



Phoenicia Soap Co envisions its Phoenicia Soap Makers Space in Shokan as a boutique hub for DIY experiences. We will have small group (4 to six people) demos on essential oil distillation using copper alembic stills, enfleurage extraction (getting essential oils from delicate flowers and plants via soaking them in fat) and other maker techniques used to create personal care goods. We will have similarly small-size classes on how to make soap, bath bombs, balms, incense, aromatherapy flowers, scent blending, etc. Classes (we actually promote them as parties) run an hour to 90 minutes. Demos, generally the same. We will have plant-based fats, essential oils and locally-grown or foraged plants, and other materials available for visitors' DIY experiences, though the primary manufacturing of our goods will remain in Phoenicia.

We will also have our full range of our products available for retail sale, to complement our wholesale, online and bulk sales. Our products are mostly for face and body skin care, but we also have aromatherapy good, and some products for laundry and kitchen. In our previous Makers Space in Mt. Tremper we carried more home and garden goods and theme-related art. The proposed Shokan store is smaller and will be more dialed in to the products made by Phoenicia Soap Co.

Social media and advertising focus aligns with consumer trends—people are buying online. Our local customers often take advantage of local delivery option and even request items be shipped. Most people coming to the store will be visitors to the area. We hope to remain to unique find for visitors—a nearby complement to Fruition Chocolate, Roger's Antiques, and the rail trail entrance, all within walking distance.

Hinterland

The proposed business is a conversion of the preexisting home office area (formerly a garage) into a design studio for the owner's interior design business (essentially functioning as a home office where she can take meetings with clients). It will serve double duty as a showroom for pieces made by various women artists around the Hudson Valley. It will be operational in both capacities by appointment and for occasional related events. Additional parking needs can be accommodated per an existing arrangement with the owner of Shokan Plaza.

The proposed business will require neither additional structures nor additional driveway access to be built. There will be no employees; it is strictly owner-operated. There will be no public restroom access.

One of the current members of the Hinterland Co-Operative is Alison Zavracky, owner of Alison Zavracky Design Studio (AUZ Design Studio, LLC). Alison Zavracky Design Studio is a small furniture design, hardware design, and kitchen & bathroom design business, currently operating out of Zavracky's home office in West Shokan, NY.

Beginning on January 1st, 2024 Alison Zavracky Design Studio will be permanently occupying a designated area within the existing Hinterland showroom, to exhibit her custom cabinetry, and to meet with clients to discuss kitchen and bathroom cabinetry design for their homes. No additional square footage is being added. Alison Zavracky Design Studio has no employees, and the showroom space will operate within the same parameters as the Hinterland showroom currently does - by appointment only.



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):	<input type="text" value="1.9"/>	
Lot Width (linear feet):	<input type="text" value="417.1"/>	
Lot Depth (linear feet):	<input type="text" value="188.4- 272.5"/>	note: lot irregular shape

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="122.8"/>	<input type="text" value="no change"/>
Left Side Yard Width (linear feet from main structure to property line):	<input type="text" value="29.3"/>	<input type="text" value="no change"/>
Right Side Yard Width (linear feet from main structure to property line):	<input type="text" value="48.5"/>	<input type="text" value="no change"/>
Rear Yard Depth (linear feet from main structure to property line):	<input type="text" value="259.3"/>	<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)

As noted in narrative, additional parking is available via a previous arrangement with the owner of Shokan Plaza, directly across the street from Hinterland. Driveway + sign + parking + retail space (see narrative)

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).

retail and workshops

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 checked="" type="checkbox"/> Stormwater drainage / management improvements? | <input type="checkbox"/> Loading/unloading areas? |
| <input checked="" type="checkbox"/> Signs of any type? If yes, please provide the sign specifications on a separate sheet attached to this application. | <input type="checkbox"/> Landscaping? |
| <input type="checkbox"/> Will the sign(s) be lit? | <input type="checkbox"/> Outside storage? |
| <input 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 type="checkbox"/> Sidewalks or pathways? |

