CONTROL POINT
ASSOCIATES INC PC
traditional methods | modern approaches

11 Main Street Highland, NY 12528 845-691-7339 phone 845-691-7166 fax

Town of Olive Planning Board Transmittal

Date: March 17, 2025

Client Name: Ashokan Foundation **Our file #** 12-220122-00

Enclosed please find 10 SETS of the following documents for submission:

- Site Plan application
- Short EAF (to be replaced by EAF mapper when site is available)
- Letter of Intent
- Deed of Property
- Full list of names and address of adjoining owners
- 2 sets of stamped envelopes addressed to adjoining owners
- Letter of agent to represent owner- to be hand delivered by client
- FEMA Firmette Map
- Proposed Cabin specifications.
- Proposed dry hydrant specifications
- Application fee-to be hand delivered by client
- Copies of Site Plan Map set

O:\ADMIN\Planning\Town folders\Olive\2025\2025-03-17-PB Transmittal-Ashokan-12-220122-00.docx

SITE PLAN AND/OR SPECIAL USE PERMIT APPLICATION PROCESS

PLEASE NOTE: The following is a guide and is not intended to replace the actual provisions of the Zoning Regulations.

DO I NEED TO SUBMIT A PERMIT APPLICATION TO MAKE AN IMPROVEMENT ON MY PROPERTY? The Town of Olive Zoning Ordinance (§155-18.C) states "All uses except single family and two-family homes shall require site plan approval before the issuance of a zoning permit and no building development or site work of any sort shall be conducted prior to or shall be carried out except in conformity with such approval and its conditions." Zoning Ordinance (§155.21.C) also states "...the Planning Board shall approve, approve with conditions, or disapprove site plans and/or uses requiring special permit." Town of Olive Zoning Ordinance is found in Section 155 of the Town of Olive Code and can be viewed here: https://ecode360.com/12687942.

THE APPLICATION PACKGE: The same application is used for both the Site Plan Approval and a Special Use Permit. Please indicate in Section I of the application which application you are submitting. Please include the completed checklist (page 2), Environmental Assessment Short Form, and all required components in your application package.

PRIOR TO SUBMITTING YOUR APPLICATION: Prior to submitting your application package please schedule a meeting with the Town Zoning Code Enforcement Officer or their designee to review your request, answer any questions you many have about your application, and ensure your application package includes all the required components. This meeting can be scheduled in advance by phone (845) 657-2015 or email at olivebuildingzoning@gmail.com. There is no fee for this informal meeting.

SUBMITTING YOUR APPLICATION PACKAGE: The original application documents, application fee, all attachments, 2 sets of stamped envelopes addressed to area property owners, plus ten (10) copies of the complete application packet should be submitted to the Building & Zoning Department office at least two weeks (14 days) in advance of the Planning Board's Regular Monthly Meeting. PDFs of all documents should be emailed to jperry.olive@gmail.com. **APPLICATION PACKAGES WHICH DO NOT INCLUDE ALL THE REQUIRED COMPONENTS WILL NOT BE ACCEPTED FOR PLANNING BOARD REVIEW.**

APPLICATION FEE: Please see attached fee schedule for the Site Plan and/or Special Use Permit Application fees. Cash or checks are acceptable forms of payment, made payable to Town of Olive.

CONSULTANT FEES: The Planning Board reserves the right to acquire professional consultation services to review an application, at the expense of the applicant. If such services are required, appropriate funds will be requested of the applicant and placed in escrow.

TOWN PLANNING BOARD MEETING: The application package shall be referred to the Town Planning Board for its consideration at the next regularly scheduled Planning Board meeting, subject to agenda availability.

PUBLIC HEARING: The Planning Board will conduct a public hearing within 62 days of deeming an application complete[1]. The date for the Public Hearing will be established and advertised at least five days in advance, by the Town. The law requires that all abutting property owners must be provided with an opportunity to attend this hearing.

PLANNING BOARD MEETINGS: Planning Board meetings are held at 7pm on the first Tuesday of every month at the Town Meeting Hall, 50 Bostock Road, Shokan, N.Y.

[1] - *This time may be extended by mutual consent of the applicant and the Planning Board.*

SITE PLAN AND/OR SPECIAL USE PERMIT APPLICATION CHECKLIST

- [ ] Application Fee
- [X] Two (2) Sets of stamped envelopes addressed to property owners within 500 feet of the property, and written list of those property owners and addresses.
- [X] Ten copies of the completed Site Plan and/or Special Use Permit Application and all attachments.
- [X] Short Environmental Assessment Form (with answers generated by NYSDEC EAF Mapping Tool; the remainder completed by applicant).*
- [X] Detailed narrative describing the proposed use, improvements, business operations and other details pertinant to the application.
- [X] Location map showing all properties abutting and across the road from the site and the current use of each abutting property.
- [X] Detailed Site Plan to-scale, showing existing conditions and proposed improvements, including, but not limited to:
  - [X] The location, current uses and heights of all existing buildings and uses (including parking and or outdoor storage) on the site or lot.
  - [X] The location, current uses and heights of all proposed buildings and uses (including parking and or outdoor storage) on the site or lot.
  - [X] The location of all existing and proposed vehicular and truck parking and loading areas.
  - [X] The location of all existing and proposed motorized and non-motorized ingress, egress, and circulation infrastructure.
  - [X] All existing and proposed drains, culverts, retaining walls, man-made vegetated areas, fences, water supply infrastructure (with description)
  - [N/A] The location, type, and size of all existing and proposed signs
  - [N/A] The location, type, and size of all existing and proposed exterior lighting
  - [X] Dimensions of all setbacks from adjacent properties.*
  - [X] Refuse and sewage disposal infrastructure with descriptions of areas designated as flood zones, wetlands, the approximate location of sewage disposal systems and wells within 100 feet of the site (to the extent available) and any streams or water bodies within fifty feet of the site.*

** - Please include to the extent applicable.*

SITE PLAN AND/OR SPECIAL USE PERMIT APPLICATION CHECKLIST

[N/A] 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.

