Planning Board Application
Town of New Lebanon Planning Department
PO Box 328 | New Lebanon, NY 12125 | Ph: 518.794.8884 | Fax: 518.794.8883

NOV 01 2016
TOWN OF NEW LEBANON

CHECK APPROVAL(S) REQUESTED
✓ Minor Subdivision (includes lot line adjustments)
___ Major Subdivision
✓ Site Plan Review (SPR)
___ Special Permit with Site Plan Approval (SP/SPR)

FOR OFFICAL USE:
Date Rec'd 10/1/16 PB# 2016-005
Building Permit Application # n/a
Fee Paid: $200.00/592794

Date: 10-27-2016 Tax Map No(s).: 27.00-1-87.2 & 27.00-1-30
Note: for lot line adjustments, incl. TM# of adjoining parcel(s) involved

Project Name: MINOR 2 LOT SUBDIVISION PLAN & BOUNDARY LINE ADJUSTMENT PLAN

Site Location: 576 WADSWORTH ROAD

Total number of lots being created: 2 Total Land Area: 25.1±

Applicant Information

Name of Applicant (please print): JASON R. PETERSON

Mailing address: 273 KENWOOD AVENUE, DELMAR, NY. 12054

Phone: 518-813-0059 Cell: 518-813-0059 Fax: N/A

Signature:

*If the applicant is not the property owner, please submit owner authorization

Property Owner Information

Name if Different from Applicant: (please print) 576 WADSWORTH LLC

Mailing Address Different from Applicant: 33 KIRK STREET, HOUSATONIC, MA. 01236

Phone: ___ Cell: 518-610-2722 Fax: ___

Signature: ___

Surveyor Information

Surveyor Name: JASON R. PETERSON License No. 050785

Company Name & Address: BETHLEHEM LAND SURVEYING PLLC.

Phone: 518-813-0059 Cell: 518-813-0059 Fax: N/A

Engineer Information

Engineer Name: ___ License No. ___

Company Name & Address: ___

Phone: ___ Cell: ___ Fax: ___

PLEASE CHECK APPROPRIATE SPACE: I consent to the extension of the 62-day Public Hearing and review period. (See instruction item #4). ✓ Yes ___ No

Please describe the nature of your proposed project, including the proposed use and a construction schedule (attach additional paper if needed):

SUBDIVIDE AN EXISTING 20 ACRE PARCEL AND CREATING 2 PARCELS (1 15± ACRES & 1 5± ACRES) AND COMBINING THE 15± ACRE PARCEL WITH AN ADJOINING 5± ACRE PARCEL

✓Yes __No **Is the access road to the project a Town/County or State Road or highway?** (New York State Town Law: § 280-a)

__Yes ✓No **Is any of the property within the flood plain?** If yes, the flood plain area will need to be clearly labeled and lightly shaded on your survey map. (The County will not except dark shading).

✓Yes __No **Is any of the property within a DEC regulated wetland**? If yes, you may be required to contact DEC to conduct a site visit to flag the area.

__Yes ✓No **Is any of the property within an ACOE regulated wetland?** (ACOE = Army Corps. Of Engineers)

__Yes ✓No **Will one or more acres be disturbed by this project?** If yes, you will be required [under NYS DEC regulations] to develop a Storm Water Pollution Prevention Plan SWPPP in order to obtain coverage under the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity.

The project occurring within 500 feet of (Check all that may apply):

___A municipal Boundary
___County or State Park or recreation either existing or proposed
___State or County road or right-of-way, either existing or proposed
___State or County owned building or institution
___Stream or drainage channel owned by the County or for which channel lines have been established
___Active farm operation within a County Defined Ag. District

BY SIGNING THIS APPLICATION, THE UNDERSIGNED DOES HEREBY GRANT PERMISSION TO MEMBERS OF THE TOWN OF NEW LEBANON PLANNING/BUILDING DEPARTMENT TO ENTER UPON MY PROPERTY FOR THE PURPOSE OF EXAMINING SAME BY REASON OF AN APPLICATION NOW PENDING BEFORE SAID BOARD

STATE OF NEW YORK }
COUNTY OF COLUMBIA } ss
TOWN OF NEW LEBANON }

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

SWORN to before me this _____ day
Of _____, 20_____.

NOTARY PUBLIC _____

_____

GENERAL INSTRUCTIONS

PLEASE READ

1. Attach hereto a copy of the duly filed deed indicating the current ownership of the subject property. If the owner is a corporation, attach a list of all directors, officers and major stockholders. If applicant is a contract vendee, then attach a copy of the duly executed contract of sale.

