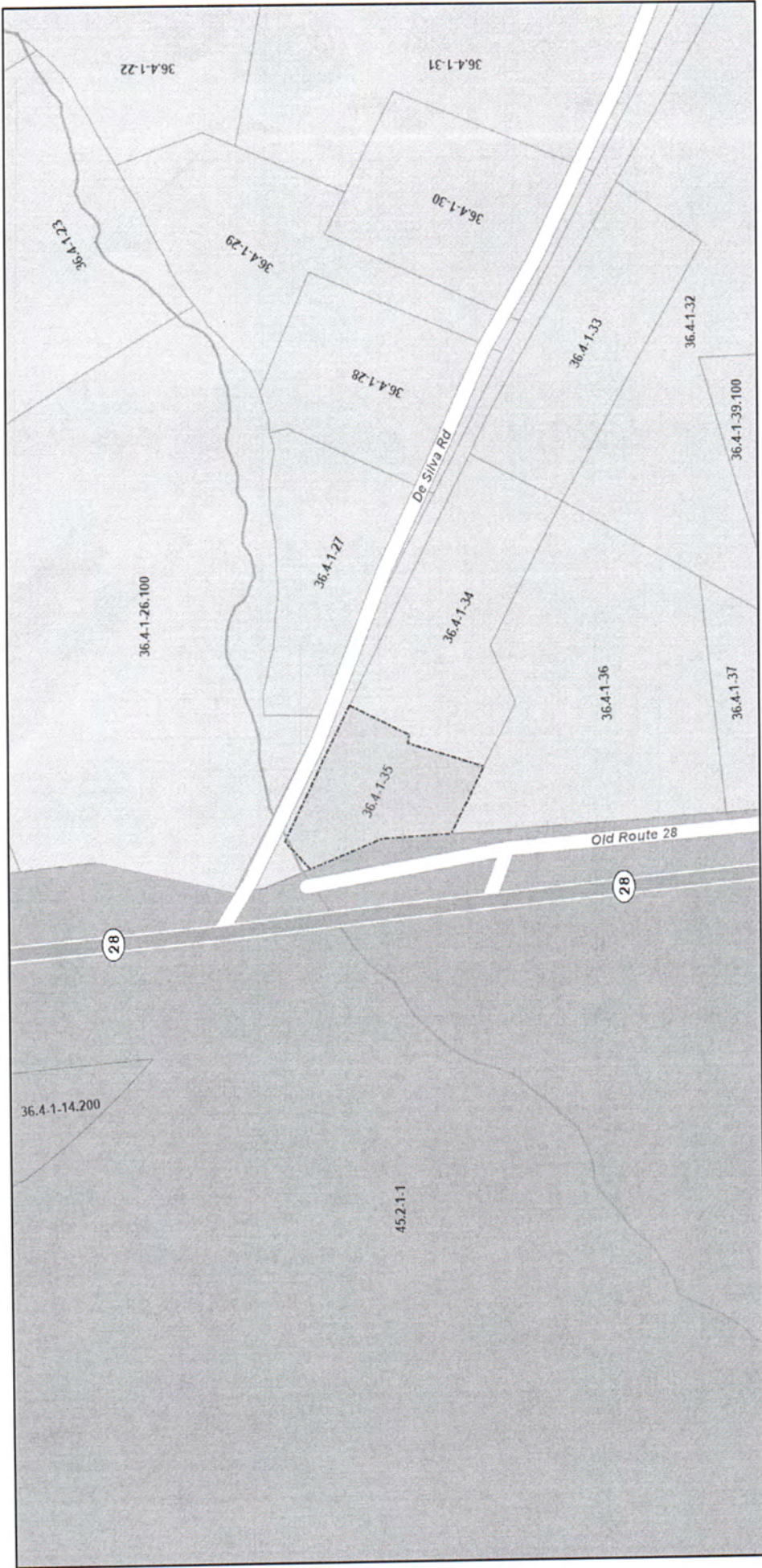
(see handicap parking and ramp)



