

## Section IV: Description of Proposed Improvements or Special Use

### **IV.a. Please describe your proposed improvements.**

We are proposing to install 5 pre-fabricated Amish style cabins, each one will be 12'x14' with a 6' porch. These will be placed on a level pad consisting of stone. Each porch will be approximately 4' to 10' from the driveway and will face the driveway. The rear corner of each cabin will be 4' apart. The front corner of each cabin will be approximately 10' apart. Each cabin will have a porch entrance and windows on 3 sides. There will be a 3' x 3' path from each entrance to the driveway. They will have electricity but not plumbing so there is no need to connect with our existing septic system. Bathroom facilities will be located in the adjacent "Blue Bath" building. Showers are available at either "Binnies Bathhouse" located on the rec field or in the Longhouse (bunkhouse). Each cabin will have two beds, a table, chairs, and an area to store clothing. Portable, metal fire pit may be made available for use by the occupants. Said fire pit would be placed on stone and the immediate area would be cleared of flammable debris. There would also be a water bucket to extinguish the fire. A stone pathway will be created leading from the driveway to the cabins and there will be pathways between the cabins.

The area around the cabins will be landscaped using low maintenance native plants.

Access to the site will be via our existing driveway. All vehicles will park in the main parking lot after unloading. The driveway is approximately 18' wide at this location and there is a small parking area by the Blacksmith Shop if a guest needed to use it. There will be no parking along the road to keep it clear for emergency vehicles.

We currently have 16 private rooms with a maximum number of 64 beds and there are 96 beds available in the Longhouse (bunkhouse). The addition of these 5 cabins will add 10 additional beds. We expect that these cabins will be used by guests who typically stay in the Longhouse and would prefer a more private lodging option. We do not foresee more than two adults in each cabin however, accommodations could be made for a family with small children.

The Ashokan Center employs a full-time caretaker/Maintenance Supervisor who lives on the premises and is available 24x7 to address any emergencies or maintenance needs. The maintenance staff will be responsible for the upkeep of the cabins.

Our fulltime housekeeping staff will be responsible for ensuring that cabins are clean and all garbage and recyclables is removed and deposited in appropriate dumpster.

### **IV.b. What types of activities would you like to conduct in this improvement?**

These cabins are uninsulated and will be used seasonally as additional private lodging for our guests.

### **IV.c. What is the maximum height for each building?**

The height of each cabin will be approximately 11'

**IV.d. Exterior lighting**

Each cabin will have a single low wattage porch light.