[X] Area Sketch Map ;(within 500 feet of the subject (applicant's) site that identifies*:

- [X] Surrounding properties and their use (for example, single family home, commercial, storage)
- [X] Roads
- [X] Significant geological and environmental features (including and not limited to streams)

** - Please include to the extent applicable.*

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:

[X] **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: R/E - 1A.

[ ] **I.b. This a request for a Special Use Permit**

Property Zone:

Proposed Use:

SECTION II: CONTACT INFORMATION

II.a. Applicant Information

Name: Ashokan Foundation, inc.

Address: 477 Beaverkill Road, Olive Bridge NY 12461

Date: 03/16/2025

Contact Information: Phone: 845-657-8333 Email: jay.unger@ashokancenter.org

Is the applicant the property owner? Yes [X] (if yes, please skip to II.c) No [ ]

II.b. Owner Information

Owner Name:

Owner Address:

II.c. Professional entity preparing the site plan (if any)

Name: Control Point Associates, Inc. PC Richard C. Brooks, L.S.

Contact Information: Phone: 845-691-7339 Email: rbrooks@cpasurvey.com

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): 54.1-2-32.1 Deed Book: 4835 Page: 47

Physical Address: 477 Beaverkill Road Olive Bridge, NY 12461

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

III.b. Existing Parcel Dimensions:

Total Area (acres): 80.62

Lot Width (linear feet):

Lot Depth (linear feet):

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 ac

III.d. Setbacks:	**Existing:**	**Proposed:**
Front Yard Depth (linear feet from main structure to property line)	850'+-	850'+-
Left Side Yard Width (linear feet from main structure to property line):	1400'+-	1400'+-
Right Side Yard Width (linear feet from main structure to property line):	200'+-	55'+-
Rear Yard Depth (linear feet from main structure to property line):	60'+-	60'+-

SECTION IV: DESCRIPTION OF PROPOSED IMPROVEMENTS OR SPECIAL USE:

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

Construction of four guest cabins and a fire protection dry hydrant as more fully described in the letter of intent

Will there be employees on the site? yes **If yes, how many?** 40-50

What will be hours of operation? 24hrs/day

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).

Music and education facility with wedding events, retreats, conferences,educational field trips, music and dance camps, site tours and day passes already occurring on site.
Proposed cabins will provide additional guest accommodations and dry hydrant will add fire safety.

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

Building 1 cabins to be 6'8" 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.
- ☐ 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?

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:
Site plan of Lands of The Ashokan Foundation

Project Location (describe, and attach a location map):
477 Beaverkill Road, Town of Olive tax parcel 54.1-2-32.1

Brief Description of Proposed Action:
Addition of 4 cabins to an existing music and educational facility with overnight accomodations, day camps, and events. Also, installation of a dry fire hydrant in an existing farm pond.

Name of Applicant or Sponsor:	Telephone: 845-691-7339
Control Point Associates by Richard C. Brooks, L.S.	E-Mail: rbrooks@cpasurvey.com

Address:
11 Main Street

City/PO:	State:	Zip Code:
Highland	NY	12528

	NO	YES
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.	☑	☐
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:	☑	☐

3. a. Total acreage of the site of the proposed action? 81+- acres
   b. Total acreage to be physically disturbed? 0.1 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 81+- 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☑

	NO	YES
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?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
No energy codes are required for the cabins	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water:		
No water to be provided in cabins	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment:		
No septic to be provided in cabins	☑	☐

	NO	YES
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?	☑	☐
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?	☑	☐

	NO	YES
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?	☑	☐
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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☐	☑
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If 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:	☑	☐
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:	☑	☐
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:	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Richard C. Brooks, L.S. Date: 03/17/2025

Signature: _____ Title: Land Surveyor/Agent

PRINT FORM

CONTROL POINT
ASSOCIATES INC PC
traditional methods | modern approaches

11 Main Street
Highland, NY 12528
Tel: 845.691.7339
cpasurvey.com

March 16, 2025

LETTER OF INTENT
ASHOKAN FOUNDATION, INC

Owner applicant of the Ashokan Foundation, Inc is seeking site plan approval to add four guest cabins to their existing 80.62 acre parcel of land located at 477 Beaverkill Road. In addition, the applicant is seeking to install a fire protection dry hydrant in the farm pond behind the barn. The existing campus currently occupies about 40 acres. The proposed four cabins and the dry hydrant will be located within the existing campus footprint.

The proposal includes the construction of four guest cabins each measuring 12 by 16 feet. The cabins will be built near the existing restroom building, at the alethic field, on the opposite side of the road. They will be serviced with electricity but will have no heat, no water, and no septic. Guest parking will be at the existing parking lot on North Village Drive; guests will be shuttled to the cabins.

Attached to this application is a schematic of the cabins and the spec sheet of the dry hydrant.

The four guest cabins are not anticipated to generate traffic above current levels and the Dry Hydrant will enhance the fire protection plan for the Olive Fire Department.

The Ashokan foundation lands have eight abutting land owners on the southerly side of Beaverkill Road, all are residential with the exception of the New York City lands which are for protection. There are eight adjoining owners on the northerly side of Beaverkill Road, all are residential with the exception of the Town of Olive transfer station.

54.001-(2)-32.1 & 32.3

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401

Instrument Number: 2009- 00017031

As

Recorded On: October 20, 2009 — **D01 - Deed**

Parties: OPEN SPACE CONSERVANCY INC
To
ASHOKAN FOUNDATION INC

Billable Pages: 11

Recorded By: STEWART TITLE

Num Of Pages: 11

Comment:

**** Examined and Charged as Follows: ****

D01 - Deed	95.00	RP5217-250		250.00	Tax Affidavit TP 584		5.00
Recording Charge:	**350.00**						

	Amount	Consideration Amount	RS#/CS#				
Tax-Transfer	2,980.00	745,000.00	1074	Basic	0.00		
OLIVE						Special Additional	0.00
				Additional	0.00	Transfer	2,980.00
Tax Charge:	**2,980.00**						

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County.