3998 Route 28 building layout

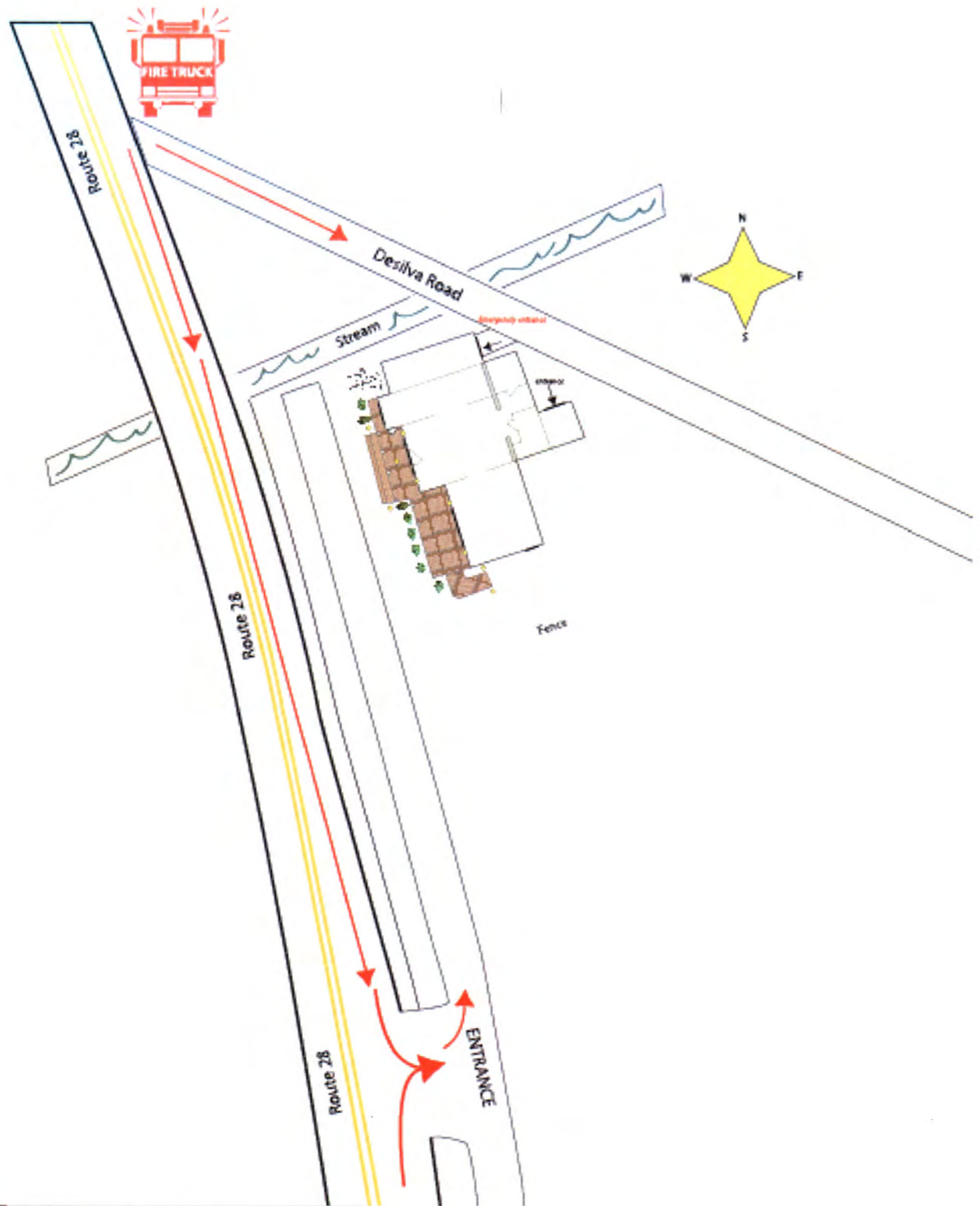


Ulster County Parcel Viewer



January 26, 2023
Override 1
Override 1

3998 Route 28 - Emergency Entrance

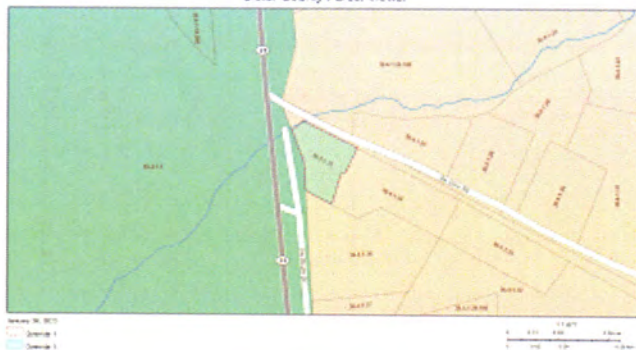