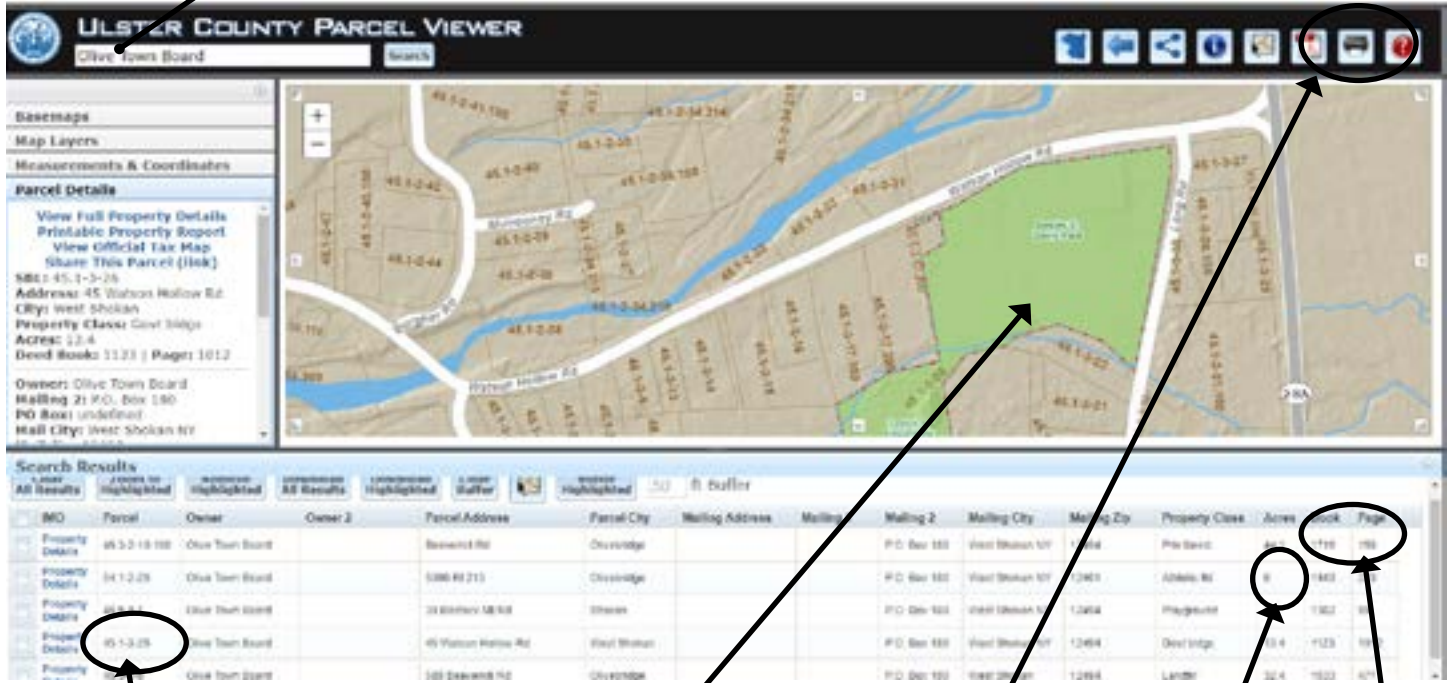
ULSTER COUNTY PARCEL VIEWER INFORMATION SHEET

The Ulster County Parcel Viewer can be accessed online at:

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

Disclaimer: The UC Parcel Viewer is for information only. It is based on tax data and NOT a substitute for an accurate survey.

Locate your property by typing the address or property owner here and press ENTER to see this screen.



Parcel No.

