



SITE PLAN AND/OR SPECIAL USE PERMIT APPLICATION

This application requires information available at no charge from the Ulster County Parcel Viewer, Ulster County Assessor (244 Fair St, Kingston, NY 12401. Tel: (845) 340-3490), or the Town of Olive Building and Zoning Office (Town of Olive, 45 Watson Hollow Road, West Shokan, NY 12494. Tel: 845-657-8118) Applicants may also email inquiries to the Planning Board Clerk at jperry.olive@gmail.com

The Ulster County Parcel Viewer can be accessed online at:

<https://ulstercountyny.gov/maps/parcel-viewer/>

For information on how to use the parcel viewer please see pages 6 and 7 of this application.

The New York State Department of Environmental Conservation Mapper can be accessed online at:

<https://gisservices.dec.ny.gov/eafmapper/>

The Town of Olive Zoning Code can be accessed online at:

<https://ecode360.com/12687942>

SECTION I: TYPE OF REQUEST:

I.a. This a request for Site Plan approval to improve or modify the number, configuration or size of structures or improvements on your property?

Property Zone

I.b. This a request for a Special Use Permit

Property Zone

Proposed Use

SECTION II: CONTACT INFORMATION

II.a. Applicant Information

Name:

Address:

Date:

Contact Information: Phone: Email:

Is the applicant the property owner? Yes (if yes, please skip to II.c) No

II.b. Owner Information

Owner Name:

Owner Address:

II.c. Professional entity preparing the site plan (if any)

Name:

Contact Information: Phone: Email:

SECTION III: PROPERTY INFORMATION

The following information can be accessed through the Ulster County Parcel Viewer [HERE](#).

III.a. Tax Parcel No:

Parcel No. (SBL): Deed Book: Page:

Physical Address:

The following information is available using the Ulster County Parcel Viewer measurements tool:

III.b. Existing Parcel Dimensions:

Total Area (acres):

Lot Width (linear feet):

Lot Depth (linear feet):

The Town Zoning Code is located [HERE](#). Please refer to Attachment 1 (\$155.A1) for the appropriate zoning information to complete the following questions.

III.c. Minimum Lot Size permitted for the current Zoning District (in acres):

III.d. Setbacks:

	Existing:	Proposed:
Front Yard Depth (linear feet from main structure to property line)	<input type="text" value="50"/>	<input type="text" value="NO CHANGE"/>
Left Side Yard Width (linear feet from main structure to property line):	<input type="text" value="25"/>	<input type="text" value="NO CHANGE"/>
Right Side Yard Width (linear feet from main structure to property line):	<input type="text" value="25"/>	<input type="text" value="NO CHANGE"/>
Rear Yard Depth (linear feet from main structure to property line):	<input type="text" value="50"/>	<input type="text" value="NO CHANGE"/>

SECTION IV: DESCRIPTION OF PROPOSED IMPROVEMENTS OR SPECIAL USE:

IV.a. Please describe your proposed improvements. (attach additional narrative as needed)

Remove existing "office" space which has a mold problem, and construct a new office building to house the administrative staff with an area for an infirmary.

Will there be employees on the site? If yes, how many?

What will be hours of operation?

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

(For example: operate a home-based business, operate a cafe, offer medical service, shelter animals, vehicle storage, artist studio, cover equipment, recreation, other).

Administrative offices and infirmary

IV.c. What is the maximum height (in feet) of each building proposed for this site (if applicable)?