3998 Route 28 - Surrounding Properties Maps

Uster County Parcel Viewer



Uster County Parcel Viewer

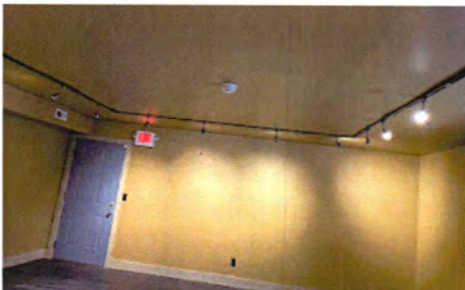
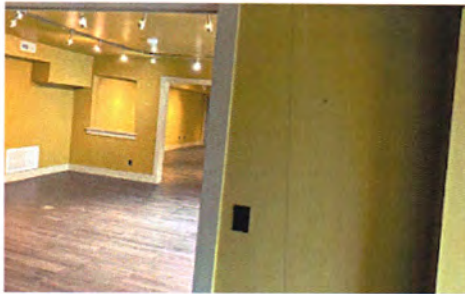
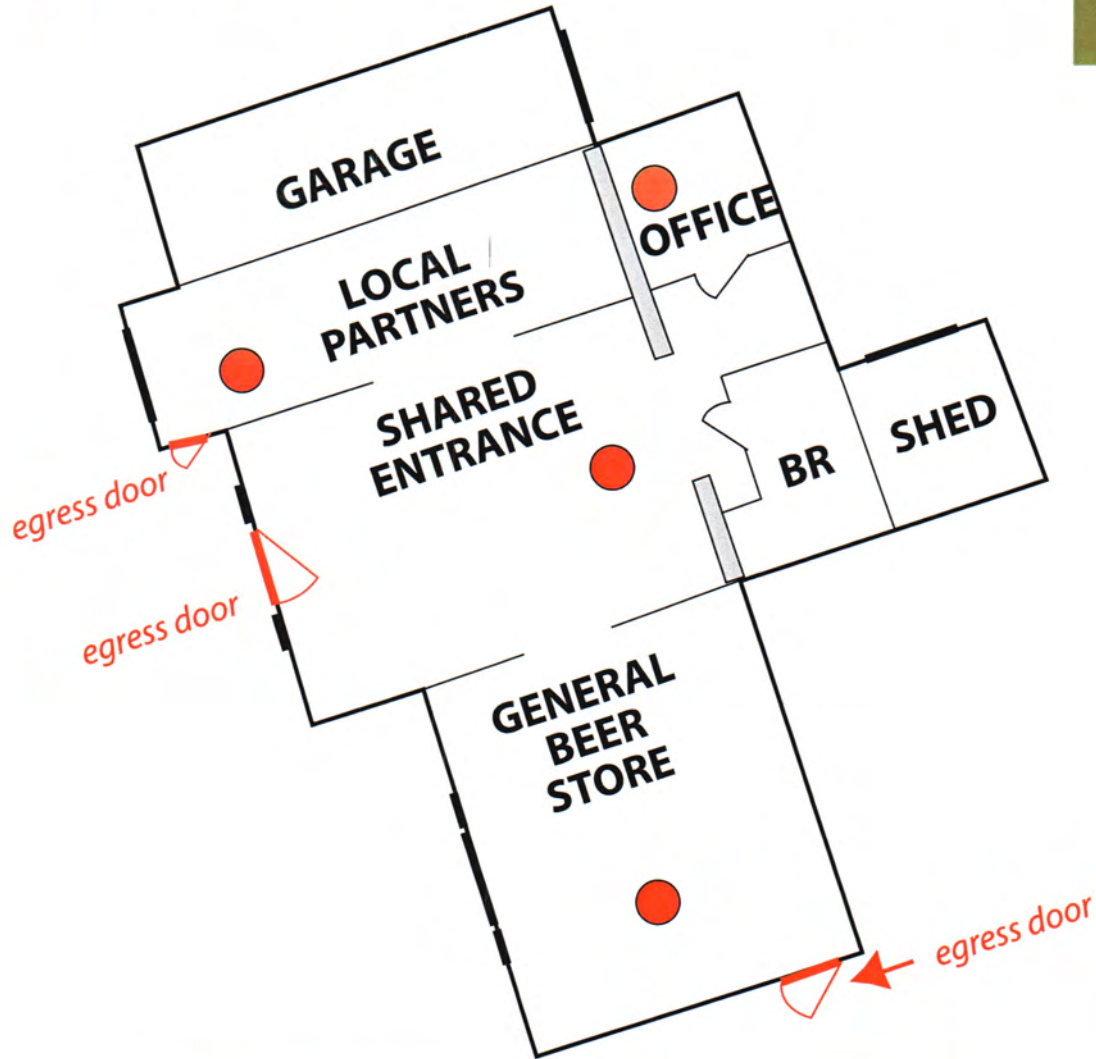