Parcel Map and boundaries (outlined in red)

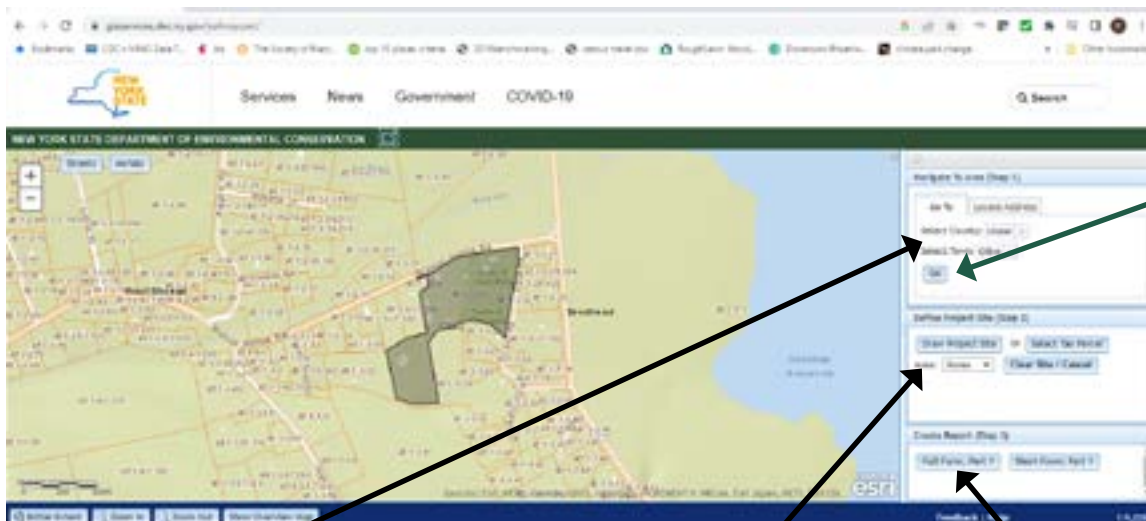
Print to *.pdf or to your printer (select one)

Total Area (p.2)

Deed Book / Page

Environmental Information

The New York State Department of Environmental Conservation Mapper and Report maker can be accessed on line at: <https://gisservices.dec.ny.gov/eafmapper/>