2. If the applicant is not the owner, submit a letter signed by the property owner granting authority to the applicant to act on this application.

3. The applicant shall submit a list of the names and addresses of all adjoining property owners and of those property owners directly across all road frontages adjoining the proposed development. The list shall also contain the Town of New Lebanon current tax map numbers for each parcel.

4. NYS Town Law and/or the Town of New Lebanon Town Code obligate the Planning Board to conduct a Public Hearing with respect certain projects within 62 days following receipt of a **COMPLETE** application for the project by the Planning Board Clerk. Due to the complexity of many proposals and the numerous technical and procedural requirements of all the applicable laws and regulations, many applications may be found to be incomplete or deficient and, therefore, not ready for Public Hearing nor Planning Board approval. Thus, a determination based upon all pertinent facts and circumstances cannot always be rendered by the Planning Board within the 62 days. To do so might result in a disapproval when, with further information or changes, and SEQR compliance, approval or approval with modifications might otherwise occur. In such cases, Planning Board staff will notify the applicant of missing or incomplete items as soon as possible.

   In light of the above, you are asked to indicate, by checking the appropriate space on the application form, whether you consent to the extension of the 62-day public hearing period or review period, for so long as may reasonably be necessary to generate a submission which is complete and in conformity with all pertinent requirements. You may revoke your consent at any time by communicating that fact in writing to the Clerk of the Planning Board whereupon your project proposal will be scheduled for the next regularly scheduled meeting of the Planning Board.

5. Please be advised that the Planning Board review process often involves engineering, legal and other professional skills. While the Planning/Building Department staff will provide guidance and assistance within reasonable limits, the responsibility for the proper presentation of the proposal lies with the applicant and the applicant's advisors, and not upon the Planning/Building Department or its staff.

6. With this application you will be given a checklist listing submittal criteria relating to your specific application. The checklists are provided as a courtesy to assist applicants in preparing for their first Planning Board meeting and does not waive any provisions of State or Town Laws. The Planning Board reserves the right to request additional information not included on this checklist.

7. Fee Schedule: Individual fee schedules are listed on the pertinent checklist for your specific project and are subject to change from time to time at the approval of the Town Board. Escrow accounts will be established as required.

NOTE: *Additional fees may be required in an amount necessary to defray additional costs of special consultants engaged by the Town to assist in the review of an application.*

Short Environmental Assessment Form
Part 1 - Project Information

NOV 03 2016

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:
MINOR 2 LOT SUBDIVISION PLAN & BOUNDARY LINE ADJUSTMENT PLAN

Project Location (describe, and attach a location map):
576 WADSWORTH ROAD NEW LEBANON NEW YORK

Brief Description of Proposed Action:
SUBDIVIDE AN EXISTING 20 ACRE PARCEL CREATING 2 LOTS (1) 15± & (1) 5± ACRES AND COMBINING THE NEW 15 ACRES WITH AN EXISTING 5± ACRE PARCEL

Name of Applicant or Sponsor:	Telephone: 518-813-0059
JASON R. PETERSON	E-Mail: jason@bethlehemlandsurveying.com

Address:
273 KENWOOD AVENUE

City/PO:	State:	Zip Code:
DELMAR	NY.	12054

	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 governmental Agency? If Yes, list agency(s) name and permit or approval:	☒	☐

3.a. Total acreage of the site of the proposed action? 25.1± acres
b. Total acreage to be physically disturbed? Ø acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 25.1± acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ 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?	☐	☒
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐
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: _____	☐	☒
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: WELL	☒	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: SEPTIC	☒	☐
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☒	☐
b. Is the proposed action located in an archeological sensitive area?	☐	☐
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 plain?	☒	☐
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? ☒ NO ☐ YES	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☒ NO ☐ YES		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	☒	☐
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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: JASON R. PETERSON Date: 10-27-16

Signature:

