



TOWN OF ROCHESTER PLANNING BOARD  
ULSTER COUNTY, NEW YORK

Application # 17-01 SBD  
Date 2/27/17  
Fee Paid \$200 (\$100 credited)  
Type: Major \_\_\_\_\_ Minor

**SUBDIVISION APPLICATION**

1. Name of Project: Mount Laurel Estates
2. Property Owner: Cockkill Farm / Ryan Jacoby  
Address: \_\_\_\_\_  
Phone ( ) \_\_\_\_\_ Day Time # ( ) \_\_\_\_\_  
Fax ( ) \_\_\_\_\_ E-Mail Address \_\_\_\_\_
3. Applicant Name (if other than Owner): \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone ( ) \_\_\_\_\_ Day Time # ( ) \_\_\_\_\_  
Fax ( ) \_\_\_\_\_ E-Mail Address \_\_\_\_\_
4. Site Location: Name of Public/Private Road project is accessed by Dawson Lane  
Tax Map Section: \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
Tax Account # \_\_\_\_\_ Town of Rochester Zoning District: \_\_\_\_\_
5. Current total number of lots: 2 Proposed total number of lots: 2  
Acreage of parcel(s) to be subdivided N/A acres [Include all acreage of Current parcel(s)]  
Is this project proposed to be completed in multiple phases? \_\_\_\_\_
6. Will this project require permits or approval from any Federal, State, or County agencies? Y  
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. Well + Septic

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*  
N/A - Set line Apartment

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.*  
N/A

15. Is the applicant proposing review under Conservation Subdivision (Chapter 125-23) option? N/A

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)* N/A  
*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.*

**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 19 day of Feb, 2017

[Signature]  
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.**

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

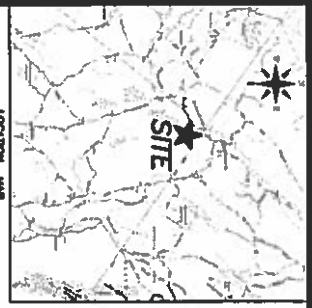
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 - Project and Sponsor Information</b>			
Laurel Mountain			
Name of Action or Project: Dawson Lane, Kerhonkson, NY			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: Lot Line Adjustment			
Name of Applicant or Sponsor: Catskill Farms		Telephone:	
		E-Mail:	
Address:			
City/PO: Elidred, NY 12732		State: NY	Zip Code: 12732
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	YES
		<input type="checkbox"/>	<input checked="" 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:		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ acres	lot 12 - 5.66
b. Total acreage to be physically disturbed?		_____ acres	lot 20 - 5.2
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: <u>N/A</u>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: <u>N/A</u>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>CSM Charles Petersheim</u> Date: <u>2/22/17</u></p> <p>Signature: _____</p>		



**Gilbertus E. Box**  
and  
**Patricia Marion Jordan**  
(repealed owners)  
L. 6084 P. 48  
60.1-2-2.13  
Lot 3

**Andrew M. Dove**  
and  
**Christina Y. Lee**  
(repealed owners)  
L. 5898 P. 323  
60.1-2-2.14  
Lot 4

**Garvin Phillips**  
and  
**Julio Hildebe Pena**  
(repealed owners)  
L. 6008 P. 234  
60.1-2-2.17  
Lot 21

**Lot 20**  
60.1-2-2.10

**Lot 12**  
60.1-2-3.8

**Catalini Farms, Inc.**  
(repealed owners)  
L. 5783 P. 107  
Lot 5

**Catalini Farms, Inc.**  
(repealed owners)  
L. 5783 P. 107  
Lot 11

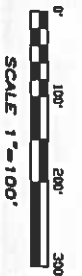
**Angelo J. Giordani,**  
**Patricia M. Bennett,**  
**John R. Giordani**  
(repealed owners)  
L. 5868 P. 125  
60.1-2-18.111  
Lot 5

**LEGEND**

- 3/4" P. Fee And 5/8" Corner Tension 00008-
- Existing Easement, Easement
- 2/8" Fee And 5/8" Corner Tension 00008-
- Proposed Easement
- Proposed New Easement Line
- County Tax Parcel Line
- Existing Boundary
- Area Enclosed by an Easement
- Underground Facilities Show the
- Trademark
- Deed Marker
- P.O.D.
- Point of Beginning
- County Tax Map Parcel I.D. Number
- Lot Number Per Map Reference No. 2
- Lot Number Per Map Reference No. 1

**PARCEL A BOUNDARY**

LINE	BEARING	DISTANCE
1	S 27° 15' 00" W	377.45
2	S 51° 15' 00" W	510.00
3	S 81° 15' 00" E	510.00
4	S 27° 15' 00" E	377.45



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**MAP REFERENCES**

- 1) Town Map of Mount Laurel, Section 1, by Mount Laurel & Associates, Inc., dated July 1, 2007, Upper County Road Map 60-2-2-10 & 60-2-2-11.
- 2) Town Map of Mount Laurel, Section 1, by Mount Laurel & Associates, Inc., dated July 31, 2011, Upper County Road Map 61-1-12.