1. Select County and Town

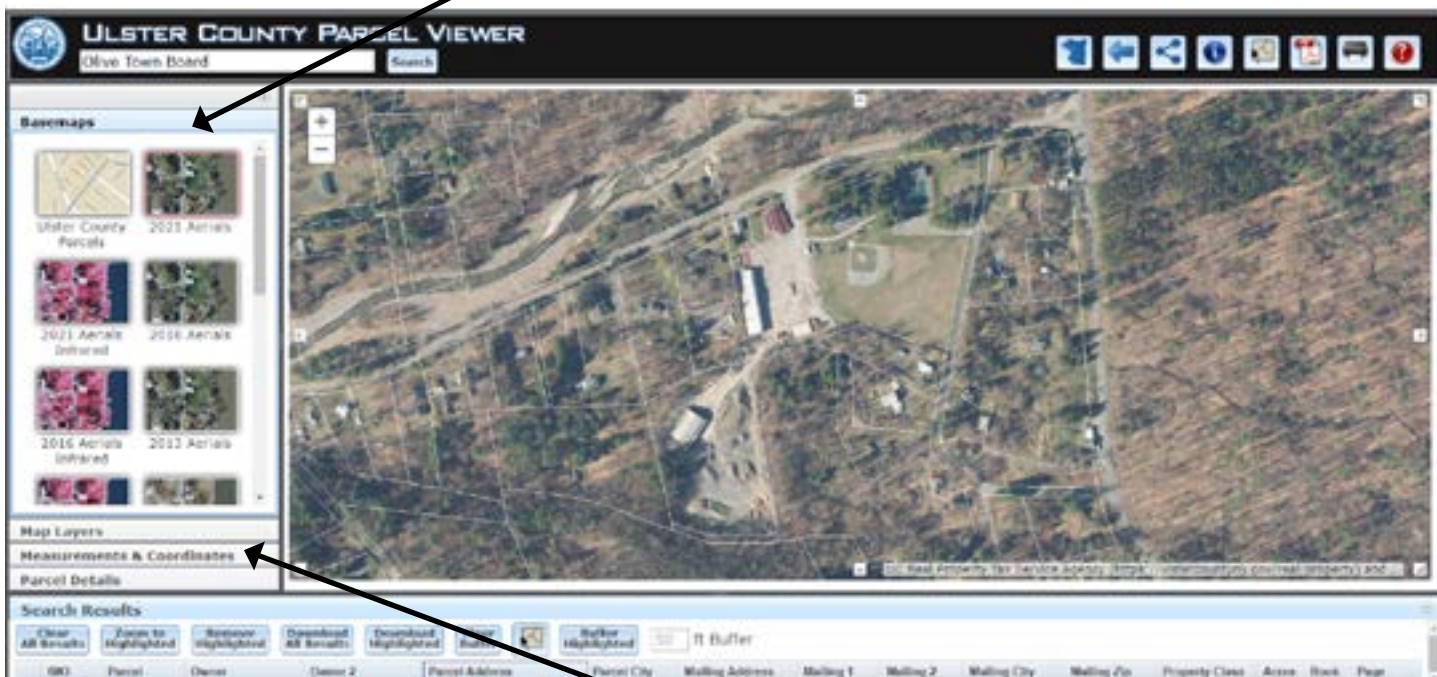
3. Zoom in and select parcel

4. Create report

2. Press "Go" to zoom to Olive

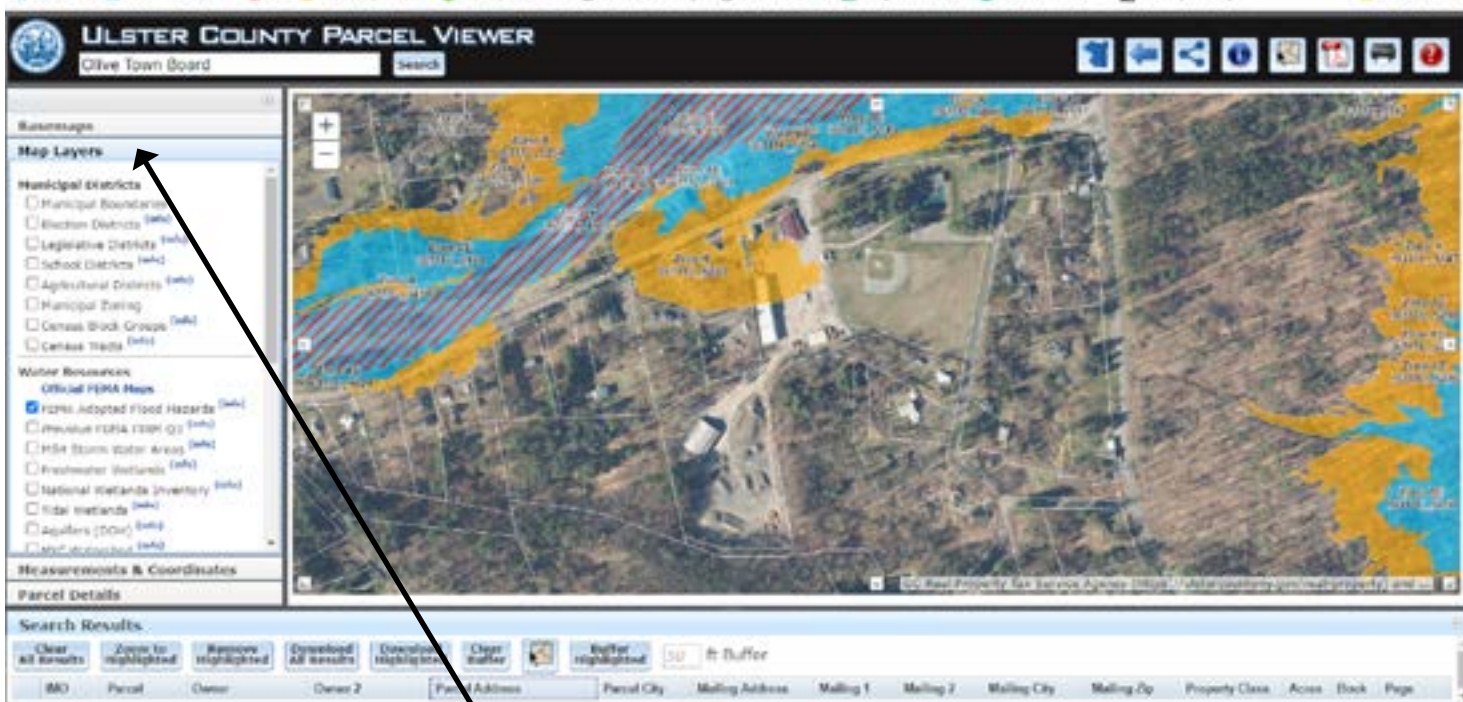
Aerial Maps

To access aerial maps, click base maps, and select the map you would like displayed.



Click here for measurement tools to help determine your lot width and depth.