File Information:

Document Number: 2009- 00017031
Receipt Number: 846794
Recorded Date/Time: October 20, 2009 11:45:09A
Book-Vol/Pg: Bk-D Vl-4835 Pg-47
Cashier / Station: r rsec / Indexing Station 6

Record and Return To:

ROSEMARY NICHOLS ESQ
1241 19TH ST
WATERVLIET NY 12189-1602

Nina Postupack

Nina Postupack Ulster County Clerk

(10)

5T08-01832

(1)

11

TR 40

BARGAIN AND SALE DEED
(with Covenants Against Grantor's Acts)

THIS INDENTURE, made the 30th day of September, 2009, between

OPEN SPACE CONSERVANCY, INC., a corporation organized and existing under the Not-For-Profit Corporation Law of the State of New York, and having a principal place of business at 1350 Broadway, Room 201, New York, New York 10018, grantor,

-and-

ASHOKAN FOUNDATION, INC., a corporation organized and existing under the Not-For-Profit Corporation Law of the State of New York, having a principal place of business at 1241 19th Street, Watervliet, New York, 12189-1602 , grantee.

WITNESSETH, that the grantor, in consideration of One and no/l00 ($1.00) Dollar and other good and valuable consideration paid by the grantee, hereby grant and release unto the grantee, the heirs or successors and assigns of the grantee forever,

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF OLIVE , COUNTY OF ULSTER, STATE OF NEW YORK, AS MORE PARTICULARLY BOUNDED AND DESCRIBED IN **SCHEDULE A** ATTACHED HERETO AND MADE A PART HEREOF.

Property Addresses: Ashokan Field Campus:

477 Beaverkill Road, Town of Olive, County of Ulster, New York
Tax Map Numbers 54.1-2-32.1 and 54.1-2-32.3

(2)

Tax Mailing Address: 1241 19th Street, Watervliet, New York 12189-1602

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever.

BEING and hereby intending to convey a portion of the premises conveyed to Open Space Conservancy, Inc., by a Deed dated May 12, 2008 and recorded June 2, 2008 in Liber 4573 of Deeds at Page 213.

SUBJECT to all easements, agreements, liens, restrictions, covenants, and encumbrances of record and as set forth on Schedule A attached hereto and made a part hereof.

AND that the premises does not constitute all or substantially all of the grantor's assets.

AND the grantor covenants that the grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

CHECKED
ENTERED
MARK/OFF

Stewart Title

AND the grantor, in compliance with Section 13 of the Lien Law, covenants that the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.

OPEN SPACE CONSERVANCY, INC., a New York not-for-profit corporation

By: Joseph J. Martens

Name: Joseph J. Martens

Its: President

STATE OF NEW YORK)
) SS.:
COUNTY OF NEW YORK)

On the 30th day of September, in the year 2009, before me, the undersigned, personally appeared Joseph J. Martens, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

BETH HAZAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HA6080327
Qualified In New York County
My Commission Expires September 02, 2010

Record and Return to:
Rosemary Nichols, Esq.
1241 19th Street
Watervliet, NY 12189-1602

BETH HAZAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HA6080327
Qualified In New York County
My Commission Expires September 02, 2010

SCHEDULE A

ALL THOSE PIECES OR PARCELS OF LAND LYING AND BEING In the Town of Olive, Ulster County and the State of New York being designated as Lot 1A and Lot 1B as shown on a map entitled Map of Subdivision of lands of Open Space Conservancy, Inc. dated 14, March 2008 last revised 05, June 2008 by Brooks and Brooks Land Surveyors, P.C. and filed in the Office of the Clerk of Ulster County on the 16th of June 2008 as map number 08-126 said lots being bounded and described as follows,

Lot 1A

BEGINNING at a point in the center of the Town Highway known as Beaverkill Road at the southeast corner of lands now or formerly of Jane Levy and Gerald Goldman as described in Liber 3218 of deeds at page 148 and runs thence from said point of beginning along the center of said road the following two courses and distances South 19° 36' 52" East a distance of 224.45 feet and South 41° 25' 59" East a distance of 54.13 feet to the intersection with the centerline of a private road the northerly line of lands now or formerly of Margaret A. Soltis and Joseph J. Soltis as described in Liber 2795 of deeds at page 57, thence along said land the following four courses and distances;

1) South 77° 57' 45" West a distance of 91.42 feet to a point in said private road
2) South 36° 24' 40" West a distance of 110.78 feet to a point in said road
3) leaving said road, in part along a wire fence South 18°01'05" East a distance of 408.82 feet to a found wood post set in a large pile of stones, said last mentioned course at a distance of 14.9 feet passes through a found concrete monument and
4) North 62'01"55 East a distance of 202.19 feet to a rebar to be set in the hollow of where a large Oak tree stood, the southwesterly corner of land now or formerly of Stephen Knoche and Angela Longway as described in Liber 3337 at page 100,

Thence along said land in part along a stone wall, South 82°13'00" East a distance of 555.53 feet and South 82°38'58" East a distance of 114.78 feet to a found rebar set in said stone wall, the southwest corner of land now or formerly of Richard H. Longenberger as described in Liber 2955 at page 286, thence along said land and land now or formerly of Joseph Diacovo and Thomas Diacovo as described in Liber 3485 at page 56, in part along said wall South 82°39'05" East a distance of 143.62 feet to a rebar to be set on the east side of a creek, the northwesterly corner of land now or formerly of Ruth Rosenzweig as described in Liber 2399 at page 120, thence along said land the following twenty courses and distances, being generally along the top of a steep slope,

1) Crossing said creek South 53°53'28" West a distance of 73.60 feet, said last mentioned course at a distance of 8.86 feet passes through a found iron pipe,
2) South 51°52'32" East a distance of 85.00 feet
3) South 52°39'28" West a distance of 67.50 feet
4) South 10°37'28" West a distance of 70.00 feet
5) South 86°30'28" West a distance of 87.60 feet
6) South 12°13'28" West a distance of 107.30 feet to a set 5/8 inch diameter rebar
7) South 33°03'32" East a distance of 42.80 feet to a set 5/8 inch diameter rebar
8) South 46°57'32" East a distance of 64.00 feet
9) South 78°44'32" East a distance of 110.60 feet
10) South 21°37'32" East a distance of 71.10 feet
11) South 13°57'28" West a distance of 225.10 feet

