

25-04

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

Estate of MAURICE LANE JR.
 ROSEAN DAW, Administrator
 Owner: Ulster County Comm. of Finance

Address: P.O. Box 1800
KINGSTON, N.Y. 12402

Signature: Andrew C. Eberhardt

Date: 12-06-2024 Phone: 845-657-9749

Applicant, if other than owner: Six Twenty One Assoc, LLC

Andrew C. Eberhardt, Sole Member

Address: 72 Hillside Drive W. Shokan, NY
12494 Phone: 845-657-9749

Interest of applicant, if other than owner: In Contract to Purchase Property

(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 _____, Section _____ of the Zoning Ordinance.
- (✓) An Interpretation of Article 155-17, Section D (3) & (4) 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):

Please see Attached narrative regarding ruling sought.

1. Location of Affected Premises

3852 Rte. 28 Boiceville, N.Y. 12412

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

and shown on the Tax Map (if any) as: Sheet 36-A Block 1 Lot 53.110

Zoning District R/E - 1A

2. Size of Lot: Front 909 Ft Rear 490' Depth 554' Area 8.165 Acres

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

5. Have you inquired of the Clerk of the Town of Olive whether there is any petition pending to change the use district regulations affecting the block on which these premises are located? _____

* 6. ATTACHED HERETO AND MADE A PART OF THIS APPLICATION, I SUBMIT THE FOLLOWING: ****attached amendment**

(Note— All these papers must be submitted with the application or as required by the Board)

a. A facsimile copy of decision of order of administrative official on which application is based.

b. A statement of the grounds on which I base my application with a clear and accurate description of proposed work, if any.

c. THREE SETS OF DIAGRAMS, including:

a block diagram with street numbers and tax block and lot numbers (if any and street frontage, showing the character and occupancy of all property affected, with points of compass and scale indicated. A copy of ground floor plans and elevation of buildings with all necessary measurements. A copy of Zoning Map for location.

d. A full list of NAMES and ADDRESSES of owners of all property shown on block diagram or all abutting properties, and indicating property owned by Tax Section, Block and Lot numbers (if any.)

e. Duly acknowledged or signed consents, given by such property owners; affidavits of publication and service of notice by mail, and such other data or information as the Board may deem necessary when specifically asked for by the Board.

f. Copy of notice to the particular Town office, offices or agency from whose order I have appealed.

g. A fee in the amount of \$ _____

(Spaces below to be completed by the Notary Public except where otherwise indicated)

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Sworn to before me this _____ day) _____
(Applicant to sign here)

of _____, 19____

AFFIDAVIT OF OWNERSHIP

State of New York)
County of) _____ being duly sworn,

deposes and says that he resides at _____ in the Town of

_____, in the County of _____, in the State of _____,

and that he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Town of Olive, N.Y., aforesaid

and known and designated on the Tax Map (if any) as Lot Number _____ in Block _____ on Sheet _____

and that he hereby authorizes _____ to make the annexed application in his behalf and that the statements of

fact contained in said application including the statements contained in all of the exhibits transmitted herewith are true.

Sworn to before me this _____ day)

of _____, 19____

(Notary Public)

Town of Olive ZBA,
Request for Interpretation
3852 Rte 28
Boiceville, NY 12412

The applicant, Six Twenty-One Associates, LLC (Andrew C. Eberhardt Sr. Sole member) has applied to the Town of Olive Planning Board for a Special Use Permit to park trucks and construction equipment at the above referenced property.

At the December 3rd Planning Board meeting, Chairman Dibble referred me to the ZBA for an interpretation of Article 155-17.

In my narrative to the Planning board, I have requested indoor parking for up to (five) commercial vehicles and "off street parking" for (three) vehicles. As stated in 155-17 D section (3) and (4) I believe my proposed use meets the criteria set forth in the above section of Chapter 155 Zoning Law.

I respectfully request the board schedule an appointment at the next meeting, to review my request for interpretation of the sections stated above. I will be available to attend this meeting to answer questions relevant to my application.

I am requesting a ruling to approve vehicle parking (both indoor and outdoor). My purchase of the above property is contingent upon receiving a Special Use Permit from the Town of Olive.

Respectfully submitted,

 12/06/2024

Andrew C. Eberhart, Sole member (Six Twenty-One Associates, LLC).