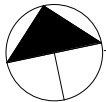
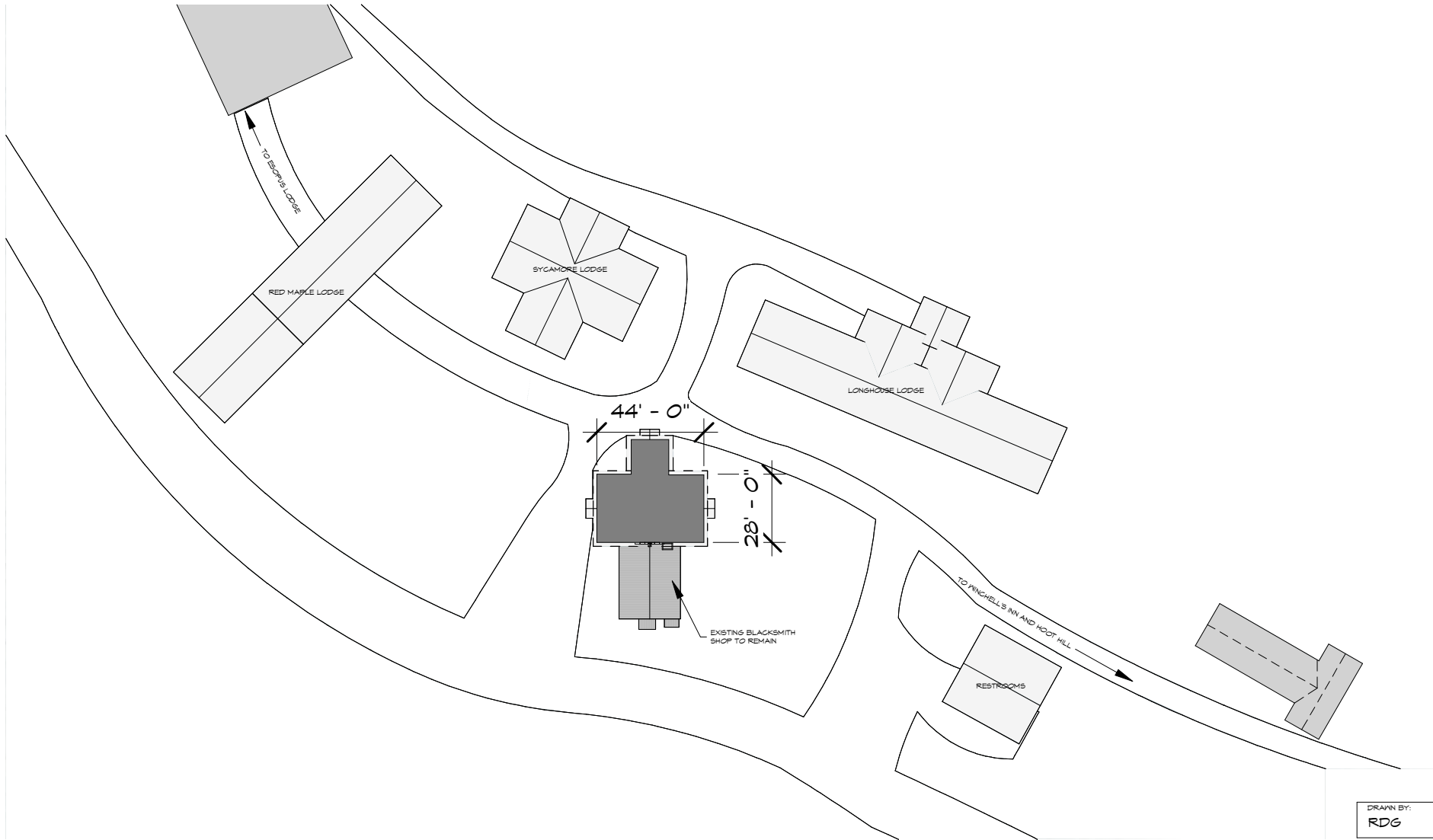
Building 1 Building 2 Building 3

IV.d. Does your proposal include (please check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Connections to a public sewer system? | <input checked="" type="checkbox"/> Driveways or motorized vehicle access? (If this is a new driveway, please obtain and attach to this application, a curb cut permit from the Town of Olive Highway Department, or if along Route 28, NY Department of Transportation (website: https://www.dot.ny.gov/index)) |
| <input type="checkbox"/> Installation of new sewage disposal system? If yes, please provide Board of Health approvals | <input type="checkbox"/> New Electric Utility Connection(s)? |
| <input type="checkbox"/> Stormwater drainage / management improvements? | <input type="checkbox"/> Loading/unloading areas? |
| <input type="checkbox"/> Signs of any type? If yes, please provide the sign specifications on a separate sheet attached to this application. | <input checked="" type="checkbox"/> Landscaping? |
| <input type="checkbox"/> Will the sign(s) be lit? | <input type="checkbox"/> Outside storage? |
| <input checked="" type="checkbox"/> Exterior lighting? If yes, please provide the lighting specifications on a separate sheet attached to this application. | <input type="checkbox"/> Walls, berms, or fences? |
| | <input checked="" type="checkbox"/> Sidewalks or pathways? |

