



SITE PLAN AND/OR SPECIAL USE PERMIT APPLICATION CHECKLIST

- Application Fee
- Two (2) Sets of stamped envelopes addressed to property owners within 500 feet of the property, and written list of those property owners and addresses.
- Ten copies of the completed Site Plan and/or Special Use Permit Application and all attachments.
- Short Environmental Assessment Form (with answers generated by NYSDEC EAF Mapping Tool; the remainder completed by applicant).*
- Detailed narrative describing the proposed use, improvements, business operations and other details pertinent to the application.
- Location map showing all properties abutting and across the road from the site and the current use of each abutting property.
- Detailed Site Plan to-scale, showing existing conditions and proposed improvements, including, but not limited to:
 - The location, current uses and heights of all existing buildings and uses (including parking and or outdoor storage) on the site or lot.
 - The location, current uses and heights of all proposed buildings and uses (including parking and or outdoor storage) on the site or lot.
 - The location of all existing and proposed vehicular and truck parking and loading areas.
 - The location of all existing and proposed motorized and non-motorized ingress, egress, and circulation infrastructure.
 - All existing and proposed drains, culverts, retaining walls, man-made vegetated areas, fences, water supply infrastructure (with description)
 - The location, type, and size of all existing and proposed signs
 - The location, type, and size of all existing and proposed exterior lighting
 - Dimensions of all setbacks from adjacent properties.*
 - Refuse and sewage disposal infrastructure with descriptions of areas designated as flood zones, wetlands, the approximate location of sewage disposal systems and wells within 100 feet of the site (to the extent available) and any streams or water bodies within fifty feet of the site.*

* - Please include to the extent applicable.



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- The location and a description of the types of buffers to prohibit unwanted impacts on adjacent and nearby property, adjacent or on-site natural resources, views, and to mitigate other potential unwanted off-site impacts.
- Area Sketch Map ;(within 500 feet of the subject (applicant's) site that identifies*:
- Surrounding properties and their use (for example, single family home, commercial, storage)
 - Roads
 - Significant geological and environmental features (including and not limited to streams)

* - Please include to the extent applicable.



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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:

La. 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

Lb. 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="41.00"/>
Lot Width (linear feet):	<input type="text" value="1478.4"/>
Lot Depth (linear feet):	<input type="text" value="1799.2"/>

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="50"/>	<input type="text" value="no change"/>
Right Side Yard Width (linear feet from main structure to property line):	<input type="text" value="50"/>	<input type="text" value="no change"/>
Rear Yard Depth (linear feet from main structure to property line):	<input type="text" value="75"/>	<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)

n/a

Will there be employees on the site? NO If yes, how many?

What will be hours of operation? seasonal

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).

• offer small retreats 4-6 times a year for 2-4 days/nights at a time
• retreat guests would be limited to 8 at a time
• all activities would take place on the land and in the existing 4 bedroom farmhouse

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

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 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? |

64 Chase Road neighbors

Jason Adsit
31 Chase Road
Shokan NY 12481

Paul Solis-Cohen and Maria De Franco
(Revocable Trust)
114 Chase Road
Shokan, NY 12481

Daniel Brass and Craig Manson
102 Chase Road
Shokan, NY 12481

Jeff Bauml
PO Box 333
Woodstock NY 12498

David Brian Jackson
263 Mountain Road
Shokan NY 12481

253 Mountain Road LLC
263 Mountain Road
Shokan NY 12481

Tonche Associates Inc
PO Box 555
Bryn Athyn PA 19009

City of New York
City Hall
NY, NY 10007

Detailed narrative describing the proposed use

We are requesting a special use permit to host small, intimate retreats at our 4 bedroom farmhouse on 64 Chase Road.

WHO: The number of retreat guests would be limited to 8 participants maximum. Generally we would host between 4-6 guests at each retreat.

Jennifer Mulak & Ariel Siso, the property owners, would facilitate the retreats. They live on the property in a cottage. Jennifer is an herbalist and energy worker. Ariel is a musician. They would be hosting retreats related to these topics.

WHAT: Two - 4 day retreats related to energy work, herbalism, and earth stewardship and / or music. We want to offer guests a personalized experience with programming to connect them more deeply with the land and how to work with plants and the seasons and music.