12) North 75°52'32" West a distance of 54.80 feet
13) North 84°29'32" West a distance of 105.60 feet
14) South 80°46'28" West a distance of 42.10 feet
15) North 79°14'32" West a distance of 99.10 feet
16) North 72°18'32" West a distance of 124.40 feet
17) North 59°34'32" West a distance of 83.80 feet
18) North 37°11'32" West a distance of 50.00 feet to a point in a stone wall
19) North 57°21'32" West a distance of 104.50 feet and
20) North 84°46'58" West a distance of 44.49 feet to a found stone on end at the corner of a stone wall a northeast corner of Lot 2 as shown on the above referenced map,

Thence along Lot 2 the following seventeen courses and distances;

1) South 70° 05' 42" West a distance of 300.00 feet to a set 5/8 inch diameter rebar with a plastic cap inscribed "NYCDEP"
2) South 88° 51' 13" West a distance of 608.63 feet to a set 5/8 inch diameter rebar with a plastic cap inscribed "NYCDEP", said last mentioned course at a distance 568.50 feet intersects the centerline of a 50 foot wide right of way running from Lot 1A through Lot 2 to Lot 1B,
3) South 82° 40' 36" West a distance of 314.38 feet to a set 5/8 inch diameter rebar with a plastic cap inscribed "NYCDEP"
4) North 47° 02' 26" West a distance of 28.33 feet to a set 5/8 inch diameter rebar with a plastic cap inscribed "NYCDEP"
5) North 12° 52' 23" East a distance of 103.71 feet to a set 5/8 inch diameter rebar with a plastic cap inscribed "NYCDEP"
6) North 52° 43' 37" West a distance of 240.11 feet to a set 5/8 inch diameter rebar with a plastic cap inscribed "NYCDEP"
7) South 82° 09' 46" West a distance of 195.87 feet to a set 5/8 inch diameter rebar with a plastic cap inscribed "NYCDEP"
8) North 78° 31' 42" West a distance of 308.04 feet to a set 5/8 inch diameter rebar with a plastic cap inscribed "NYCDEP"
9) North 17° 00' 09" West a distance of 130.24 feet
10) North 09° 46' 22" West a distance of 70.56 feet
11) North 08° 12' 58" West a distance of 160.13 feet
12) North 03° 01' 13" East a distance of 80.38 feet to a set 5/8 inch diameter rebar with a plastic cap inscribed "NYCDEP" and
13) North 22° 32' 27" East a distance of 362.92 feet to a set 5/8 inch diameter rebar with a plastic cap inscribed "NYCDEP" at the intersection with a 50 foot wide right of way leading westerly from Beaverkill Road to the herein described Lot 1A
14) North 36° 01' 05" East a distance of 637.75 feet to a set 5/8 inch diameter rebar with a plastic cap inscribed "NYCDEP"
15) North 01° 28' 15" East a distance of 821.85 feet to a set 5/8 inch diameter rebar with a plastic cap inscribed "NYCDEP"
16) North 07° 04' 43" East a distance of 1229.18 feet and to a set 5/8 inch diameter rebar with a plastic cap inscribed "NYCDEP"
17) North 89° 03' 17" East a distance of 600.15 feet to the center of the aforementioned Beaverkill Road, said last mentioned course at a distance of 572.16 feet passes through to a set 5/8 inch diameter rebar with a plastic cap inscribed "NYCDEP"

Thence along the said highway, not the centerline, but every point falling within the existing pavement the following three courses and distances,

1) South 02°01'44" East a distance of 292.90 feet
2) South 05°08'16" West a distance of 743.00 feet and
3) South 03°22'16" West a distance of 78.30 feet to a point in the center of said road, the northeast corner of land now or formerly of Constance A. Kieltyka and Robert J. Bielecki as described in Liber 2752 at page 188

Thence along said land the following five courses and distances,

1) North 81°23'58" West a distance of 43.24 feet to a concrete fence post,
2) South 22°27'56" West a distance of 112.75 feet to a concrete fence post
3) South 07°21'00" West a distance of 49.32 feet to a found concrete monument with a rebar set at the base of a concrete fence post,
4) In part along a stone wall North 86°56'39" West a distance of 331.88 feet to a concrete fence post at the corner of fence and
5) In part along said fence South 15°50'32" West a distance of 336.94 feet to a found concrete monument with a rebar set at the base of a concrete fence post, the northwest corner of land now or formerly of Timothy D. and Linda A. Neu as described in Liber 2751 at page 99,

Thence along said land South 11°07'50" West a distance of 412.05 feet to a found number 4 rebar set at the top of a bank, the northwest corner of land now or formerly of Matthew Coogan and Christa Bianchi as described in Liber 3871 at page 127, thence along said land the following five courses and distances,

1) South 10°20'00" West a distance of 102.61 feet to a rebar to be set in a stone wall, the remaining courses and distances being along said wall,
2) South 64°47'19" East a distance of 186.93 feet to a corner of said wall
3) North 84°27'54" East a distance of 21.31 feet
4) North 76°49'18" East a distance of 76.48 feet
5) North 77°27'04" East a distance of 205.91 feet to a found ½ inch diameter iron pipe set at the intersection of stone walls, the northwest corner of land now or formerly of Jane Levy and Gerald Goldman as described in Liber 3218 at page 148

Thence along said land the following three courses and distances,

1) along said wall South 19°22'23" East a distance of 213.24 feet
2) continuing in part along said wall South 23°04'23" East a distance of 26.62 feet to a rebar to be set, and
3) in part along a line of wood posts and wire fence North 77°36'37" East a distance of 360.44 feet to the center of the aforementioned Beaverkill Road the point and place of beginning, said last mentioned course at a distance of 335.44 feet passes through set 5/8 inch diameter rebar.

CONTAINING 80.63 ACRES

BEARINGS are with reference to Magnetic North 2007.