State Rte 28

Clark & Mary Ann
Ulmer
36.4-1-52.120

Lot # 1
Estate of M. Lane
36.4-1-53.110

← 24x44' Home

95x55'
Covered
Shed

Garage 100x40
25x35' Extension

Laura &
Nicholas
Frattaroli
36.4-1-53.200

(Lot 2)
1.674

John AE Russell
36.4-5-5

Lohrer
Road

Lohrer
36.4-5.4

John W. Lohrer

Upper Boicoville Rd.

Chris
Skura &
Julie
Knight
36.4-2-49.1

Collin E Dumas
& Daniel Holke
36.4-2-48.1

George Quinn
36.4-2-46

Ken Jewell
36.4-2-46

Jeffery & Kathleen
Norp
36.4-2-45

Ellen Kaplan &
Bjorn Bie
36.4-2-74

Remontado Rd

Nathalie Bonn'n
36.4-2-66

Mary Ellen Rower
36.4-5-6

John W. Lohrer
36.4-5-8

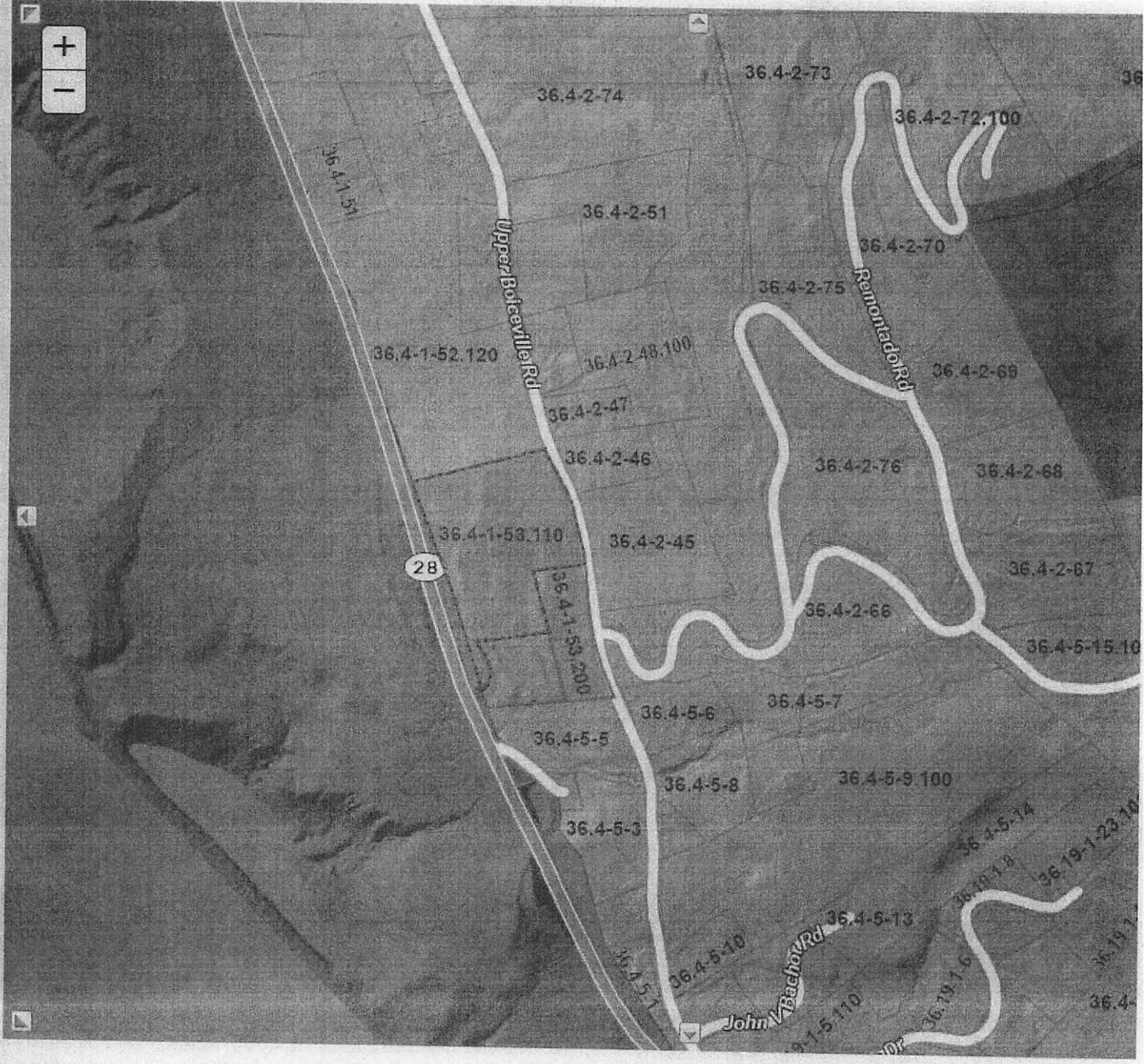
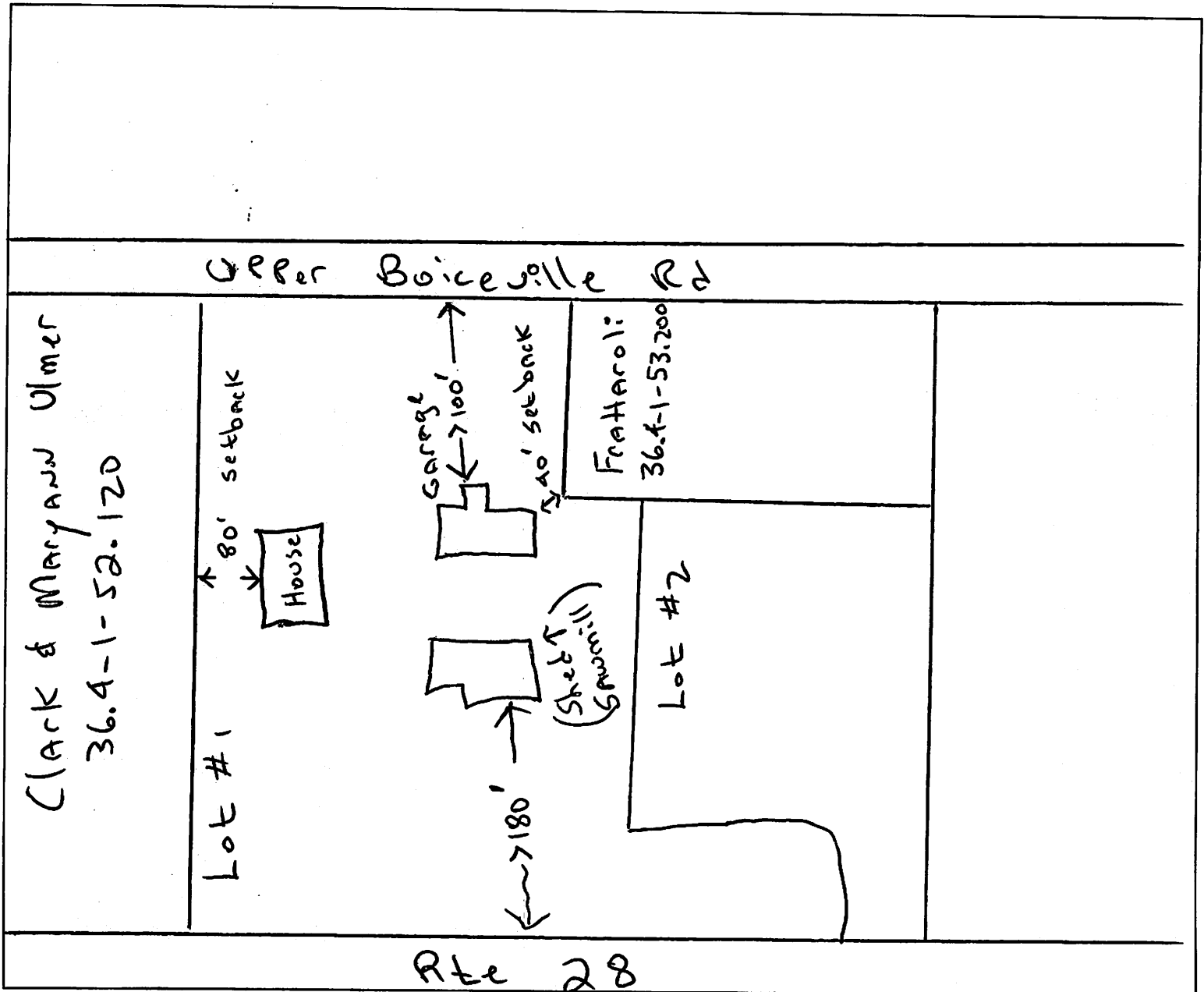


Diagram of Lot

Show distance of proposed construction, in feet, from the property lines. If the property is on a public road and the FRONT property line is unknown, give the distance of proposed construction from the center of the public road. Also, show all structures on the property and their distances from property lines and from each other.

REAR PROPERTY LINE



FRONT PROPERTY LINE

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

Property Owners within 500 Feet of subject property

**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**