

25-02

FORM F

NOTICE — This APPLICATION must be filed in duplicate within 30 days of the date of the order of the administrative official on which application is based, accompanied by necessary data. (See reverse side of this sheet.)

TOWN OF OLIVE

BOARD OF APPEALS

Owner: Kevin + Kristyn MastrianniAddress: 80 Mountain Rd
Shokan NYSignature: [Signature]Date: 12/11/24 Phone: 913-534-0994

Applicant, if other than owner:

Address: 80 MOUNTAIN ROADSHOKAN NY Phone: 913-534-0994

Interest of applicant, if other than owner:

(For Office Use Only)

Date

Initials

Cal. No.

Application & Fee Rec'd.

Other Req. Documents/Information
Rec'd.

Hearing Notice Given

Copy Sent to Town Board and Planning
Board

Planning Board Opinion Rec'd.

Public Hearing Held

Decision Notice Sent

County Planning Board

Referral

Notice to Abutting Property

Owners

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF OLIVE: Application is hereby made for:

() A Variation of Article 155-16/Art. X, Section 155:141 (b) of the Zoning Ordinance.

() An Interpretation of Article _____, Section _____ of the Zoning Ordinance.

() An Interpretation of the Zoning Map in the _____. (Describe the general area)

() Appeal under Section 280(a) of the Town Law.

() An Appeal from an Order of the Zoning Inspector to correct a Violation of the Zoning Ordinance, Section _____.

() (Other) _____

and further described as follows (Specify ruling sought):

Rear yard setback from 50' to 6'

1. Location of Affected Premises

80 MOUNTAIN ROAD OLIVE NY

(Give street number, name, site distance from cross street)

and shown on the Tax Map (if any) as: Sheet 37.18 Block 3 Lot 2Zoning District RESIDENTIAL 1 ACAC2. Size of Lot: Front 160 Rear 160 Depth 196 Area _____3. Have previous appeals been filed in regard to these premises? NO

(If yes, give calendar number and date, if any)

Cal. No. _____

Date _____

Cal. No. _____

Date _____

Cal. No. _____

Date _____

4. Has court summons been served relative to this matter? NO



PO Box 180, West Shokan 12494 / Building Department (845) 657-8118, Ext. 18

11/20/2024

Kevin Mastrianni
80 Mountain Rd
Shokan, NY 12481

RE: 80 Mountain Road-Denial letter for an ADU
SBL#:37.18-3-2

Dear Property Owner,

Your proposed accessory dwelling unit's location (6 feet from the side) does not meet the requirements of The Town of Olive current Zoning Ordinance. The setbacks are in residential 1 acre zoning the following, front 50, side yards 25 and rear yard 50.

I recommend you to go to the Zoning Board of Appeals for the variance.
Note: this is an existing building but there is a change of use

