

TOWN OF ROCHESTER PLANNING BOARD
ULSTER COUNTY, NEW YORK

Application # 16-04521
Date 5/12/16
Fee Paid \$ 400 - ch # 2576
Type: Major _____ Minor X

SUBDIVISION APPLICATION

1. Name of Project: Proposed Subdivision of Lands of Robert & Nancy Bendell

2. Property Owner: Robert & Nancy Bendell
 Address: 681 Granite Road, Kerhonkson, NY 12446
 Phone () [REDACTED] Day Time # () _____
 Fax () _____ E-Mail Address _____

3. Applicant Name (if other than Owner): AGENT: Christopher J. Zell, P.L.S.
 Address: Brinnier & Larios, P.C., 67 Maiden Lane, Kingston, NY 12401
 Phone () [REDACTED] Day Time # () _____
 Fax () [REDACTED] E-Mail Address [REDACTED]

4. Site Location: Name of Public/Private Road project is accessed by 681 Granite Road
 Tax Map Section: 84.2 Block 1 Lot 5.200
 Tax Account # _____ Town of Rochester Zoning District: R-2, Low Density

5. **Current** total number of lots: 1 **Proposed** total number of lots: 2
 Acreage of parcel(s) to be subdivided 5.833 acres **[Include all acreage of Current parcel(s)]**
 Is this project proposed to be completed in multiple phases? No

6. Will this project require permits or approval from any Federal, State, or County agencies? No
 If yes, Name? _____

7. Is the property located within or contiguous to a NY State Certified Agricultural District? No

8. Does the property contain land located within a 100 year flood plain? No

9. Does the property contain land within any Federal or NYS identified wetlands? No

10. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? No If yes, Name? _____

11. Describe the proposed method/type of water supply and the disposal of sewage. _____
Private Well and Private Septic already established on both proposed lots

12. Will the proposed subdivision require the creation or extension of any public or private roadways?
If yes, Name? NO _____

13. Describe the general terrain, physical characteristics, and current use of the lot(s) to be subdivided.
Example: Steep sloped, Gentle Slope, Flat, Wooded, Pasture, Vacant land, Residential, Commercial, etc
Residential, fairly flat with a gentle slope down towards the Stony Kill Creek. Some woods, mostly cleared land.

14. List any physical restrictions to the project such as waterways, flood plains, wetlands, steep slopes, rock outcroppings etc. *Locations of these must also be notated on the plan provided by the applicant.*
Property borders Stony Kill Creek

15. Is the applicant proposing review under Conservation Subdivision (Chapter 125-23) option? No _____

16. Is the applicant requesting any waivers in **procedure or submittal requirements** from the Subdivision (Chapter 125) or Zoning (Chapter 140) regulations? (*See 125-5 or 140-47 for details*) No _____
If answered yes, then the applicant shall provide these requests to the Planning Board separately in written form and include all reasoning for such requests.

17. Provide names of all bounding property owners. Attach additional sheets if necessary.
SEE ATTACHED LIST OF NEIGHBORS WITHIN
500 FEET

Deponent, being duly sworn, states that he/she is the owner or authorized agent of the owner for which the foregoing work is proposed to be done, and that he/she is duly authorized to perform such work, and that all work will be performed in accordance with all applicable State, County, and Local Ordinances.

Sworn by me this 9th day of May, 2016

Held Smuch
Witnessed by

[Signature]
Signature of Applicant/Agent

If an agent is representing applicant, a signed letter by applicant authorizing named individual to act as his/her agent must accompany the application.

617.20
Appendix B
Short Environmental Assessment Form

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: Proposed Subdivision of Lands of Robert & Nancy Bendell			
Project Location (describe, and attach a location map): 681 Granite Road, Kerhonkson (Town of Rochester), NY 12446			
Brief Description of Proposed Action: Residential Subdivision of 5.833 Acres of Land, each proposed parcel with existing house, well and septic. Proposed Parcel A: 3.827 Acres Proposed Parcel B: 2.006 Acres			
Name of Applicant or Sponsor: Robert E. and Nancy J. Bendell (Christopher J. Zell, P.L.S. - Agent)		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 681 Granite Road			
City/PO: Kerhonkson		State: NY	Zip Code: 12446
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.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
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: Town of Rochester Zoning Permit and Town of Rochester Planning Board Minor Subdivision Application Permit			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		5.833 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?		5.833 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Christopher J. Zell P.L.S.		Date: 5/9/16
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. 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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

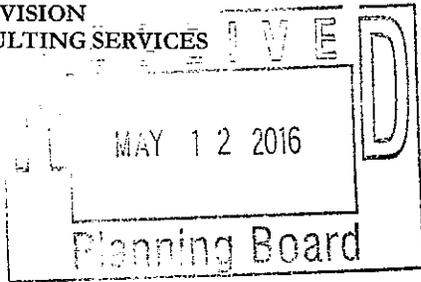
PRINT

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SUBDIVISIONS
TITLE SURVEYS
TOPOGRAPHIC SURVEYS



LETTER OF AGENT

MAY 10 2016

**Re: Proposed Subdivision on Lands of Robert E. and Nancy J. Bendell
681 Granite Road, Town of Rochester, Ulster County, New York**

This letter is to certify that the land owners involved in the above-referenced Subdivision hereby agree to grant permission to Christopher J. Zell, P.L.S. of Brinnier and Larios, P.C. to represent them and their interests at any and all Town of Ulster Planning Board and/or Zoning Board meetings regarding this matter.

Signed,

Robert Bendell
Home Owner

5/5/16
Date

I hereby agree to represent the interests of the above-referenced party in the above-referenced proposed subdivision.

Signed by Agent:

Christopher J. Zell
Christopher J. Zell, P.L.S.
Brinnier and Larios, P.C.

5/9/16
Date