SUBJECT TO A 50 FOOT WIDE RIGHT OF WAY leading from the above referenced Beaverkill Road to Lot 2 as shown on the above referenced subdivision map being bounded and described as follows;

The southerly line of said right of way begins at the intersection of the center of said Beaverkill Road with the center of a private road at the northerly line of lands now or formerly of Margaret

A. Soltis and Joseph J. Soltis as described in Liber 2795 of deeds at page 57, thence along said land the following two courses and distances;

5) South 77° 57' 45" West a distance of 91.42 feet to a point in said private road and
6) South 36° 24' 40" West a distance of 56.20 to the intersection of the prolongation of the centerline of said right of way at the intersection of the centerline of another private road

thence along the centerline of said right of way being generally along the centerline of said private road the following twenty two courses and distances;

1) South 60° 01' 43" West a distance of 170.23 feet
2) South 66° 05' 48" West a distance of 57.83 feet
3) South 75° 27' 03" West a distance of 125.93 feet
4) South 64° 30' 31" West a distance of 50.36 feet
5) South 61° 50' 15" West a distance of 127.33 feet
6) South 74° 58' 21" West a distance of 52.38 feet
7) South 88° 45' 56" West a distance of 36.41 feet
8) North 85° 10' 34" West a distance of 41.84 feet
9) North 81° 09' 45" West a distance of 107.32 feet
10) North 78° 50' 52" West a distance of 128.15 feet
11) North 65° 33' 48" West a distance of 59.61 feet
12) North 48° 05' 24" West a distance of 39.09 feet
13) North 32° 57' 13" West a distance of 78.80 feet
14) North 38° 49' 21" West a distance of 62.76 feet
15) North 53° 13' 17" West a distance of 49.53 feet
16) North 67° 00' 47" West a distance of 47.58 feet
17) North 83° 49' 26" West a distance of 49.17 feet
18) South 80° 45' 29" West a distance of 33.11 feet
19) North 84° 23' 16" West a distance of 27.51 feet
20) North 89° 24' 16" West a distance of 26.58 feet
21) South 80° 55' 24" West a distance of 25.74 feet and
22) South 70° 23' 01" West a distance of 117.24 feet to the east line of Lot 2 as shown on the above reference map marked by a set 5/8 inch diameter rebar with a plastic cap inscribed "NYCDEP"

SUBJECT TO the rights of the Public and the Town of Olive in and to that portion of the Beaverkill Road that lies within the above described premise. Subject to any utility easements or other rights of ways or easements of record.

Lot 1B

BEGINNING at the northwest corner of lands now or formerly of Floyd J. Turner Sr., Lorraine K. Turner and Douglas S. Turner as described in Liber 3599 of deeds at page 117, said point being in the northeasterly line of The New York City Catskill Aqueduct and runs thence from said point of beginning along the northerly face of a stone wall the following nine courses and distances,

1) North 46° 59' 14" West a distance of 148.20 feet
2) On a curve to the left having a radius of 300.00 feet a long chord of North 57° 24' 20" West 108.50 feet for an arc length of 109.10 feet

3) North 68° 52' 42" West a distance of 88.73 feet
4) North 65° 39' 28" West a distance of 107.57 feet
5) North 67° 41' 58" West a distance of 73.33 feet
6) North 41° 07' 53" West a distance of 83.17 feet
7) North 49° 23' 28" East a distance of 85.90 feet to a set 5/8 inch diameter rebar and
8) North 40° 15' 38" West a distance of 64.75 feet to a set 5/8 inch diameter rebar with a plastic cap inscribed "NYCDEP" a southerly corner of Lot 2 as shown on the above referenced subdivision map, said last mentioned course at a distance of 49.90 feet intersects the center of a right of way over the old road known as Winchell Falls Road leading northeasterly from NYS Route 213 to the herein described premise

Thence along lot 2 the following thirty six courses and distances;

1) North 25° 30' 17" East a distance of 1159.30 feet to a set 5/8 inch diameter rebar with a plastic cap inscribed "NYCDEP", said last mentioned course at a distance of 791.62 feet passes through a set 5/8 inch diameter rebar with a plastic cap inscribed "NYCDEP"
2) South 76° 10' 45" East a distance of 495.18 feet to a found ½'diameter iron pipe set on top of the so called canyon rim,
3) South 38°02' 47" West a distance of 126.72 feet
4) South 34°28'01" West a distance of 138.00 feet to the northerly end of a stone wall, said last mentioned course at a distance of 36.60 feet intersects the centerline of a 50 foot wide right of way running from Lot 1A through Lot 2 to lot 1B,
5) In part along said wall South 10° 31' 59" East a distance of 165.05 feet to a found large pile of stones in said wall
6) Along said wall South 25° 24' 51" East a distance of 157.77 feet to the southerly end of said wall,
7) South 09° 52' 08" East a distance of 86.06 feet to a point on the east end of another wall,
8) South 45° 05' 29" East a distance of 170.00 feet the next 11 courses and distances being along the canyon rim,
9) South 67° 37' 03" East a distance of 38.81 feet
10) South 78° 13' 45" East a distance of 42.76 feet
11) South 87° 03' 02" East a distance of 27.55 feet
12) North 78° 47' 11" East a distance of 132.77 feet
13) North 83° 48' 55" East a distance of 40.63 feet
14) North 87° 24' 27" East a distance of 73.79 feet
15) North 71°16' 52" East a distance of 25.45 feet
16) North 54° 00' 36" East a distance of 125.86 feet
17) North 62° 27' 05" East a distance of 32.43 feet
18) South 88° 30' 02" East a distance of 26.11 feet to a point in the center of a woods road in range with a stone wall, thence continuing along said canyon rim
19) North 68° 42' 55" East a distance of 330.34 feet to a found quartzite boulder, thence crossing said woods road
20) South 84° 20' 14" East a distance of 118.34 feet to a point in the center of said woods road in range with a stone wall,
21) In part along a stone wall North 78° 17' 40" East a distance of 150.00 feet
22) In part along a stone wall North 76° 47' 29" East a distance of 220.00 feet to an angle point of said wall, the next fourteen courses and distances being along said wall
23) North 81° 11' 39" East a distance of 40.72 feet
24) South 89° 09' 42" East a distance of 36.27 feet
25) South 71° 22' 15" East a distance of 20.50 feet
26) South 60° 18' 47" East a distance of 28.59 feet