Flood Zone Maps

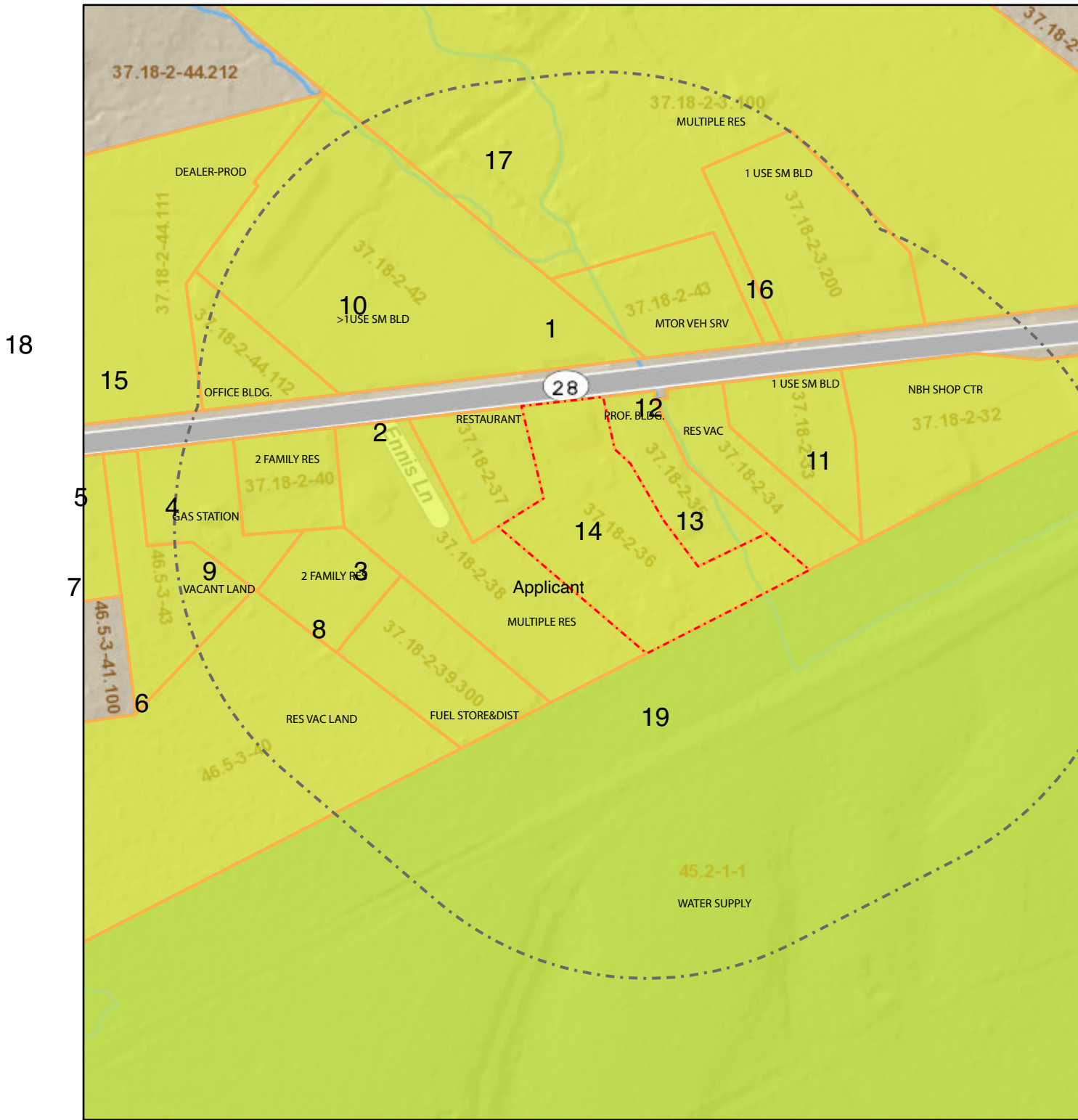


Select map layers to see maps of FEMA flood zones.
(You can also view wetlands, geological and ecological features)



3107 Route 28, Parcels within 500 feet

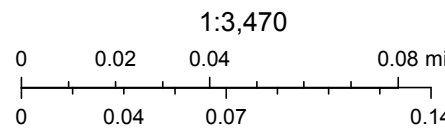
Parcel	Owner	Secondary_Owner	Parcel_Address	Parcel_City	Mailing_Address	Mailing1	Mailing2	Mailing_City	Mailing_Zip
37.18-2-43	Janice E Lanzarotta	Lanzarotta Living Trust	3098 Rte. 28	Shokan			P.O. Box 114	Shokan NY	12481
37.18-2-37	Walter Grabowski		3115 Rt 28	Shokan	208 Baker Rd			West Hurley NY	12491
37.18-2-38	Gavin G Bellows		3123 RT 28 (4 & 7 Ennis) Ln	Shokan			P.O. Box 203	Hurley NY	12443
37.18-2-40	Lester Lawrence Jr		3133 Rt 28	Shokan			P.O. Box 312	Shokan NY	12481
37.18-2-39.100	Inc Lucky Petroleum Inc		3139 Rt 28	Shokan	718 Columbia St			Hudson NY	12534
46.5-3-40	City of New York - DEP	Taxes Bureau of Water Supply	Rt 28	Shokan	71 Smith Ave			Kingston NY	12401
46.5-3-43	City of New York Water Bureau		Rt 28	Shokan	71 Smith Ave			Kingston NY	12401