LIST OF NEIGHBORS

Column1	SBL	ADDRESS	MAILING	CITY	STATE	ZIP	USE
City of NY - DEP	54.1-2-32.200 54.1-2-36 54.2-1-26 54.1-2-25 45.2-1-1	Beaverkill Rd	71 Smith Ave	Kingston	NY	12401	private forest water supply vacant comm water supply water supply
Olive Town Board	46.3-2-8 46.3-2-10.100	580 Beaverkill Rd	PO Box 180	West Shokan	NY	12494	landfill private forest
Judith Caifetz	46.3-2-10.200	530 Beaverkill Rd	10 Downing St Apt 5S	NY	NY	10014	residence
Robert J Bialecki, Trustee	46.3-2-30	523 Beaverkill Rd	523 Beaverkill Rd	Olivebridge	NY	12460	residence
Timothy & Lillian Neu	46.3-2-29	511 Beaverkill Rd	511 Beaverkill Rd	Olivebridge	NY	12460	residence
Matthew Coogan & Christa Bianchi	46.3-2-28	495 Beaverkill Rd	495 Beaverkill Rd	Olivebridge	NY	12460	residence
Brian Hehir & Maria Moratis	46.3-2-27	489 Beaverkill Rd	489 Beaverkill Rd	Olivebridge	NY	12460	residence
Margaret & Joseph Soltis	46.3-2-22	471 Beaverkill Rd	471 Beaverkill Rd	Olivebridge	NY	12460	residence
Angela Longway	46.3-2-21.200	455 Beaverkill Rd	455 Beaverkill Rd	Olivebridge	NY	12460	residence
Richard & Patricia Longenberger	46.3-2-21.110	411 Beaverkill Rd	16 Duncan St	Beacon	NY	12508	residence
Joseph and Mary Diacovo, Trustees	46.3-2-21.120	Beaverkill Rd	20 Lynette Blvd	Kingston	NY	12401	private forest
Ruth Rosenzweig	54.1-2-34.100 54.1-2-34.200 54.2-1-1.100 54.2-1-1.200	363 Beaverkill Rd	363 Beaverkill Rd	Olivebridge	NY	12640	residential rural vacant rural vacant rural vacant
Malia Mason & David Katch	46.3-2-26	492 Beaverkill Rd	492 Beaverkill Rd	Olivebridge	NY	12640	residence
Neil Kleinberg & Diana Lahman	46.3-2-9	506 Beaverkill Rd	420 West End Ave Apt 9C	NY	NY	10024	residence
Noel & Linda Barash	46.3-2-20 46.3-2-19	430 Beaverkill Rd	430 Beaverkill Rd	Olivebridge	NY	12461	vac w/impr Rural res
Herb Ray & Nadherny Anne Ray	46.3-2-23	472/478 Beaverkill Rd	27 Washington Sq N Apt 6B	NY	NY	10011	residence
Peter & Helen Grandia	46.3-2-24 46.3-2-25	486 Beaverkill Rd	486 Beaverkill Rd	Olivebridge	NY	12461	residence rural vacant
Richard S. Bobbins & Irene B. Bobbins	46.3-2-17	Beaverkill Rd	656 Fairfield Way	Union	NJ	07083	res vac land
Deanna & Salvatore Scarpa	46.3-2-7	594 Beaverkill Rd	68 Park Ave	Randolf	NJ	0869	residence
Alan Schultz	46.3-2-1.110	650 Beaverkill Rd	650 Beaverkill Rd	Olivebridge	NY	12461	residence
Khurram Farooq	46.3-2-1.200 46.3-2-1.120	630 Beaverkill Rd	630 Beaverkill Rd	Olivebridge	NY	12461	res vac land rural res
Linda & Edward Suarez Jr	54.1-2-31	Rt 231	76 Tillotson Road	Fanwood	NJ	07023	Rural Vacant
Peter & Darlene Griffin	46.3-2-4	608 Beaverkill Rd	608 Beaverkill Rd	Olivebridge	NY	12461	residence
Mitch E Ortlieb	46.3-2-6	600 Beaverkill Rd	600 Beaverkill Rd	Olivebridge	NY	12461	residence
Stephen & Colette Perfit	46.3-2-2.100	618 Beaverkill Rd	618 Beaverkill Rd	Olivebridge	NY	12461	residence
Jennifer Bendelius	46.3-2-5	Beaverkill Rd	2732 Lucas Ave	Accord	NY	12404	res vac land



