



TOWN OF ROCHESTER PLANNING BOARD
ULSTER COUNTY, NEW YORK

Application # 17-02SBD
Date 2/27/17
Fee Paid \$ 400.00
Type: Major Minor

SUBDIVISION APPLICATION

- Name of Project: Gray Subdivision
- Property Owner: Brian / Susan Gray
Address: 1198 Queens Highway, Kerhonkson NY 12446
Phone () _____ Day Time # _____
Fax () _____ E-Mail Address _____
- Applicant Name (if other than Owner): David Gray
Address: 1198 Queens Highway, Kerhonkson NY 12446
Phone () _____ Day Time # _____
Fax () _____ E-Mail Address _____
- Site Location: Name of Public/Private Road project is accessed by Queens Highway
Tax Map Section: 10.3 Block 2 Lot 2.206
Tax Account # _____ Town of Rochester Zoning District: _____
- Current total number of lots: 1 Proposed total number of lots: 2
Acreage of parcel(s) to be subdivided 40.7 acres [Include all acreage of Current parcel(s)]
Is this project proposed to be completed in multiple phases? NO
- Will this project require permits or approval from any Federal, State, or County agencies? _____
If yes, Name? _____
- Is the property located within or contiguous to a NY State Certified Agricultural District? NO
- Does the property contain land located within a 100 year flood plain? NO
- Does the property contain land within any Federal or NYS identified wetlands? YES
- 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. Drilled well, septic system

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
Gentle slope, Flat residential, vacant land, wooded acreage behind house / Proposed house

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.
wetlands approximately 500 Ft behind proposed house location

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.
Bonnie Lee Banyard

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 27th day of February, 2017

Brian [Signature]
Signature of Applicant/ Agent

Christine K. Adams
Witnessed by

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

CHRISTINE K. ADAMS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AD6225801
Qualified in Ulster County
Commission Expires July 26, 2014

Town of Rochester Planning Board
Subdivision Application
04/10

2018

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: <u>Gray Subdivision</u> | | | |
| Project Location (describe, and attach a location map): <u>Between 1180 and 1198 Queens Highway</u> | | | |
| Brief Description of Proposed Action: <u>Subdivision of land for a new home site</u> | | | |
| Name of Applicant or Sponsor: <u>Brian / Susan Gray David Gray</u> | | Telephone: _____ / E-Mail: _____ | |
| Address: <u>1198 Queens Hwy</u> | | | |
| City/PO: <u>Kierhokson</u> | | State: <u>New York</u> | Zip Code: <u>12446</u> |
| 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: | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | <u>5.1</u> acres | |
| b. Total acreage to be physically disturbed? | | <u>3</u> acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | <u>40.7</u> 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 checked="" 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? b. Consistent with the adopted comprehensive plan? | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO <input type="checkbox"/> | YES <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 <input checked="" type="checkbox"/> | YES <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 <input checked="" type="checkbox"/> | YES <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: _____ | NO <input checked="" type="checkbox"/> | YES <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>Drilled well</u> | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Septic System</u> | NO <input checked="" type="checkbox"/> | YES <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 <input checked="" type="checkbox"/> | YES <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 <input type="checkbox"/> | YES <input checked="" 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 <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| 16. Is the project site located in the 100 year flood plain? | NO <input checked="" type="checkbox"/> | YES <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 <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |

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|--|-------------------------------------|--------------------------|
| 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: <u>Brian Gray</u> | | Date: <u>2/26/17</u> |
| Signature: <u>Brian Gray</u> | | |

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"/> |