

**Town of Austerlitz
Columbia County
New York**

Richard Madonia, Deborah Lans, Perry Samowitz, Lee Tilden, Eric Sieber

Planning Board Meeting

June 6, 2019

7:00 p.m.

*******AGENDA*******

1) Call Regular Meeting to Order

2) Approval of May minutes

3) Reschedule July 4th Meeting

4) Unfinished Business

Airosmith Development – New Tower on West Hill Rd

5) New Business

Dan Russel – 3 Lot Subdivision on Rigor Hill Rd

Raquel Dutra – Minor subdivision on Fern Hill Rd

6) Public Comments

7) Adjournment

*******Next Regular Planning Board Meeting July, 2019*******

Town of Austerlitz
Meeting of the Planning Board
May 2, 2019

In attendance: Town attorney, Joseph Catalano, Deborah Lans, Richard Madonia, Lee Tilden, Perry Samowitz, Eric Sieber

Meeting Called to Order; 7 pm

Approval of Minutes:

Motion to approve minutes; D. Lans, Second: P. Samowitz Approved 5-0

Unfinished Business

Aerosmith Development - New Tower on West Hill Road

Aerosmith representatives stated that the requested letter, describing the proposed AT&T tower has been sent to the Austerlitz Vol. Fire Co. Inc.

The proposed tower's self contained attenuating enclosure were described including that a specified time would be set for automatic operation test to insure the least intrusive noise to any surrounding housing.

The determination of any hazard from equipment will be sought by AT&T from the FAA. Hazard exposure will be indicated by flashing lights through an alarm system.

Description of the lighting system was questioned and photographs of the lighting system will be provided in time for the Public Hearing.

Concerning shared use, a letter from Goosetown Tower Director indicated that it is not feasible for them to move to a new tower. Crown Castle Tower indicated they would not be able to fit all their equipment on this proposed new tower. A requested letter from Goosetown describing their existing shelter has not yet been received.

Goosetown has responded to Board inquiry about their tenants as being Homeland Security, Emergency Services and Verizon as the only cellular tenant. Crown has not yet sent the description and number of tenants on the whole property.

Photo simulations of the proposed tower from various vantage points were provided by AT&T. A request that relative distance from tower location, as well as scale be noted on each photo.

Attorney Catalano will provide any new source comments, to the Aerosmith representatives and reminded the representatives to analyze the zoning requirements prior to next meeting. If all the required outstanding material is had by the next meeting, a public hearing can be arranged.

New Business None

Public Comments

A gentleman, Kevin Hartka, requested time of the Board for an understanding of the requirements for establishing housing on a piece of property being considered for purchase.

The Board members heard his description and viewed drawings of a 40 to 50 acre piece of land with rural residence designation

He was advised of the steps in the process, namely, having a skeletal plan, fairly to scale with surveyed boundaries, information on the property wetlands. through Army Corp of Engineers, knowledge of the zoning provisions,

There will be need to develop a private road and the expense thereof.

Subdivisions will likely be required and meeting environmental standards through a SEQRA review; keeping open space, locating areas for wells, and for septic perq tests.

A public hearing will be required. The process could take from 4 to 6 months.

The gentleman expressed his appreciation for this assistance.

A second public comment requested that there be a test on radiation by AT&T. Concern was registered about this plan being a precursor to possibly larger towers in the future.

The possibility that AT&T would not lease enough property and have guard lines off their property.

The FCC does limit the town's power in these matters but the concerns and objections need to be voiced. Attendance at the public hearing was strongly advised for this Austerlitz resident.

Planning Board Training

Special permit under sub division

Jurisdiction for special use requires to the of the Town Zoning Code and meeting all criteria with no negative effect. While Austerlitz Zoning code is not very specific it does designate permitted uses in residential and rural areas.

Examples: A kennel could not be in a hamlet. A camp ground, would not be permitted in a residential area but could be in a rural area.

Minimum lot sizes are required for hamlet, 1 acre, residential 2 acres. Setbacks for residences are stated.

Questions arose about Air B n B which is not listed in zoning code

This being a new development in towns, there may be discussions required in such groups as Comprehensive Plan Committee, the ZBA the Town Board and from the public to enable the provision of standard criteria to be followed.