1
SP-2

PROPOSED SITE PLAN

1" = 60'-0"

DRAWN BY: RDG
PROJECT NO. 22-132
DATE: 05/11/2023
SHEET NO. SP-2

ALFANDRE ARCHITECTURE

231 Main Street, Suite 201 New Paltz NY 12561 845.255.4774 www.alfandre.com

Creating spaces
and places of
lasting beauty

PROPOSED OFFICE AND INFIRMARY

IT IS UNLAWFUL TO MODIFY
A DOCUMENT BEARING THE
SEAL AND SIGNATURE OF A
LICENSED ARCHITECT

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Ashokan Center Office and Infirmary			
Project Location (describe, and attach a location map): 477 Beaverkill Rd, Olivebridge, NY 12461			
Brief Description of Proposed Action: Removal and replacement of existing Office Building with an expanded footprint, to include additional offices and an infirmary.			
Name of Applicant or Sponsor: Ashokan Foundation, Inc.		Telephone: 845-657-8333	
		E-Mail: peter.cook@ashokancenter.org	
Address: 477 Beaverkill Rd			
City/PO: Olivebridge		State: NY	Zip Code: 12461
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		80.62 acres	
b. Total acreage to be physically disturbed?		.028 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		141.13 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): DEP: Bureau of Water Supply			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, <ul style="list-style-type: none"> a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. <ul style="list-style-type: none"> a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>Geothermal heating and cooling, building will meet or exceed NYS Stretch Energy Code requirements, PV,</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. <ul style="list-style-type: none"> a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. <ul style="list-style-type: none"> a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Bald Eagle	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

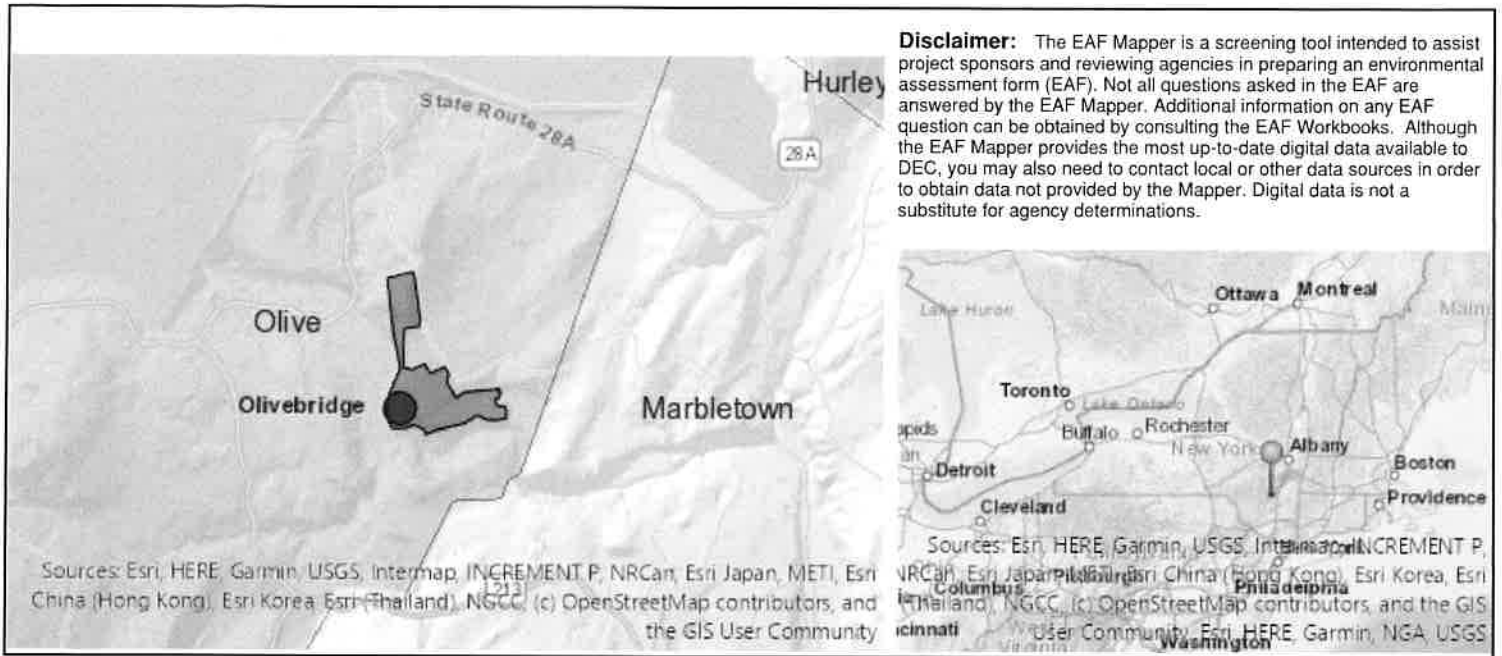
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Peter Cook Date: 5/10/2023

