



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

R/E - 1A

Proposed Use

Parking of vehicles (Trucks & Construction Etc)

SECTION II: CONTACT INFORMATION

II.a. Applicant Information

Name:

Six Twenty ONE Associates, Andrew C. Eberhardt Sole Member

Address:

P.O. Box 621 Shokan, NY 12484

Date:

10/31/2024

Contact Information: Phone:

845-657-9749

Email:

eberhardt+ac@gmail.com

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

II.b. Owner Information

Owner Name: Estate of Maurice Lane Jr. ROSEANN DAW U.C. Comm of Fin
Owner Address: 244 Fair St, P.O. Box 1800 Kingston NY 12401

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): 36.4-1-53.1 Deed Book: 4420 Page: 210
Physical Address: 3852 Rte 28 Boiceville, NY 12412

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

III.b. Existing Parcel Dimensions:

Total Area (acres): 8.165
Lot Width (linear feet): 300' min
Lot Depth (linear feet): 720'

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): 1 Acre**III.d. Setbacks:**

	Existing:	Proposed:
Front Yard Depth (linear feet from main structure to property line)	<u>> 350'</u>	<u>SAME</u>
Left Side Yard Width (linear feet from main structure to property line):	<u>300'</u>	<u>SAME</u>
Right Side Yard Width (linear feet from main structure to property line):	<u>190'</u>	<u>SAME</u>
Rear Yard Depth (linear feet from main structure to property line):	<u>80'</u>	<u>SAME</u>

SECTION IV: DESCRIPTION OF PROPOSED IMPROVEMENTS OR SPECIAL USE:

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

Applicant proposes to remove existing debris, old camper and piles of wood that remain from prior owner.

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).

Parking of trucks and construction equipment on premises and inside of existing structures. There will be minimal noise to surrounding neighbors.

IV.c. What is the maximum height (in feet) of each building proposed for this site (if applicable)? No New buildings Proposed.

Building 1 Building 2 Building 3

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

☐ NO Connections to a public sewer system?

☐ NO Installation of new sewage disposal system? If yes, please provide Board of Health approvals

☐ NO Stormwater drainage / management improvements?

☐ NO Signs of any type? If yes, please provide the sign specifications on a separate sheet attached to this application.

☐ NO Will the sign(s) be lit?

☐ NO Exterior lighting? If yes, please provide the lighting specifications on a separate sheet attached to this application.

☐ NO 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>)

☐ NO New Electric Utility Connection(s)?

☐ NO Loading/unloading areas?

☐ NO Landscaping?

☒ Outside storage? Under existing Shed

☐ NO Walls, berms, or fences?

☐ NO Sidewalks or pathways?

Special Use Permit Application
3852 Route 28
Boiceville, NY 12412

Proposed use, including improvements and business operations as follows,

The applicant, Six Twenty-One Associates, LLC (Andrew C. Eberhardt Sr., Sole member), hereby requests a Special Use permit for the site located at 3852 Rte. 28 Boiceville, NY.

Six Twenty-One Associates, LLC is in contract to purchase the former Lane property at 3852 Rte. 28 Boiceville, NY 12412. We hereby propose to use the site to operate a similar excavation business as did the former owner, Maurice Lane. If this application is approved, Eberhardt Excavation, LLC (Andrew C Eberhardt Jr., Sole member) will occupy the site. Eberhardt Excavation, LLC is a family-owned excavation and septic service company, and the owners of both LLCs referenced above are long-term residents of the Town of Olive. We understand the importance of being good neighbors and will be diligent in respecting the rights of surrounding properties and residents.

We are requesting (Special Use) site approval to park trucks and excavation equipment, such as loaders, excavators, rollers, dozers and similar construction equipment on site. We do not have many trucks entering or leaving our present site during the course of the business day, and we anticipate there will be similar traffic at this site. (Our trucks typically leave our current yard in Shokan at or about 7:30 AM and return at the end of the normal work day).

We propose to use the existing buildings for storage of dump trucks, tank trucks, and personal vehicles, including a vintage camp trailer. The former sawmill (shed type structure) will be used to store pipe, fittings and bulk material we purchase for septic installations and construction projects.

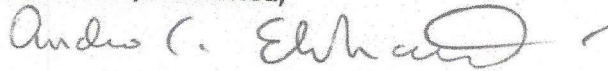
We are presently renting garage space on Rte. 28 in Shokan. We wish to relocate to this site that has a larger indoor parking space with heat and water capabilities, which are amenities that our present site does not have.