Uster County Parcel Viewer



3998 Route 28

SMOKE ALARMS *(see below photos)*

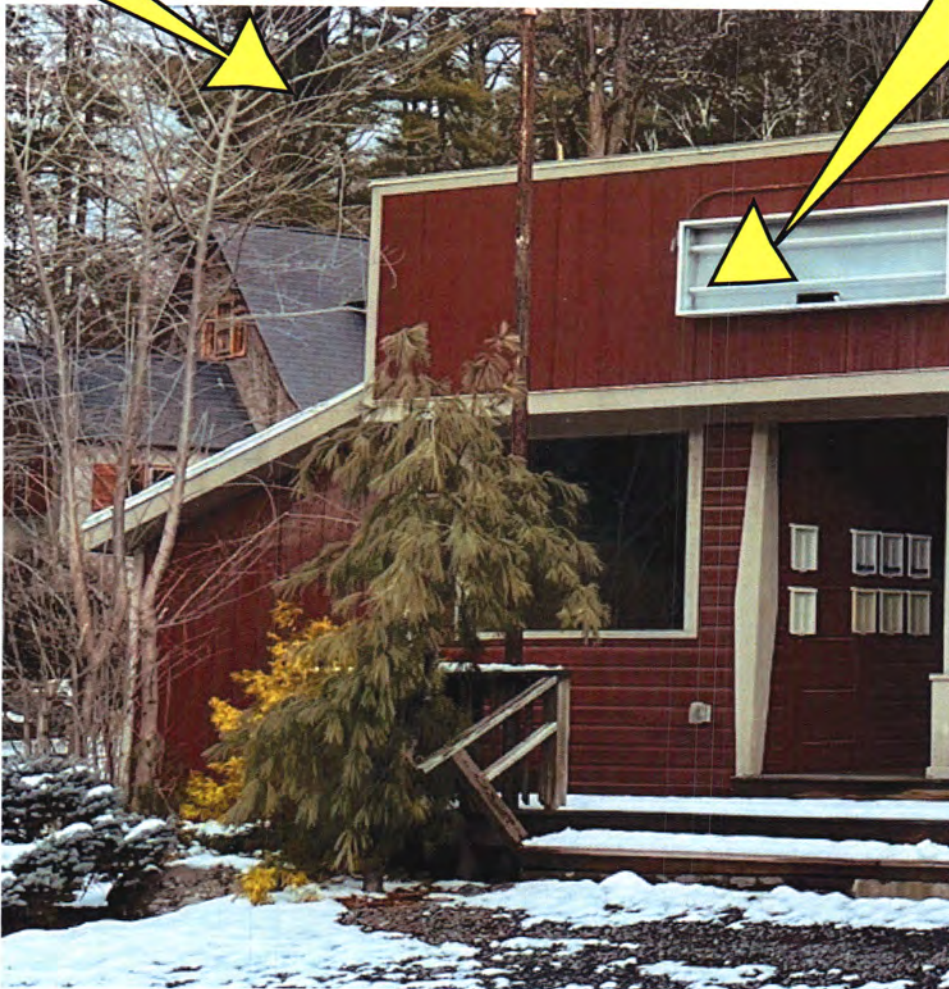


3998 Route 28

● **SIGNAGE** *(see below photo)*

use existing signage on front top panel of building and front existing pole

- **front panel sign will light up at night**
- **front pole will have a hanging wood painted sign**





Property Description Report For: 2&8 &3998 Desilva / Rt 28 Rd, Municipality of Town of Olive

No Photo Available

Status: Active
Roll Section: Taxable
Swis: 514000
Tax Map ID #: 36.4-1-35
Property Class: 283 - Res w/Comuse
Site: COM 1
In Ag. District: No
Site Property Class: 484 - 1 use sm bld
Zoning Code: 02 - BH 1/2
Neighborhood Code: 00001
School District: Onteora
Total Assessment: 2022 - \$421,400
 2021 - \$274,000
Property Desc:
Deed Page: 245
Grid North: 1153211

Total Acreage/Size: 0.45
Land Assessment: 2022 - \$48,600
 2021 - \$44,200
Full Market Value: 2022 - \$421,400
 2021 - \$274,000
Equalization Rate: ----
Deed Book: 6723
Grid East: 556268