37.18-2-39.300	Juliano Ventures Inc		3135 Rt 28	Shokan			P.O. Box 324	Shokan NY	12481
37.18-2-39.200	Juliano Ventures Inc		3137 Rt 28	Shokan	Rt 28		P.O. Box 324	Shokan NY	12481
37.18-2-42	Shokan Square Ltd		3110 Rt 28	Shokan			P.O. Box 364	Shokan NY	12481
37.18-2-32	Olive Plaza LLC		3091 Rt 28	Shokan	511 Route 208			New Paltz NY	12561
37.18-2-33	Sho Kan Dew LLC		3095-3097 Rt 28	Shokan			P.O. Box 3337	Kingston NY	12402
37.18-2-34	Sho Kan Dew LLC		3101 Rt 28	Shokan			P.O. Box 3337	Kingston NY	12402
37.18-2-35	Victor Zeines		3103 Rt 28	Shokan			P.O. Box 195	Shokan NY	12481
37.18-2-44.112	Foggy Mountain 12 Corp.		3130 Rt 28	Shokan	12 Library Lane			Woodstock NY	12498
37.18-2-3.200	KORG NA LLC		3094 Rte 28	Shokan	316 South Service Road			Melville NY	11747
37.18-2-3.100	Karl as Edmundson Trustee	Trust of The Karl Edmundson (Trust)	3084-3086 Rt 28	Shokan	3084 Rt. 28	Apt. 1			Shokan NY
37.18-2-44.111	WRKC Realty LLC		3144 Rte. 28	Shokan			P.O. Box 255	Shokan NY	12481
45.2-1-1	City of New York - DEP	Taxes Bureau of Water Supply	2391 Rt 28A	Olivebridge	71 Smith Ave			Kingston NY	12401