Signature:  Title: Managing Director



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



231 Main Street
New Paltz, NY 12561
845-255-4774
www.alfandre.com

May 11, 2023

Town of Olive Planning Board

45 Watson Hollow Road
West Shokan, NY 12494
jperry.olive@gmail.com
(845)657-8118

Site Plan Application for:
Ashokan Foundation, Inc.
477 Beaverkill Rd
Olivebridge, NY 12461
SBL: 54.1-2-32.100

Written Narrative:

The applicants are seeking to remove and replace the existing office building for the Ashokan Center. The existing office space has a mold problem and is undersized for the current staff. By enlarging the office space, the Center will have a centralized area for operations, rather than the current arrangement where staff members are housed in various locations throughout the campus. In addition, there will be an area of the building designed to support the health and well-being of the Ashokan community, a formal infirmary. Learning from the COVID-19 pandemic, it is critical to have the ability to provide a space for dedicated 24/7 care of visitors and staff, with proper ventilation, filtration, and sanitary facilities.

In addition to improving the proximity of vital staff members, this building will provide a healthy indoor working environment. The building will be fully electric and include energy-saving, sustainable modern heating, cooling, and ventilation technologies. Options being considered at this stage include geothermal heating and cooling, the use of Energy Recovery Ventilation (ERV) systems and photovoltaics.