27) South 56° 59' 32" East a distance of 85.31 feet
28) South 60° 58' 12" East a distance of 125.37 feet to a corner of said wall
29) South 11° 34' 39" West a distance of 55.66 feet
30) South 10° 30' 57" West a distance of 125.24 feet to a stone wall intersection
31) South 10° 59' 21" West a distance of 137.73 feet
32) South 12° 33' 46" West a distance of 30.82 feet
33) South 10° 36' 08" West a distance of 69.02 feet
34) South 09° 02' 56" West a distance of 45.56 feet
35) South 08° 07' 45" East a distance of 43.40 feet
36) South 03° 27' 59" West a distance of 47.12 feet
37) South 00° 18' 17" East a distance of 32.72 feet to the end of said wall
38) South 02° 47' 01" East a distance of 99.95 feet to the southerly end of another stone wall and
39) South 00° 34' 53" East a distance of 444.29 feet to the northeasterly line of The New York City Catskill Aqueduct

Thence along said Catskill Aqueduct, generally along the north face of a stone wall the following eight courses and distances;

1) North 82° 25' 24" West a distance of 371.97 feet
2) North 80° 15' 08" West a distance of 194.10 feet
3) North 78° 27' 11" West a distance of 207.89 feet
4) North 11° 31' 52" East a distance of 50.00 feet
5) North 78° 28' 08" West a distance of 75.00 feet
6) Crossing a stream South 11° 31' 52" West a distance of 50.00 feet
7) North 85° 03' 53" West a distance of 173.10 feet
8) North 83° 28' 23" West a distance of 217.60 feet to the aforementioned lands now or formerly of Floyd J. Turner Sr., Lorraine K. Turner and Douglas S. Turner as described in Liber 3599 of deeds at page 117

Thence along said land generally along a blazed line North 81° 21' 25" West a distance of 906.47 feet
To the point and place of beginning.

CONTAINING 60.50 ACRES

BEARINGS are with reference to Magnetic North 2007.

TOGETHER WITH a right of way and subject to the rights of others over said right of way which leads southwesterly from the above described 60.50 acre parcel to New York State Route 213 running over the existing old roadway formerly known as Winchell Falls Road now in part known as Down the Lane, a private roadway, the centerline of said roadway being bounded and described as follows;

BEGINNING at the intersection of the existing centerline of said Winchell Falls Road with the southwesterly line of the above describe 60.50 acre parcel being distant 49.90 feet on a course of North 40° 15' 38"West from a set 5/8 inch diameter rebar and runs thence from said point of beginning along the centerline of said roadway the following twenty eight courses and distances;

1) South 37° 21' 25" West a distance of 67.69 feet
2) South 43° 07' 48" West a distance of 276.09 feet
3) South 44° 17' 49" West a distance of 141.58 feet
4) South 36° 34' 38" West a distance of 28.72 feet

5) South 29° 56' 28" West a distance of 18.94 feet
6) South 24° 42'16" West a distance of 27.07 feet
7) South 22° 19' 09" West a distance of 101.53 feet
8) South 27° 07' 58" West a distance of 44.91 feet
9) South 36° 22' 51" West a distance of 16.26 feet
10) South 29° 25' 32" West a distance of 111.62 feet
11) South 40° 30' 23" West a distance of 90.90 feet
12) South 49° 45' 12" West a distance of 63.05 feet
13) South 65° 37' 36" West a distance of 147.56 feet
14) South 65° 19' 15" West a distance of 82.25 feet
15) South 62° 08' 40" West a distance of 342.10 feet
16) South 56° 34' 04" West a distance of 147.15 feet
17) South 52° 18' 14" West a distance of 76.03 feet
18) South 48° 09' 53" West a distance of 171.64 feet
19) South 58° 31' 43" West a distance of 46.62 feet
20) South 63° 42' 47" West a distance of 60.13 feet
21) South 73° 42' 48" West a distance of 126.44 feet
22) South 83° 28' 05" West a distance of 26.35 feet
23) North 89° 17' 05" West a distance of 69.67 feet
24) South 87° 50' 55" West a distance of 51.66 feet
25) South 80° 23'40" West a distance of 177.16 feet
26) South 72° 14' 21" West a distance of 113.44 feet
27) South 63° 46' 48" West a distance of 187.82 feet and
28) South 57° 59' 48" West a distance of 149.06 feet to the center of New York State Route 213

TOGETHER WITH a right of way and subject to the rights of Lot 2 over a fifty foot wide strip of land leading southerly and westerly from the above described Lot 1A through Lot 2 over the covered bridge over the Esopus Creek to the above described Lot 1B the centerline of which is being bounded and described as follows,

BEGINNING at the intersection of the centerline of the existing woods road with the south line of lot 1A distant 568.5 feet on a course of South 88° 51' 13" West from a set 5/8 inch diameter rebar with a plastic cap inscribed "NYCDEP" and runs thence from said point of beginning through Lot 2 the following thirty courses and distances;

1) South 75° 52' 12" East a distance of 60.98 feet
2) South 77°57' 40" East a distance of 71.03 feet
3) South 63° 30' 03" East a distance of 80.20 feet
4) South 02° 50' 07" West a distance of 34.39 feet
5) South 48° 40' 05" West a distance of 59.05 feet
6) South 62° 15' 04" West a distance of 64.87 feet
7) South 63° 55' 10" West a distance of 125.12 feet
8) South 47° 31' 45" West a distance of 32.88 feet
9) South 31° 06' 22" West a distance of 34.33 feet
10) South 16° 33' 41" West a distance of 63.87 feet
11) South 07° 13' 11" West a distance of 69.68 feet
12) South 09° 12' 29" West a distance of 80.01 feet
13) South 12° 42' 43" West a distance of 76.83 feet, crossing the covered bridge over the Esopus Creek