It was recommended that Board members be most familiar with section 9 of the Zoning Code when dealing with questions of special use.

Planning Board was adjourned at 8:45

Respectfully submitted:

Constance Mondel

Project Action Summary

Application Date From: 12/20/2018 - Application Date To: 12/20/2018

Owner: < All >

Project #: PL-2019-01**Type:** Site Plan Review**Status:** Active**Location:** West Hill Rd**Identifier:** PL-2019-01**App Date:** 12/20/2018**Owner:** Goosetown Network Svcs LLC**Description:** New Cell Tower

Action Type	Action Date	Action Information
Minutes	02/07/19	<p>Planning Airosmith Development – New Cell Tower on West Hill Rd</p> <p>Airosmith representative A. J. DiBella and Daniel Schwegard described the intent of a new tower for the Town, noting that a full Environmental Assessment will be sent to the Board shortly. The tower will serve to provide wireless service in areas where there presently are large gaps. Emergency services will also be included.</p> <p>AT&T is licensed by the FDC, the Goosetown location has the availability for additional towers. Maps were provided indicating where large, moderate and little service is presently provided.</p> <p>Board members indicated needs to be filled in this application.</p> <ul style="list-style-type: none"> a) A report of existing tower service. b) Drawings with one being on line of sight technology c) The letter of intent d) A discontinuation plan e) Public Impact <p>Many of these points will be addressed in the SEQRA. Request was also made for aerial photographs and full size maps. Neighbors will be notified for the required public hearing which may occur in April.</p> <p>Noted was the need for the service of a Town Engineer and plans. A motion will be made at the Town Board meeting for that service.</p> <p>This meeting will have helped to address the issues to be discussed and ruled on at the March meeting</p>
Minutes	03/07/19	<p>Planning Airosmith Development- New Tower on West Hill Road.</p> <p>Airosmith representatives A.J. Dibella and Dan Schweigard reported that a blockage on a 20 foot antennae on the present tower prevented their ability to obtain productivity data as requested by the Board. They have requested and are awaiting the listed termination date for these towers which at present are not compatible with VHF or UEH service</p> <p>Coverage aerial view maps of the AT&T towers which are directed toward multi areas were provided to Board members with copies for Ray Jackowski and Bill Johnson.</p> <p>Radio Frequency</p> <p>from existing towers not known. AT&T radio frequency was described. Board requested the RF engineer to provide frequency assessment, emergency services as well as safety issues around additional antennae. Proposal for towers placement is designated at State Rte. 295 to connect with other At&T towers. Goosetown denied access.</p> <p>When all the obligatory date required for this application has been received there will be a date discussed for a Town of Austerlitz Public Hearing.</p>

Project Action Summary

Minutes

04/04/19

Planning | Aerosmith Development - New Tower on West Hill Road

A review of the proposed Aerosmith Development had been sent to both William Johnson, RF Engineering Consultant and Ray Jurkowski, Austerlitz Town Engineer. Wm Johnson's and R. Jurkowski's written comments were sent to each Bd. member and Ray Jurkowski was also in attendance at this meeting. The Cell Tower provisions contained in the Town Zoning law figured in his observations.

With respect to the visual assessment through photographic simulations, Ray Jurkowski suggested and identified 7 locations to be used for public presentation since the map presented earlier was not based on visual verification. With Bd. member agreement that photographic verification was best suited in this assessment, a motion to waive the requirement for a balloon test was made by D. Lans, seconded by P. Samowitz, approved 5-0.

Further discussions included beacon lights. Aerosmithb rep. Schreigard noted FAA regulations on beacon lighting are being consulted. Questions arose and discussion ensued about use of the backup generator, and noise, fuel storage, mufflers, arrangements with the fire department, cumulative radiation effect from all the towers, night and day time simulation plus FAA regs. Safety issues also need consideration. i.e, ice damage, falling parts. Base photos were also requested. AT&T representatives stated their intention to obtain the requested in good faith and noted they will reach out to the Fire Dep't and will seek and provide radiation data.