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

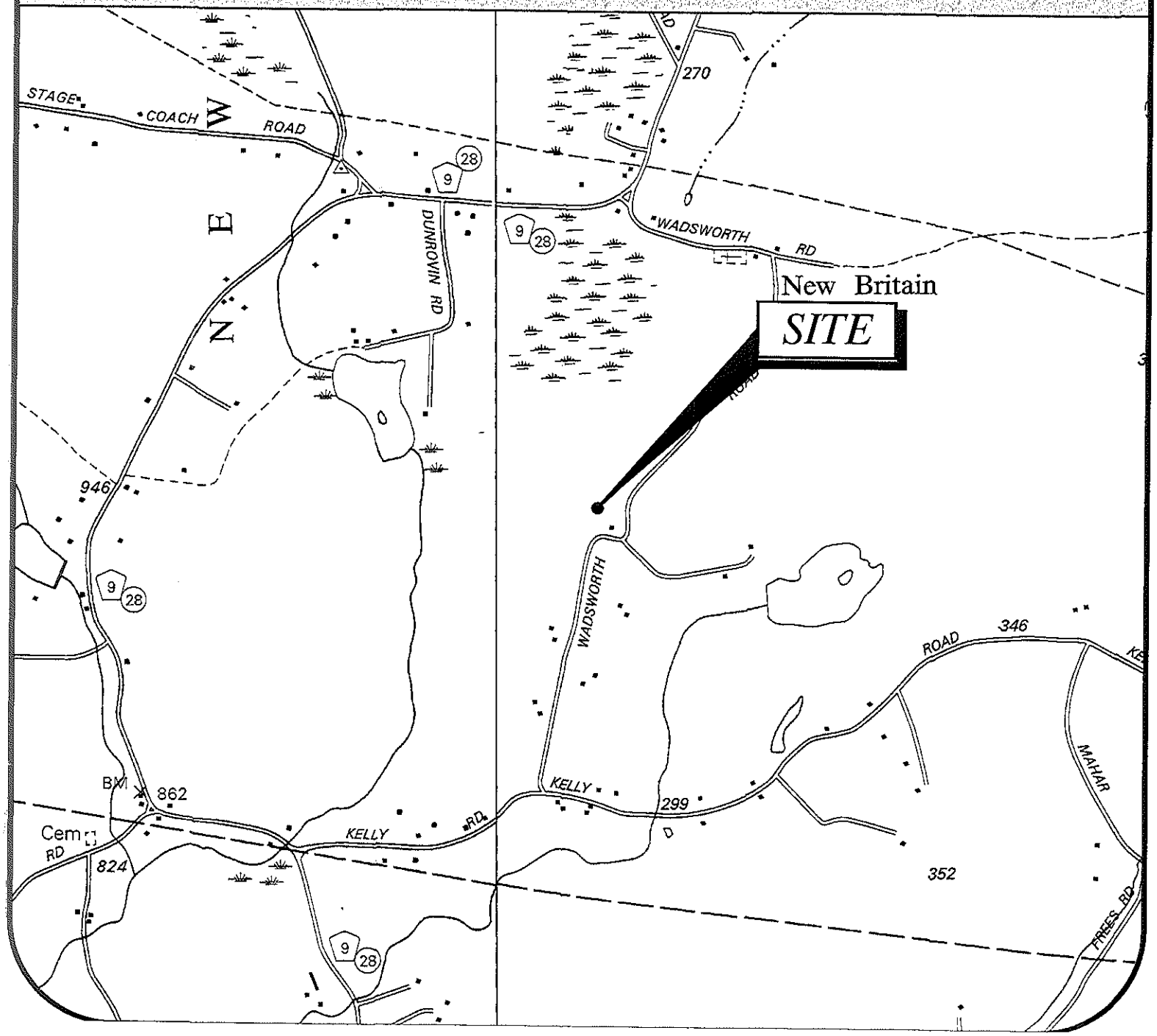
Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

PRINT FORM

VICINITY MAP 1"=2,000'



Subject: Re: Permission

From: Jason Peterson (jrpcad@yahoo.com)

To: mark@caiolaconstruction.com;

Date: Wednesday, August 3, 2016 6:21 AM

Perfect.

Jason R. Peterson, PLS
Bethlehem Land Surveying, PLLC
phone: 518-813-0059
email: jrpcad@yahoo.com or Jason@bethlehemlandsurveying.com
www.bethlehemlandsurveying.com
Home of the Veteran Vocational Outreach Program *Soldiers 2 Surveyors*

On Wednesday, August 3, 2016 6:19 AM, "mark@caiolaconstruction.com" <mark@caiolaconstruction.com> wrote:

I, Mark Caiola, owner of 576 Wadsworth Rd, New Lebanon NY, give Jason Peterson permission to act on my behalf for the subdivision of 576 Wadsworth RD.

Sent from my iPhone

NOV 0 1 2016