**NOTES**

- 1) Subject to any statement of fact on file and correct abstract of title may contain.
- 2) Subject to any utility easements of record.
- 3) Site may contain protected wetlands. Contact appropriate governmental agencies prior to any site work.
- 4) Underground features, facilities, structures and utilities have been located from available records, field locations of suspected above-ground features, and other available information. There may be other underground features, facilities, structures and utilities, the location of which cannot be determined from the available information. The undersigned assumes no liability for any damage to or destruction of any underground features, facilities, structures and utilities or any other property located on the site.
- 5) In the event that there is a discrepancy between the contents of this plan and recorded documents, the contents of the recorded documents shall prevail. It is the responsibility of the client to compare the two documents before using the whole file.
- 6) Subject to 30' Wide Utility Easement granted to Central Hudson Gas & Electric Corporation recorded in L. 5851 P. 193.
- 7) Ground features may now be shown on site of survey not shown on other records.
- 8) Subject to Declaration of Ownership & Possession recorded in Liber 5871, Page 7, which is a declaration of present and future ownership of the property.
- 9) Parcel A will never be considered a separate building lot apart from Lot 20 to which it is being added.

**AREA SUMMARY**

LOT 20 =	5.12 Acres
Parcel A =	+0.34 Acres
NEW LOT 12 =	5.32 Acres
NEW LOT 20 =	5.46 Acres

**OWNERS**

Lot No.	Section	Parcel	Owner Name	Address	City	State	Zip
Lot 20	Section 1	Parcel A	Lawson Surveying & Mapping, Inc.	443 Deer Spot Rd., 3rd Floor	Mount Laurel	NJ	08054
Lot 12	Section 2	Parcel A	Catalini Farms, Inc.	42 Pine Hill Rd.	Mount Laurel	NJ	08054

**OWNER'S ENDORSEMENT**

I HEREBY GIVE MY APPROVAL TO THIS PLAN AND THE PLATS SHOWN HEREON.

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Charles L. Pappalardo, President  
 Catalini Farms, Inc.

**Lot Improvement Survey**  
Between  
**Lot 20 - Section 1**  
and  
**Lot 12 - Section 2**  
Mount Laurel Estates  
Town of Burlington, County of Delaware  
State of New York

**REVISIONS**

NO.	DATE	DESCRIPTION

**1 of 1**

DATE	NOV 14 2017
DATE	NOV 14 2017
DATE	NOV 14 2017
DATE	NOV 14 2017
DATE	NOV 14 2017
DATE	NOV 14 2017
DATE	NOV 14 2017
DATE	NOV 14 2017
DATE	NOV 14 2017
DATE	NOV 14 2017

**LSM**

**LAWSON SURVEYING & MAPPING**

Surveying - Topographic - Civil - Subdivision - Construction - GIS - Subdivision - ETL

2000 Oakley Blvd S 6 6000, Mt Laurel, NJ 08054  
 Phone: (856) 261-8800  
 Fax: (856) 261-8811  
 www.lawsonm.com

# Ulster County Planning Board

Print Form

## General Municipal Law 239 M-N Referral Submittal Form

Please Fill Out All Sections - Type or Print Only

**Municipality:** Town of Rochester

**Referring Board:** Planning Board

**Referring Official:** Michael Baden; Chairman

**Phone Number:** 845-626-2434

**Local File #:** 17-01SBD

**Applicant Name:** Catskill Farms/Jacoby

**Project Name:** Mountain Laurel Estates

**Type of Referral**  
(Check All Those That Apply)

239-M:  Site Plan Review  
 Special Permit  
 Area Variance  
 Use Variance  
 Amend Zoning Statute  
 Amend Zoning Map  
 Comprehensive Plan  
 Other Special Authorizations

239-N:  Subdivision

**SEQRA Determination**

Type I Action  
 Type II Action  
 Unlisted Action

### Parcel(s) Information

Section	Block	Lot
60.1	2	3.8

Section	Block	Lot
60.1	2	2.160

### Number of Lots

2

### Project Acreage

N/A

### Zoning District(s) of Project

R-2

### Parcel Utilities

Central Water  
 Private Water  
 Central Sewer  
 Individual Septic

GML/Ulster County Charter Referral Criteria:  
(Choose One)

**Within 500 feet of a:** County Road or State Road, City, Village, Or Town Boundary, County or State Park or Other Recreation Area, Stream or Drainage Channel Owned or Established Channel Line by County, County or State Owned Land with public building or institution Located on it, or Boundary of Parcel with a farm operation

**Greater than 500 feet of:** Any of the Above Listed Conditions

Location of Project: (Address or Nearest Intersection)

Dawson Lane, Kerhonkson, NY 12446

Project Description: (Please Be As Specific as Possible)

Amendment to a subdivision filed plat

Referring Official - Signature - Certification of Application's Completeness: *Michael Baden, SWP*

**Received Stamp:**

**UCPB Staff Use Only**

**Referral #**

**Agenda Date:**

**Major Project?**

Return Form to:  
Referral Officer  
Ulster County Planning Board  
P.O. Box 1800  
Kingston, NY 12402

Mail or Hand Delivery Only Please!

Questions? - Call  
845-340-3340

# REFERRAL RESPONSE



## ULSTER COUNTY PLANNING BOARD

General Municipal Law of New York State

Article 12B

Sections 239-1 and 239-m

Referral Number

2017051

**Municipality** Rochester  
**Referring Agency** Planning Board  
**Type of Referral** Subdivision

Local File Number

**Name of Applicant** Castskill Farms  
**Name of Project** Mountain Laurel Estates  
**Project Location** Dawson Lane (Kerhonkson)  
**Description** Amendment to subdivision plat (lot line adjustment)

**UCPB Decision**

**No County Impact**

See Attachments

Referral Officer

Representing the Ulster County Planning Board

**Date Received** 2/28/2017

**Date Reviewed** 3/1/2017

**Form Date** 3/2/2017

**Status** Reviewed