14) South 25° 27' 40" West a distance of 18.87 feet
15) South 61° 21' 08" West a distance of 37.03 feet
16) South 77° 35' 25" West a distance of 91.04 feet
17) South 73° 18' 36" West a distance of 62.57 feet
18) South 60° 57' 42" West a distance of 26.19 feet
19) South 15° 39' 15" East a distance of 24.81 feet
20) South 51° 53' 36" East a distance of 49.98 feet
21) South 50° 57' 12" East a distance of 25.00 feet
22) South 67° 24' 01" West a distance of 37.09 feet
23) South 89° 34' 47" West a distance of 85.14 feet
24) North 84° 31' 08"West a distance of 72.16 feet
25) North 76° 44' 26"West a distance of 62.94 feet
26) North 68° 56' 50"West a distance of 63.18 feet
27) North 45° 08' 36"West a distance of 55.80 feet
28) North 32° 24' 52"West a distance of 60.14 feet
29) North 21° 48' 35"West a distance of 30.90 feet
30) North 04° 18' 26"West a distance of 55.70 feet to a northeasterly line of Lot 1B distant 101.40 feet on a course of North 34°28'01" East from the north end of a stone wall.

SUBJECT TO a right of way fifty feet in width granted to Lot 2 running southwesterly from the intersection of the center line of the last above described right of way with the northeast line of Lot 1B, through Lot 1B along the existing centerline of the woods road formerly know as the Upper Pulp Mill road to the northeasterly line of the New York City Catskill Aqueduct.

BOTH LOTS 1 A AND 1 B ARE:

SUBJECT TO all of the restrictions, rights, easements and rights of way granted to the party of the second part and have the BENEFIT OF all of the rights, easements, restrictions and right of first refusal reserved to the party of the first part set forth in a deed dated August 14, 2008 from Open Space Conservancy, Inc. as party of the first part to the City of New York as party of the second part, filed in the Office of the Clerk of Ulster County on 8/27, 2008 in Liber 4608 of deeds at page 188; And AS INSTRUMENT # 08-15944 (B)

SUBJECT TO a right of first refusal set forth in Right of First Refusal dated August 14, 2008 from Open Space Conservancy, Inc. to the City of New York dated August 14, 2008 filed in the Office of the Clerk of Ulster County on 8/27, 2008 in Liber 4608 of deeds at page 229; and AS INSTRUMENT # 08-15946 (B)

SUBJECT TO the terms of a Memorandum of Agreement dated August 14, 2008 between Open Space Conservancy, Inc. and the City of New York dated August 14, 2008 filed in the Office of the Clerk of Ulster County on 8/27, 2008 in Liber 4608 of deeds at page 221. AS INSTRUMENT # 08-15945 (B)

BEING a portion of the premises described in a deed dated 12, May 2008 from the Campus Auxillary Services, Inc. to the Open Space Conservancy, Inc.,filed in the Office of the Clerk of Ulster County on 02, June 2008 in Liber 4573 of deeds at page 213 as Instrument No. 2008-00010366.

Ashokan Foundation-12-220122-00

500 Ft Adjoiners

Parcel	Owner	Secondary_Owner	Mailing_Address	Mailing_City	Mailing_Zip
54.1-2-32.100	Ashokan Foundation Inc		477 Beaverkill Rd	Olivebridge NY	12461
46.3-2-7	Deanna Sc	Salvatore Scarpa	68 Park Ave	Randolph NJ	7869
46.3-2-10.100	Olive Town Board		PO Box 180	West Shokan NY	12494
46.3-2-19	Noel P Bara	Linda M Barash	430 Beaverkill Rd	Olivebridge NY	12461
46.3-2-24	Brigit Grandia		PO Box 182	West Shokan NY	12494
46.3-2-27	Brian Hehir	Maria Moratis	489 Beaverkill Rd	Olivebridge NY	12461
46.3-2-21.120	JOSEPH TRI	MARY K. TRUSTEE DIACOVO Truste	20 Lynette Blvd.	Kingston NY	12401
46.3-2-23	Herb Ray	Nadherny Anne Ray	27 Washington Sq N Apt 6B	New York NY	10011
46.3-2-21.110	Max Mauer		411 Beaverkill Rd	Olive NY	12461
46.3-2-21.200	Angela Longway		455 Beaverkill Rd	Olivebridge NY	12461
46.3-2-8	Olive Town Board		PO Box 180	West Shokan	12494
46.3-2-30	ROBERT J. BIELECKI	Trustee	523 BEAVERKILL ROAD	OLIVEBRIDGE NY	12461
46.3-2-9	Neil L Klein	Diana Lahman	420 West End Ave Apt 9C	New York NY	10024
46.3-2-29	Timothy D.	Lillian A. Neu	511 Beaverkill Road	Olivebridge NY	12461
46.3-2-28	Matthew C	Christa Bianchi	495 Beaverkill Rd	Olivebridge NY	12461
46.3-2-25	Brigit Grandia		PO Box 182	West Shokan NY	12494
46.3-2-20	Noel Barasl	Linda Barash	430 Beaverkill Rd	Olivebridge NY	12461
46.3-2-10.200	Judith Chaifetz		10 Downing St Apt 5S	New York NY	10014
46.3-2-26	Malia F. Ma	David W. Katch	492 Beaverkill Rd	Olivebridge NY	12461
54.1-2-34.100	Ruth Rosenzweig		363 Beaverkill Rd 15R	Olivebridge NY	12461
46.3-2-22	Margaret S	Joseph Soltis	471 Beaverkill Rd	Olivebridge NY	12461
54.1-2-34.200	Ruth Rosenzweig		363 Beaverkill Rd 15R	Olivebridge NY	12461
54.1-2-32.300	Ashokan Foundation Inc		477 Beaverkill Rd	Olivebridge NY	12461
54.1-2-32.200	City of New	Taxes Bureau of Water Supply	71 Smith Ave	Kingston NY	12401

National Flood Hazard Layer FIRMette

FEMA

74°12'27"W 41°55'59"N

74°11'49"W 41°55'33"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/16/2025 at 4:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

