



Section IV: Description of Proposed Improvements or Special Use

IV.a. Please describe your proposed improvements.

We are proposing to install 4 pre-fabricated Amish style cabins, each one will be 12'x16' including a 6' porch. These will be placed on a level pad consisting of stone. Each porch will be approximately 2' from the driveway with a stone path to the driveway. The cabins will be approximately 10'-20' apart. Each cabin will have a porch entrance and windows on 3 sides. They will have electricity but not plumbing so there is no need to connect with our existing septic system. Bathroom/shower facilities are located in the adjacent "Binnies Bathhouse" building. Each cabin will have two beds, a table, chairs, and an area to store clothing

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

Access to the site will be via the 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 Binnies Bathhouse 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, 96 beds available in the Longhouse (bunkhouse) and a maximum of 8 beds in 4 private cabins. The addition of these 4 cabins will add 8 additional beds. We expect that these cabins will be used by guests who typically stay in the Longhouse or camp 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.