Ulster County Parcel Viewer



July 24, 2021

-  Override 1
-  Override 1
-  Override 1
-  Override 1



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

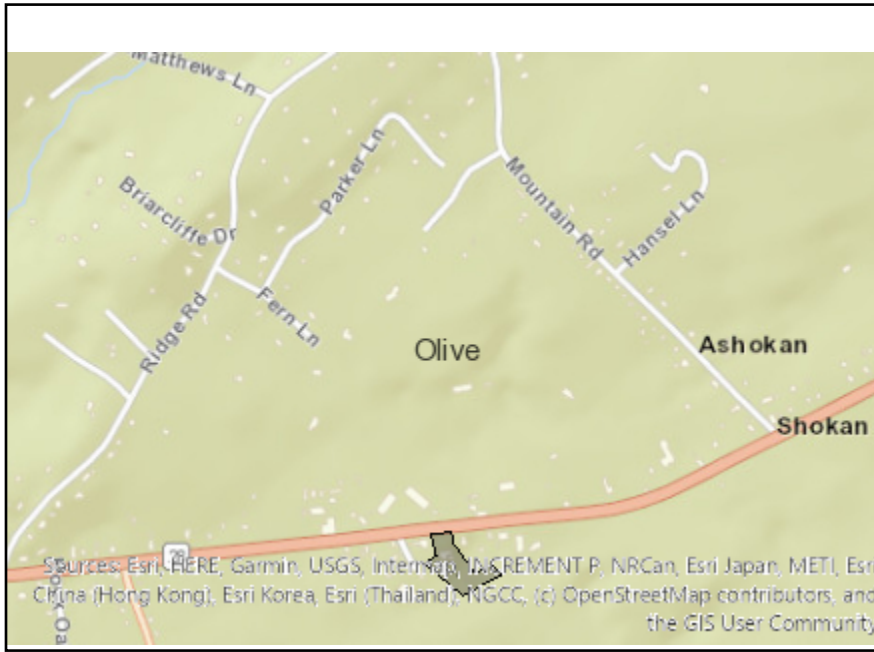
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Phoenicia Soap move to Hinterland			
Project Location (describe, and attach a location map): 3107 Rt. 28, Shokan, NY 12481			
Brief Description of Proposed Action: Phoenicia Soap, a decade-old local body care company to open small retail operation in western studio of Hinterland. Intent to be open 5 days a week and teach occasional workshops within.			
Name of Applicant or Sponsor: Jennifer Salvemini		Telephone: 201-362-5542	
		E-Mail: jenniferlsalvemini@gmail.com	
Address: 3107 Route 28			
City/PO: Shokan (PO Box 43)		State: NY	Zip Code: 12481
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 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.9 acres			
b. Total acreage to be physically disturbed? _____ none acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.9 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<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"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	<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: _____	NO	YES	<input checked="" type="checkbox"/>
8. 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?	NO	YES	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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: _____ _____	NO	YES	<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Existing septic _____	NO	YES	<input checked="" type="checkbox"/>
12. 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?	NO	YES	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
13. 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: _____ _____ _____	NO	YES	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> wetland <input type="checkbox"/> urban <input type="checkbox"/> suburban</p>		
<p>Federal government as threatened or endangered?</p> <p>Bald Eagle No Nests!</p>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>16. Is the project site located in the 100-year flood plan?</p>		
	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p style="padding-left: 40px;">a. Will storm water discharges flow to adjacent properties?</p> <p style="padding-left: 40px;">b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p> <p>_____</p> <p>_____</p>		
	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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)?</p> <p>If Yes, explain the purpose and size of the impoundment: _____</p> <p>_____</p>		
	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>		
	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>		
	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Jennifer Salvemini</u> Date: <u>12/15/23</u></p> <p>Signature: _____ <i>JSalvemi</i> _____ Title: <u>owner</u></p>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
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