



SP2-25

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/efmMapper/>

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

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

☐



SITE PLAN AND/OR SPECIAL USE PERMIT APPLICATION CHECKLIST

- ☐ 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.

II.b. Owner Information

Owner Name: Nunya Bizniz LLC / Joel Silverman
Owner Address: 2958 rt 28 Shaker NY 12481

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): 37.18-3-25.200 Deed Book: 6985 Page: 265
Physical Address: 2958 rt 28 Shaker NY 12481

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

III.b. Existing Parcel Dimensions:

Total Area (acres): 2.04
Lot Width (linear feet): 109.7
Lot Depth (linear feet): 523.3

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): 2 acres

III.d. Setbacks:

	Existing:	Proposed:
Front Yard Depth (linear feet from main structure to property line)	<u>101.5'</u>	
Left Side Yard Width (linear feet from main structure to property line):	<u>50'</u>	
Right Side Yard Width (linear feet from main structure to property line):	<u>65'</u>	
Rear Yard Depth (linear feet from main structure to property line):	<u>300'</u>	

SECTION IV: DESCRIPTION OF PROPOSED IMPROVEMENTS OR SPECIAL USE:

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

no physical improvements other than noted exits + fire safety.
use premises as a retail store.

Will there be employees on the site?

no

If yes, how many?

What will be hours of operation?

@ 10am - 4pm

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).

Retail Sales

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

Building 1

Building 2

Building 3

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

☐

Connections to a public sewer system?

☐

Installation of new sewage disposal system? If yes, please provide Board of Health approvals

☐

Stormwater drainage / management improvements?

☒

Signs of any type? If yes, please provide the sign specifications on a separate sheet attached to this application.

☐ Will the sign(s) be lit?

☐

Exterior lighting? If yes, please provide the lighting specifications on a separate sheet attached to this application.

☒

existing

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>)

☐

New Electric Utility Connection(s)?

☐

Loading/unloading areas?

☐

Landscaping?

☐

Outside storage?

☐

Walls, berms, or fences?

☐

Sidewalks or pathways?

3-16-25

To whom it may concern,

My name is Joel Silverman. I have lived at 2958 Route 28 Shokan, New York since 1983. My parents bought this property to begin their life. I was about 7 to 8 years old. We have remained here and called it home ever since. We have built and grown throughout the community for decades, all the way until the passing of my parents. My mother passed a few years ago and left my father in a position He had never been, with many unknowns. My father passed about a year ago with almost no more done than what was completed since my mother passed. Over the last year I have been finding more things out about my parents than I ever thought I knew when they were with us.

One of the major things, was finding their need or desire to collect. I have continuously been uncovering massive amounts of random items that they had collected over the decades. Last year, I had attempted to hold a yard sale in combination with selling items online in order to manage the amount of possessions. It seemed as it was going well, with the exception that, due to the sheer amount, it needed organization and time.

I am proposing to the town, that I'd be allowed to use the small business, "second chance", to further my abilities in liquidating this collection. I would utilize my parents home of 40+ years as a "store", as my mother did for her arts and crafts back in the 80s.

If I were granted permission in this endeavor, I would ensure that there is ample parking off the street, with clear and unobstructed areas to enter and exit the building. I have done some research, and would make sure to utilize safe passages and egress points. Clearly labeling exits and emergency strategies with illuminated signs and proper detection devices. I have purchased and am installing smoke and carbon monoxide detectors throughout the rooms along with illuminated exit signs and visual/audible warning devices. This is not where safety would stop, but simply used as an example.

I believe that I would likely be open Wednesday through Sunday. Hours of operation would be very close to nine or 10 AM through 4 PM. Friday and Saturday maybe as late as 5:30 PM. At this point, I don't believe I would have any actual paid employees, I have a friend or two willing to donate some time and help as required. I will not be serving food or drink of any kind and therefore do not believe I am required to offer public restrooms. I will be using the rear entrance of the home as the main entrance/exit and the front door as an emergency exit.

I would propose that the town grant "second chance", permission to do business as a secondhand retail outlet. I had checked, and found that the town of Olive does not have written guidelines for a request like this, so in that, I respectfully ask that if the town have any specific requests, that the town would make me aware. My goal here, is safety, compliance, and a solution.

Thank you for your time and I look forward to your response.

Joel Silverman



Proposed
Sign.

5' tall
2' wide

(mobile)

to be
Placed
and
Removed

Before and
After Business
Hours.

will be located
in front lawn
area.
see map B

ODDITY SHOP



TOYS • CHINA • TOOLS
ELECTRONICS • GEAR
FURNITURE • CLOTHES

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: Second Chances .. / sales			
Project Location (describe, and attach a location map): 2958 st at 28 Shokan NY, 12481			
Brief Description of Proposed Action: use existing Home on Commercial / Residential Lot to sell various items.			
Name of Applicant or Sponsor: Joel Silberman		Telephone: 845-249-3473	
Address: 2958 st at 28		E-Mail: ijustekingcant@gmail.com	
City/PO: Shokan		State: NY	Zip Code: 12481
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO ☐
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.			YES ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO ☒
If Yes, list agency(s) name and permit or approval:			YES ☐
3. a. Total acreage of the site of the proposed action? 2.04 acres			
b. Total acreage to be physically disturbed? 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.04 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
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: _____	☒	☐	
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? <u>UCAT</u>	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? <u>Rail Trail</u>	☐	☒	
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: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: <u>well</u>	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <u>septic system</u>	☐	☒	
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	
	☒	☐	
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?	☒	☐	
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	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
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: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ 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? <i>Bald Eagle</i>	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
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?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐
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
	☒	☐
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
	☒	☐
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
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Jed Silberman</u> Date: <u>3-4-25</u>		
Signature: <u></u> Title: _____		