Owners

Owner Information Not Available

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
12/9/2020	\$420,000	283 - Res w/Comuse	Land & Building	Bachor, Karen, Madsen	Yes	Yes	No	6723/245

Utilities

Sewer Type: Private
Utilities: Electric
Water Supply: Private

Inventory

Overall Eff Year Built: 0
Overall Grade: Economy
Overall Condition: Normal
Overall Desirability: 3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Indent Bldgs
0	0	0	0		1975		Normal	Economy	1500	1	1

Site Uses

Use	Rentable Area (sqft)	Total Units
Small retail	1,500	1

Improvements

Structure	Size	Grade	Condition	Year
Porch-open/deck	270.00 sq ft	Average	Normal	1975
Porch-covered	140.00 sq ft	Average	Normal	1975
Gar-1.0 att	378.00 sq ft	Average	Normal	1975
Shed-machine	140.00 sq ft	Economy	Normal	1975

Land Types

Type	Size
Secondary	0.01 acres

Special Districts for 2022

Description	Units	Percent	Type	Value
SW010-Olive Sewer Dist #1	0	0%		0
FD111-Olive fire	0	0%		0
RT040-Unpaid sewer	0	0%	T	0

Special Districts for 2021

Description	Units	Percent	Type	Value
RT040-Unpaid sewer	0	0%	T	0
FD111-Olive fire	0	0%		0
SW010-Olive Sewer Dist #1	0	0%		0

\$10K

5K

\$5,000

\$1,000

124/3 unit

{ Beach - 430 / 3 years }
{ Pool/wire - ~~430~~ / 3 years }
 594

SBL: 36.4-1-34
Address: 16 Desilva Rd
City: Boiceville
Property Class: 1 Family Res
Acres: 0.71
Deed Book: 5789 | Page: 296
Owner: Donna Calrow
Mailing Address: 16 Desilva Rd
Mailing 2: P. O. Box 293
PO Box: undefined
Mail City: Boiceville NY
Mail Zip: 12412

SBL: 36.4-1-27
Address: 15 Desilva Rd
City: Boiceville
Property Class: 1 Family Res
Acres: 0.72
Deed Book: 6805 | Page: 130
Owner: Carola Chase
Mailing Address: 2575 Palisade Avenue, Apt. 7GH
PO Box: undefined
Mail City: Bronx NY
Mail Zip: 10463

SBL: 36.4-1-36
Address: 3984-3988 Rt 28
City: Boiceville
Property Class: Restaurant
Acres: 1.56
Deed Book: 4000 | Page: 12
Owner: Barbara R Parete
Mailing Address: 393 Buck Rd
PO Box: undefined
Mail City: Stone Ridge NY
Mail Zip: 12484

SBL: 36.4-1-26.100
Address: 3/5 Desilva Rd
City: Boiceville
Property Class: Res w/Comuse
Acres: 4
Deed Book: 2745 | Page: 290
Owner: Cynthia Abramson
Owner 2: Evgeny Nikitin
Mailing Address: 4008 Route 28
PO Box: undefined
Mail City: Boiceville NY
Mail Zip: 12412

SBL: 36.4-1-34
Address: 16 Desilva Rd
City: Boiceville
Property Class: 1 Family Res
Acres: 0.71
Deed Book: 5789 | Page: 296
Owner: Donna Calrow
Mailing Address: 16 Desilva Rd
Mailing 2: P. O. Box 293
PO Box: undefined
Mail City: Boiceville NY
Mail Zip: 12412

SBL: 36.4-1-27
Address: 15 Desilva Rd
City: Boiceville
Property Class: 1 Family Res
Acres: 0.72
Deed Book: 6805 | Page: 130
Owner: Carola Chase
Mailing Address: 2575 Pallsade Avenue, Apt. 7GH
PO Box: undefined
Mail City: Bronx NY
Mail Zip: 10463

SBL: 36.4-1-36
Address: 3984-3988 Rt 28
City: Boiceville
Property Class: Restaurant
Acres: 1.56
Deed Book: 4000 | Page: 12
Owner: Barbara R Parete
Mailing Address: 393 Buck Rd
PO Box: undefined
Mail City: Stone Ridge NY
Mail Zip: 12484

SBL: 36.4-1-26.100
Address: 3/5 Desilva Rd
City: Boiceville
Property Class: Res w/Commuse
Acres: 4
Deed Book: 2745 | Page: 290
Owner: Cynthia Abramson
Owner 2: Evgeny Nikitin
Mailing Address: 4008 Route 28
PO Box: undefined
Mail City: Boiceville NY
Mail Zip: 12412