The capacities of the existing towers are not exactly known nor is there a final termination date for the present towers. Co-location needs to be discussed as to feasibility and whether some carriers on present towers can be moved to the proposed tower. A letter is being requested by the applicant from Goosetown owner on this matter. RFA has no oppositions to number of towers; does require that zoning code be followed.

Responses from William Johnson and Ray Jakowski were discussed and considered. Wm. Johnson recommended that data on heights of carriers on colocations be brought to a certainty and additional propagation maps were requested.

No additional tower is being considered for future use by AT&T. The meeting covered the scope of the information needed for approval by the Bd. members. Requested material will be mailed to the Board, for discussion in at the next meeting.

An invoice received for the services of the RF Engineer's report were submitted to Aerosmith representatives after which the meeting was concluded.

Ghent subdivision I am doing

Dan Russell <drussell@crawfordandassociates.com>

Thu 5/2/2019 4:59 PM

To MDavis <MDavis@austerlitzny.com>;

 1 attachments (2 MB)

YM6 LLC SKETCH PLAN.pdf;

Hi Mary

I am doing a subdivision mostly in the Town of Ghent of land that is owned by YM6, LLC. It's the old Fred Von Sholly place on Rigor Hill Road. Part of the property extends into Austerlitz. I am attaching a sketch plan that I presented to the Ghent Planning Board last night. The sketch plan was approved by the Ghent Planning Board and they have scheduled it for a public hearing on June 5.

The portion of the property in Austerlitz is approximately 60 acres. It is Austerlitz tax map parcel 85.-1-13. We are dividing the property into three parcels but it has been classified a major subdivision because of prior parcels that were split out of the original parcel since 1990.

This proposal does not change any lot lines or parcel sizes in Austerlitz, and no construction, clearing or driveways are proposed in Austerlitz. I would like to mail a hard copy of the attached map to the Austerlitz Planning Board chairman and request that in lieu of my making a formal presentation to the Austerlitz Planning Board, that the Town of Austerlitz defer approval to the Town of Ghent. This deferral would ideally come in the form of a letter from the Austerlitz Planning Board to the Ghent Planning Board.

Can you please let me know who the Planning Board Chairman is? Its been a while since I've been out to see you in Austerlitz. I appreciate all of your help, as always.

Thanks

Dan

Daniel J. Russell, Land Surveyor

Huehnel Land Surveying

Plass Rockefeller and Nucci

Crawford and Associates Engineering and Land Surveying

4411 Route 9, Hudson, NY 12534

(518) 828-2700, ext. 1150



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Engineering Consultants, Planners, Geologists & Surveyors

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PRINCIPAL

David J. Crawford, PE (NY MA, VT)

ASSOCIATES

Andrew P. Aubin, PE LEED (NY VT)

Daniel J. Russell, LS

Donna M. Verna, P.E.

Austerlitz Planning Board

PO Box 328

Spencertown, NY 12165

May 6, 2019

Re: Subdivision of lands of YM6, LLC in Ghent and Austerlitz

Dear Members of the Austerlitz Planning Board:

I am submitting the attached application and sketch on behalf of my clients, YM6, LLC who own a parcel of land in Ghent (Tax Map Parcel 85.-1-40.111) which partly extends into Austerlitz (Tax Map Parcel 85.-1-13).

The members of YM6, LLC are a couple named Mark Armanente and his wife Young Sohn. They wish to do farm to table vegetable farming on their property at 13 Rigor Hill Road with their farm manager and workers living on the property. As such they are proposing a three-lot subdivision to allow for the construction of residences for their agricultural employees and for themselves, in conformance with Ghent zoning regulations.

The approximately 60 acres of land that extends into the Town of Austerlitz will become part of Parcel 3 on the attached subdivision sketch. There will be no changes in the property lines of the Austerlitz property, nor is any development or clearing proposed for that portion of the land.

We have appeared before the Ghent Planning Board and been given preliminary approval for the subdivision, pending their receipt of a final survey. The applicants will be restricting the land to no further subdivision once the current subdivision is approved by Ghent. A public hearing has been scheduled by the Ghent Planning Board for June 5, 2019.

The Ghent Planning Board has requested I make notification of the subdivision to Austerlitz and seek input from the Austerlitz Planning Board.