The existing double-wide mobile home is proposed for office space or to be occupied at later date. Minor cosmetic repairs are required including removal of the handicapped ramp and replacing vinyl siding.

We plan to improve the site, including removal of debris, scrap metal and existing wood piles that were left from the prior owner. There will be absolutely no storage of junk cars, trucks and trash at this site. Existing brush and overgrowth will be removed; however, it is our intention to leave trees and desirable vegetation intact as they provide a natural buffer and habitat for wildlife. There will be minimal noise and visual impact to surrounding properties as we wish to remain good neighbors and take pride in our local community.

Our proposal is to utilize this property in the same way it has been for many years, while taking necessary steps to improve the site in many aspects. We take pride in our business and community and we appreciate your time and consideration for this permit.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Andrew C. Eberhardt Sr.", with a stylized flourish at the end.

Six Twenty-One Associates, LLC / Andrew C. Eberhardt Sr.

ULSTER COUNTY DEPARTMENT OF FINANCE

PO Box 1800, 244 Fair Street, Kingston, New York 12402

Telephone (845) 340-3460 Fax (845) 340-3430

Roseann Daw, MBA, CPP
Commissioner of Finance



Christopher R. Jaros, MBA
Deputy Commissioner of Finance

Max Cordella
Deputy Commissioner of Finance

Tracey Williams
Deputy Commissioner of Finance
Director of Real Property

October 22, 2024

To Whom it May Concern:

Re: Letter of Authorization

The undersigned, acting in her capacity as the Ulster County Commissioner of Finance, having been appointed as the Administrator of the Estate of Maurice Lane (Certificate of Appointment issued by the Ulster County Surrogate is attached), hereby authorizes Andrew Eberhardt to submit an application to obtain a Special Use Permit from the Town of Olive for real property premises situate at 3852 Route 28, SBL 36.4-1-53.110.

Mr. Eberhardt is under contract to purchase the premises from the Estate of Maurice Lane and his acquisition of the premises depends upon his ability to obtain the permit which is the subject of his application.

ROSEANN DAW

Ulster County Commissioner of Finance

Administrator of the Estate of Maurice Lane

Bonnin, Nathalie (36.4-2-66)
P.O. Box 177 Boiceville, NY 12412

City of N.Y. – DEP (45.2-1-1)
71 Smith Ave Kingston, NY 12401

Douma, Collin E. and Faith Holke (36.4-2-48.100)
277 Upper Boiceville Road Boiceville, NY 12412

Frattaroli, Laura and Nicholas (36.4-1-53.200)
310 Upper Boiceville Road Boiceville, NY (Mailing) 395 South End Ave, Apt 34G New York, NY 10280

Jewell, Ken (36.4-2-46)
293 Upper Boiceville Road Boiceville, NY (Mailing) 150 W. 96th Street New York, NY 10025

Kaplan, Ellen and Bie, Bjorn (36.4-2-74)
75 Remontado Road Boiceville, NY (Mailing) 172 Burlington Street Lexington, MA 02420

Lohrer, John W. & Leslie (36.4-5-3)
3834 Route 28 Boiceville, NY (Mailing) 335 Upper Boiceville Road Boiceville, NY 12412

Nerp, Jeff and Kathleen (36.4-2-45)
307 Upper Boiceville Road Boiceville, NY (Mailing) 7 Briar Cliff Drive Shokan, NY 12481

Quinn, George (36.4-2-47)
283 Upper Boiceville Road (Mailing) P.O. Box 141 Boiceville, NY 12412

Rower, Mary Ellen (36.4-5-6)
327 Upper Boiceville Road Boiceville, NY 12412

Russell, John AE (36.4-5-5)
328 Upper Boiceville Road Boiceville, NY (Mailing) 623 Turner Road Ann Arbor, MI 48103

Skura, Christopher and Knight, Julie (36.4-2-49.100)
275 Upper Boiceville Road Boiceville, NY (Mailing) 163 W 17th Street, Apt 4K New York, NY 10011

Ulmer Clark & Maryann (36.4-1-52.12)
Route 28 Boiceville, NY (Mailing) 20 Autumn Ridge Court Katonah, NY 10536

Ulster County Pa





All Parcels shown on
Eastern side of
Rte 28, Are single
Family HOMES

Chris Skurat &
Julie Knight
36.4-2-49.1
500'

Collin E Doman
& Daniel Holke
36.4-2-48.1

Ulmer 500'

George Quinn
36.4-2-46

Ken Jewell
36.4-2-46

Estate of M. LANE

(Lot 1)

8.165 Acres

Jeffery & Kathleen
Norp
36.4-2-45

Property
Has wooded
buffer on
(4) sides
including
Rte 28 &
Upper B'ville Rd.