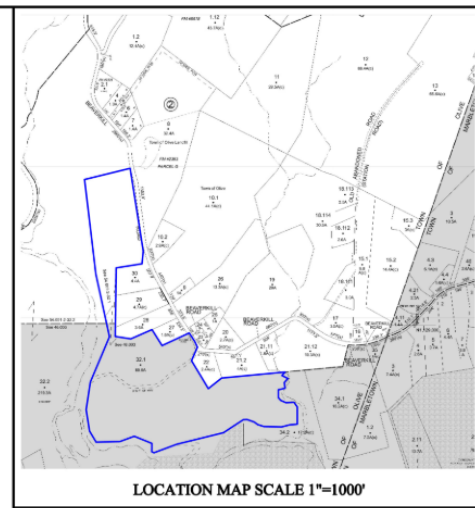
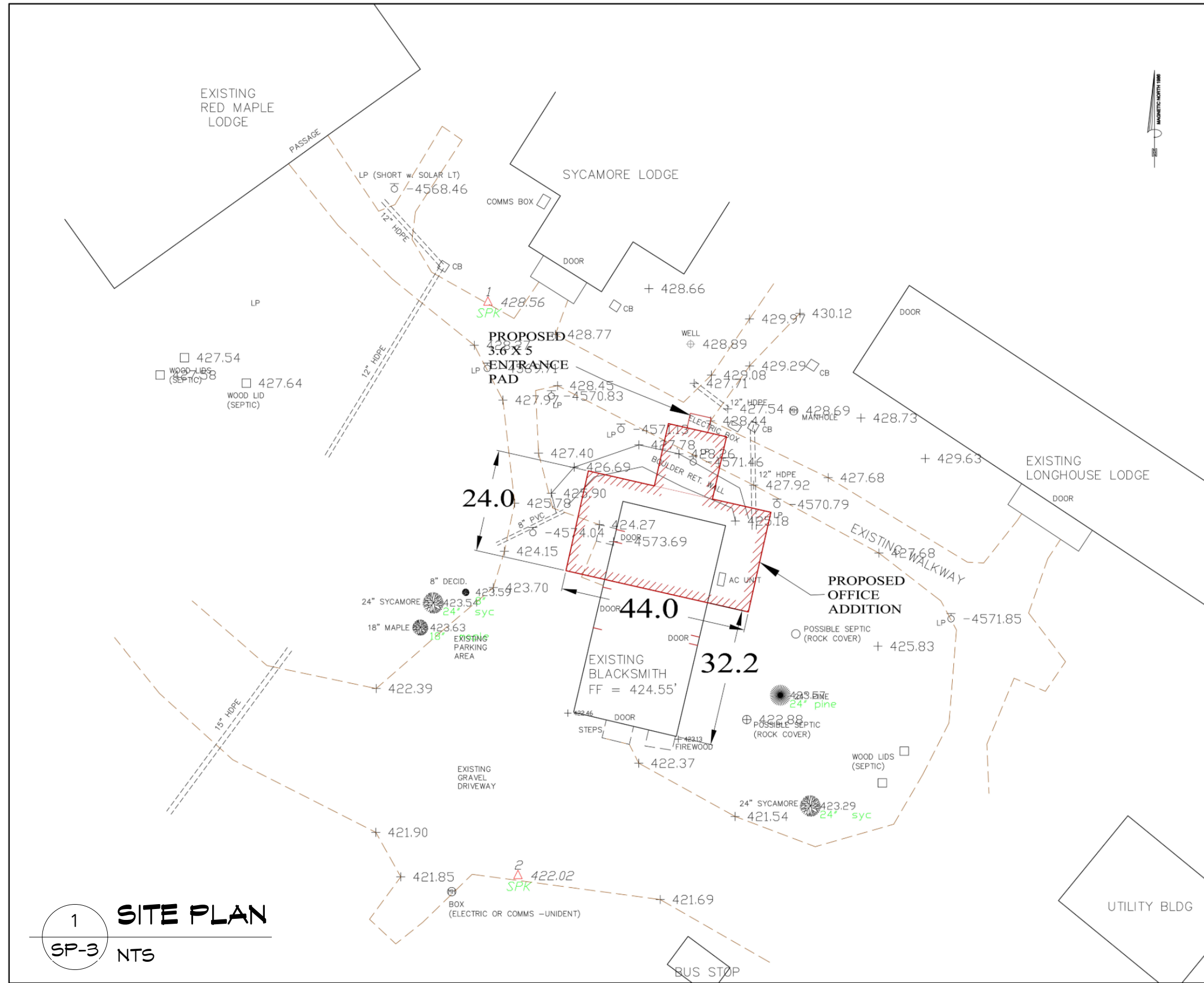
It is important to note that only a portion of the existing building will be removed and replaced, the beloved reproduction "Blacksmith Shop" portion of the building will remain intact and unchanged.

Please see the attached supporting documentation for further information.

Thank you.
Sincerely,

A handwritten signature in black ink, appearing to read 'Robyn D. Gullickson', written in a cursive style.

Robyn D Gullickson
Project Manager



OWNER ASHOKAN FOUNDATION 477 BEAVERKILL RD. OLIVEBRIDGE, NY, 12461	LOT AREA ± 80.62 ACRES TAX MAP ID# 54.1-2-32.100
--	---

MAP REVISION DATES		
DATE	REVISION	BY

SHOWING EXISTING CONDITIONS AND PROPOSED BUILDING ADDITION
FOR
ASHOKAN CENTER
TOWN OF OLIVE
ULSTER COUNTY ~ NEW YORK

Scale: 1" = 10'

APRIL 27, 2022

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047
WWW.MECELS.COM

DRAFT

BARRY MEDENBACH, P.E.
NEW YORK LIC. NO. 60142

E23 027
SHEET 1 OF 1

1 **SITE PLAN**
SP-3 NTS

Z:\Clients Active\ENGINEERING\E23 027 Ashokan Foundation\2023 04 27 - E23 027 ASHOKAN FNDTN- EXISTING AND PROPOSED.dwg