BRAD'S BARNS

Division of Catskill Mt. Barns and Gazebos LLC
903 Rt 28 Kingston NY 12401 (845)339-2276 Fax (845)340-1947

Bill To: Ashokan Center, Inc

DELIVERY ADDRESS:
477 Beaverkill Road
Olivebridge, NY 12461
*Ashokan Center

Telephone: 845-763-0284- Joe Martignetti

Mailing Address:
845-443-3392- Peter
Joe.martignetti@ashokancenter.org
Jay.ungar@ashokancenter.org
Peter.cook@ashokancenter.org

Date of Sale: 01/22/2025

Date of Delivery:

Delivery Instructions:

Loading Instructions:

STYLE	SIZE	SIDING	COLOR	TRIM	ROOF	STOCK #
A Frame 6'8"	12x16	T1-11	Chestnut	Brown	Metal	Order 6-8 Weeks

OPTIONS

10x12- A Frame 6'8"
6x12 Porch w/ PT Decking
Total size of building 12x16

Options:
T1-11 Siding w/ OSB Sheathing & Tyvek

6 Lite PreHung House Door w/ Screen Dr

5-30x36 Insulated Windows

Upgrade to 2x6 Framing 16" OC
Upgrade to 2x6 Rafters 16" OC
Upgrade to 2x6 Floor Joist 16" OC

2x6 Headers over Windows & Door

Hurricane Straps

Insulated Metal Roof

R 30- Spray Foam

*Needs quote on Site Work
12x20 Shed- 14x22 Pad

Tax Except~

Unit Price	Total
12x16 A Frame	$7,625.00
Upgrade 2x6 Framing	$1,026.00
5-Insulated Windows	$2,250.00
Metal Roof	$960.00
R30 Floor Spray Foam	$1,275.00
Headers and Jacks	$810.00
Delivery	Included
Total Each Building	$13,946.00
4-Buildings	$55,784.00
Bulk Discount	<$4,000>
Sales Tax	Tax Exempt
Total	$51,784.00
Deposit	$25,892.00
Check #	
Due on Delivery	$25,892.00
Check#	

AUTHORIZED SIGNATURE *Devin Dube*

CUSTOMER SIGNATURE _____

Customer Pricing Notice:

Our Advertised Prices Include a 3% Cash/ Check Discount. If you are paying by any other method an additional 3% will be added to the final purchase price.

BY SIGNING, YOU AGREE WITH ALL OF THE ABOVE AND ALL OF THE INFORMATION PERTAINING TO THE BUILDING.

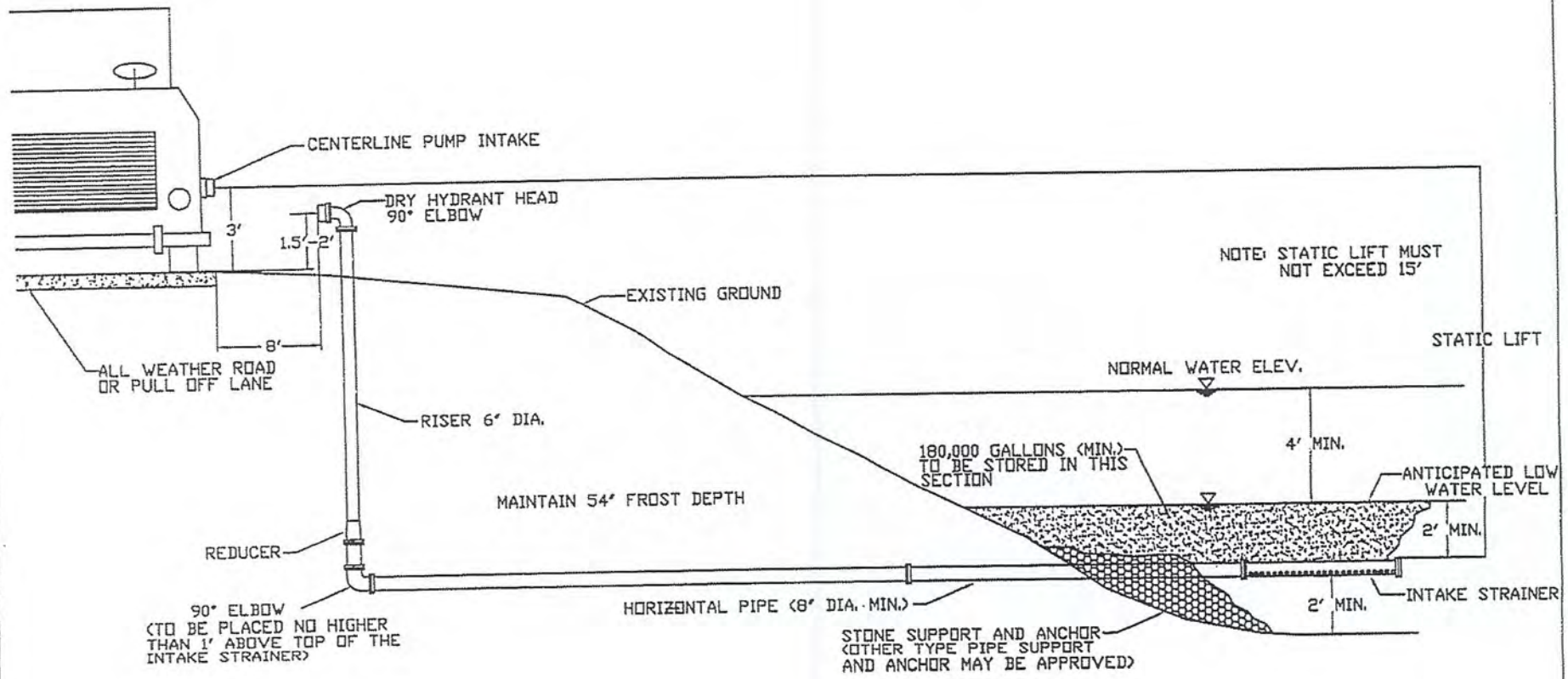

FIGURE C-1 DRY HYDRANT INSTALLATION

NOT TO SCALE