LAURA &
Nicholas
Frattoroli

Creek
Boicoville Cr.

Ellen Kaplan &
Bjorn Bie

(Lot 2)
1.674

Remontado Rd

Nathalie Bannin

500' John AE Russell
36.4-5-5

Mary Ellen Rower
36.4-5-6

John W. Lohrer
36.4-5-8

Lohrer
Road

Lohrer
36.4-5.4

John W. Lohrer

NYC-
DEP
45.2-1-1
Water
Supply
Land.

State
Rte
28

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.

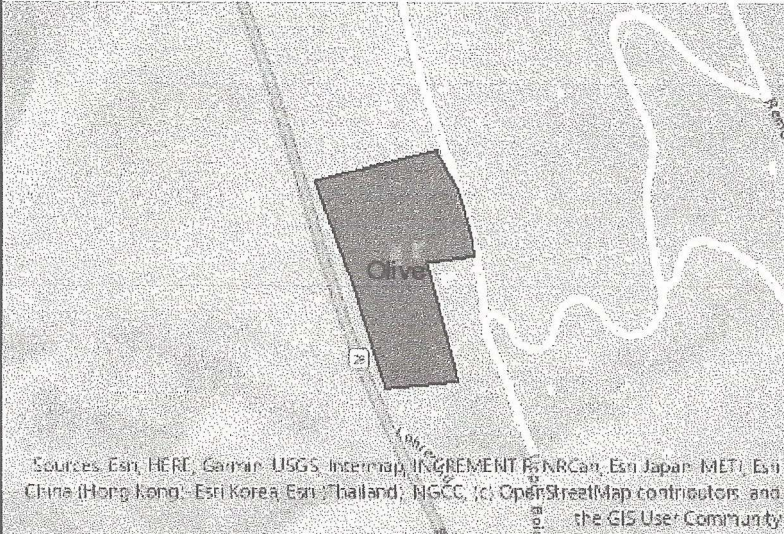
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: <div style="font-size: 1.2em; margin-left: 100px;">Special USE Permit</div>							
Project Location (describe, and attach a location map): <div style="font-size: 1.2em; margin-left: 100px;">3852 State Rte. 28 Boiceville, NY 12412</div>							
Brief Description of Proposed Action: <div style="font-size: 1.2em; margin-left: 100px;">Applicant is requesting a "Special USE Permit" to store trucks, construction equipment and personal vehicles on site in existing buildings. The proposed use will have minimal impact to neighboring properties</div>							
Name of Applicant or Sponsor: <div style="font-size: 1.2em; margin-left: 100px;">Six Twenty ONE Associates, LLC Andrew C. Eberhardt Sole Member</div>		Telephone: 845-657-9749 E-Mail: eberhardtac@gmail.com					
Address: <div style="font-size: 1.2em; margin-left: 100px;">P.O. Box 621</div>							
City/PO: <div style="font-size: 1.2em; margin-left: 100px;">Shokan, N.Y.</div>		State: <div style="font-size: 1.2em; margin-left: 100px;">N.Y.</div>	Zip Code: <div style="font-size: 1.2em; margin-left: 100px;">12481</div>				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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: TOWN of OLIVE PLANNING BOARD "Special USE Permit"			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? <div style="float: right; margin-right: 50px;">8.165 acres</div>							
b. Total acreage to be physically disturbed? <div style="float: right; margin-right: 50px;">0 acres</div>							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <div style="float: right; margin-right: 50px;">8.165 acres</div>							
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 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							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/>	<input 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			


14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<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 <u>Six Twenty One Associates, LLC.</u> Applicant/sponsor/name: <u>Andrew C. Eberhardt, Sole Member</u> Date: <u>10/30/2024</u> Signature: <u>Andrew C. Eberhardt</u> Title: <u>Sole Member, Six Twenty one Assoc, LLC.</u>		

PRINT FORM



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri Thailand, NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri Thailand, NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, USGS, NPS

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]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
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