Creating spaces and places of lasting beauty

ALFANDRE ARCHITECTURE

231 MAIN STREET, SUITE 201 NEW PALTZ, NY 12561 845.255.4774
WWW.ALFANDRE.COM

SCHEMATIC DESIGN
ASHOKAN CENTER OFFICE
477 BEAVERKILL ROAD OLIVEBRIDGE, NY 12461

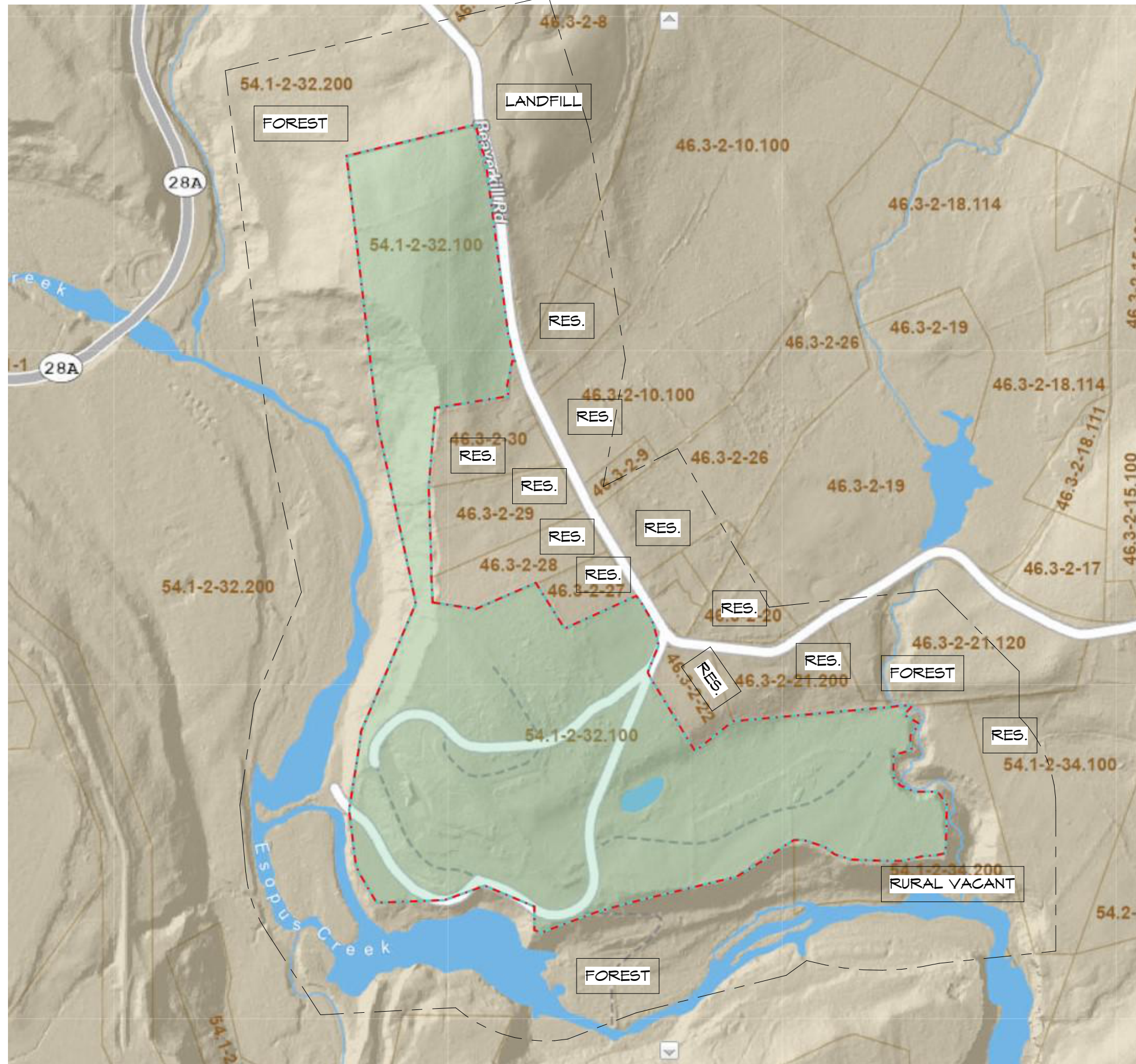
DRAWN BY:
M#E

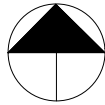
PROJECT NO:
22-132

DATE:
05/11/2023

SHEET NO.
SP-3

IT IS UNLAWFUL TO MODIFY A DOCUMENT BEARING THE SEAL AND SIGNATURE OF A LICENSED ARCHITECT




1 **500' MAP**
SK-1 1:6000

DRAWN BY:
RDG

PROJECT NO:
22-132

DATE:
05/11/23

SHEET NO.
SK-1

IT IS UNLAWFUL TO MODIFY
 A DOCUMENT BEARING THE
 SEAL AND SIGNATURE OF A
 LICENSED ARCHITECT