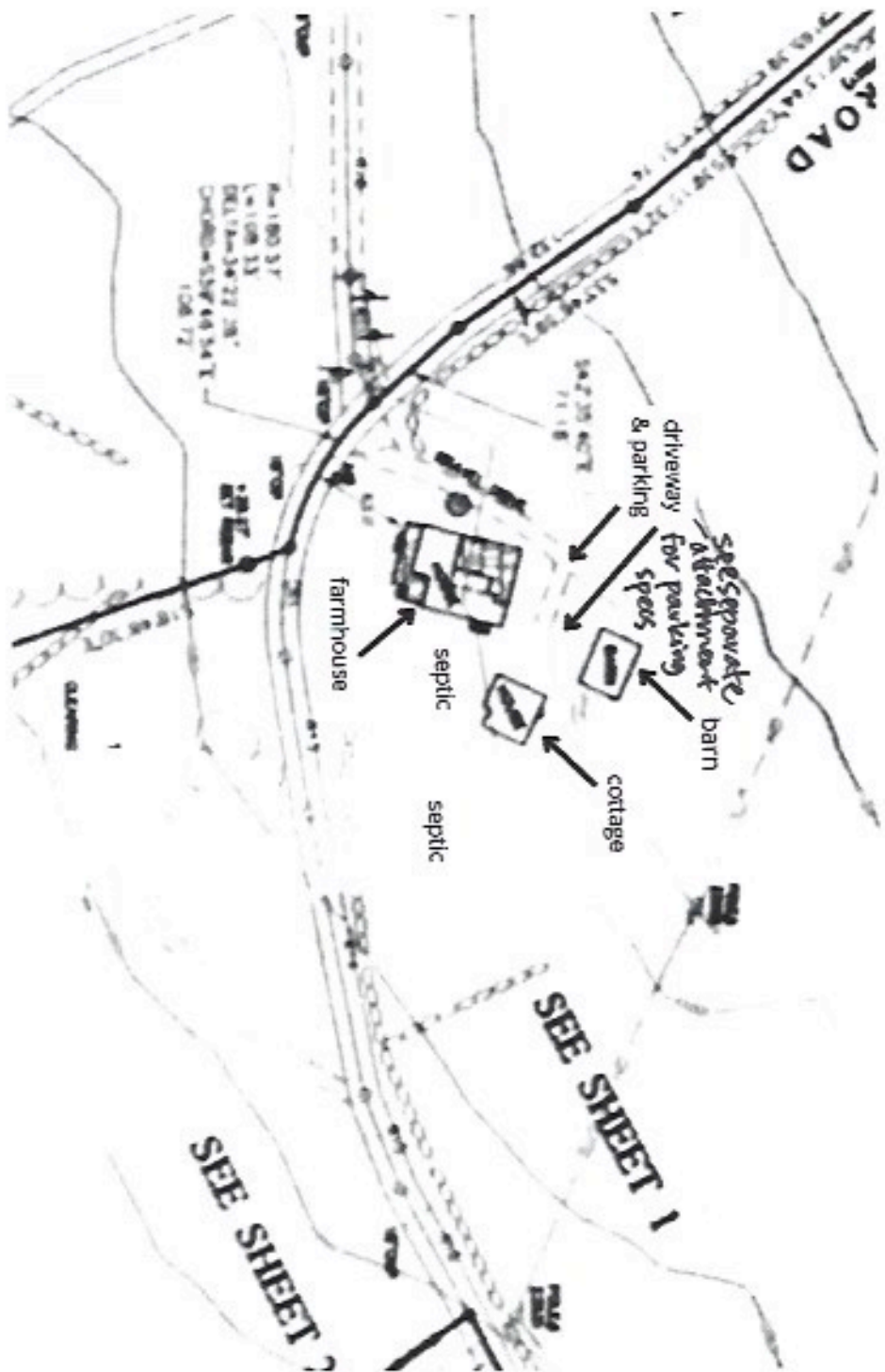
All activities would take place in the farmhouse and on the 41 acre property. During a retreat the idea is to limit distractions, so there wouldn't be any additional local traffic as a result of the retreat. There would be guests arriving at the beginning of the retreat, and departing at the end of the retreat. There is ample parking in the existing driveway for up to 10 cars. In some cases, guests would be arriving on the train or bus and we would pick them up and drop them off.

WHEN: 2 - 4 days, 4 - 6 times a year. Upcoming dates proposed in March (21-24), April (26-28). TBD for future dates in the Fall or Winter of 2024.

We would like the ability to host 4-6 retreats each year.

WHERE: existing farmhouse structure at 64 Chase Road. This home currently exists as a short-term rental. We also use the home for our own personal use.

Detailed Site Plan to-scale showing existing conditions



Google Maps 64 Chase Rd PARKING. Code 155-29 1 & 2-family dwellings. 2 spaces each unit