Sincerely,

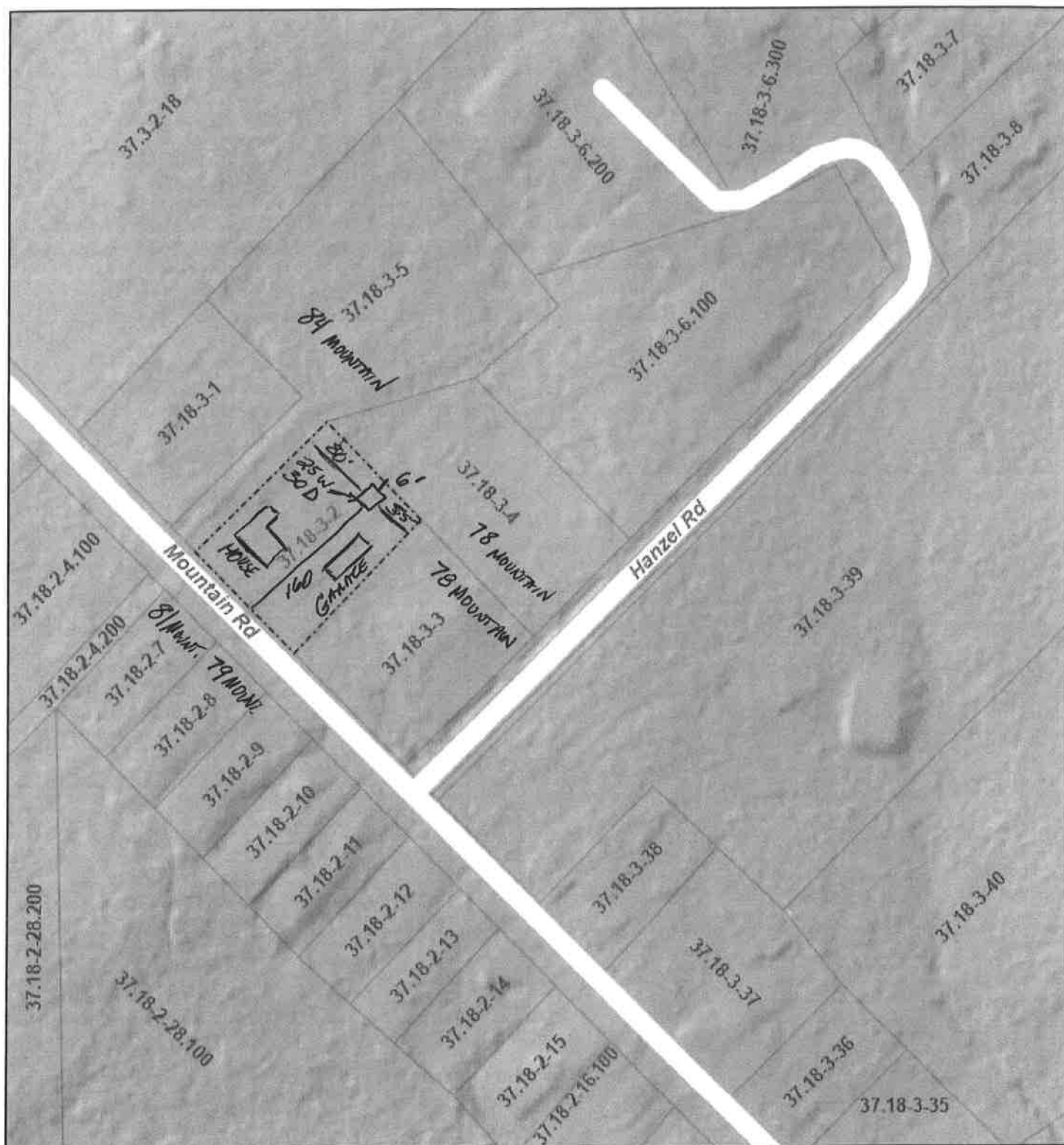
John Ingram
/Code enforcement Officer/

Town of Olive Zoning Board of Appeals

Kevin & Kristyn Mastrianni
80 Mountain Road
Shokan, NY 12481
Fire # 2MO36
kmmtreeandlawn@gmail.com

We are applying for this variance in order to convert an existing wood shop into an Accessory Dwelling Unit. We would like to add a bathroom and kitchen area along with 1 bedroom. A variance is needed due to the rear of the building not meeting setbacks.

Ulster County Parcel Viewer

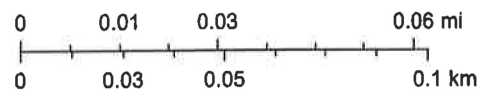


December 11, 2024

 Override 1

☐ Override 1

1:2,487



37.18-3-3 Norma Schnuderl

37.18-3-4 PO Box 177

Shokan, NY 12481

37.18-3-5 David Kaufman

84 Mountain Road

Shokan, NY 12481

37.18-2-7 Kierstin Halie

Francis Fallon Jr

PO Box 273

Shokan, NY 12481

(81 Mountain Road)

37.18-2-8 Thomas Fenster

79 Mountain Road

Shokan, NY 12481