Since there will be no impact to the Austerlitz land, I am respectfully requesting on behalf of YM6, LLC that the Austerlitz Planning Board defer review of this subdivision to the Ghent Planning Board and that Austerlitz provide a letter stating such to the Ghent Planning Board.

I look forward to appearing before the Austerlitz Planning Board on June 6 to make this request in person and answer any questions the board may have.

Sincerely

Daniel J. Russell, Land Surveyor

**Town of Austerlitz
Planning Board
Application for Subdivision Review**

Application Date: 5/6/19

Applicant: (Property Owner)

Name: YMG, LLC Email: mark armanente
markarmanente@gmail.com
Street Address: _____ Mailing Address: PO Box 1707
City: Los Altos State: Ca Zip: 94023 Phone Number: 650-722-1500

Representative: (If Any)

Name: Daniel Russell Email: drussell@crowfordandassociates.com
Phone Number: 518-828-2700 ext. 1150

Surveyor or Engineer:

Name: Daniel Russell
Phone Number: 518-828-2700 ext. 1150 License Number: 050639

Tax Map Number: 85-1-13

Property Location: (Brief Description of Location)

13 RIGOR HILL ROAD IN GHEENT

Names of Abutting Property Owners:

PLEASE SEE ATTACHED SHEET

Easements or Restriction:

EXISTING - NONE

PROPOSED - NO FURTHER SUBDIVISION

The undersigned hereby requests approval by the Planning Board of the above identified subdivision Plat.

Signature: Daniel Russell
Title: APPLICANTS REP. / LAND SURVEYOR
Date: 5/6/2019

FOR OFFICE USE ONLY
SUBMISSION DATES and APPROVALS

Project ID PL-2019-04

Applic. Fees &
Preliminary

Public
Hearing

SEQRA
Determination

Final
Approval

** ASTERISK DENOTES AGRICULTURAL PROPERTY*

YM6, LLC ADJOINING OWNERS

TOWN OF GHENT 85.00-01-

17.1	Stephen P. Scannell, Trustee	86 Scannell Rd Chatham, NY 12037
18.11	Timothy A. & Mary M. Oles	68 Scannell Rd Chatham, NY 12037
18.2	Leslie & Linda Everett	74 Scannell Rd Chatham, NY 12037
19	Stephen P. Scannell, Trustee	86 Scannell Rd Chatham, NY 12037
20.2	Colleen Scannell Dodge	2562 Route 66 Chatham, NY 12037
34.12	Clarke H. & Patricia N. Bailey	10701 Belvedere Sq Vero Beach, FL 32963
34.112	Clarke H. & Patricia N. Bailey	10701 Belvedere Sq Vero Beach, FL 32963
39	Donald & Barbara Kosnick	1746 Harlemville Rd Chatham, NY 12037
40.112	Ashley Dobkin	9 Rigor Hill Rd Chatham, NY 12037
56	Oscar & Jennifer Strodl	11 Rigor Hill Rd Chatham, NY 12037
57	Frank J. Zitz *	479 Shultz Hill Rd Rhinebeck, NY 12572
60	YMI, LLC *	PO Box 1707 Los Altos, CA 94023

TOWN OF GHENT 94.00-01-

03.11	Shara A. Lanzl	816 Park Ave Fl 2 Albany, NY 12208
06.11	James G. & Carolyn D. Renfro	PO Box 522 Ghent, NY 12075
23	Joseph Hamersky	315 Clinton St Brooklyn, NY 11231
26	YMI, LLC	PO Box 1707 Los Altos, CA 94023

TOWN OF AUSTERLITZ 85.00-01-

11.222	Stephen P. Scannell, Trustee	86 Scannell Rd Chatham, NY 12037
23	Glen Lewis	3 Burnwood Ct East Northport, NY 11731
14	Jonathan D. & Charles P. Nichols	85 Hunter Dr Valatie, NY 12184
15	No Owner listed in the Tax Rolls	

TOWN OF AUSTERLITZ 94.00-01-

01.122	Saltzman Barbara	30 E 65th St Apt 5C New York, NY 10065
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PROPERTIES WITH AG EXEMPTION WITHIN 500'

TOWN OF GHENT 85.00-01-

40.12 Frank J. Zitz *

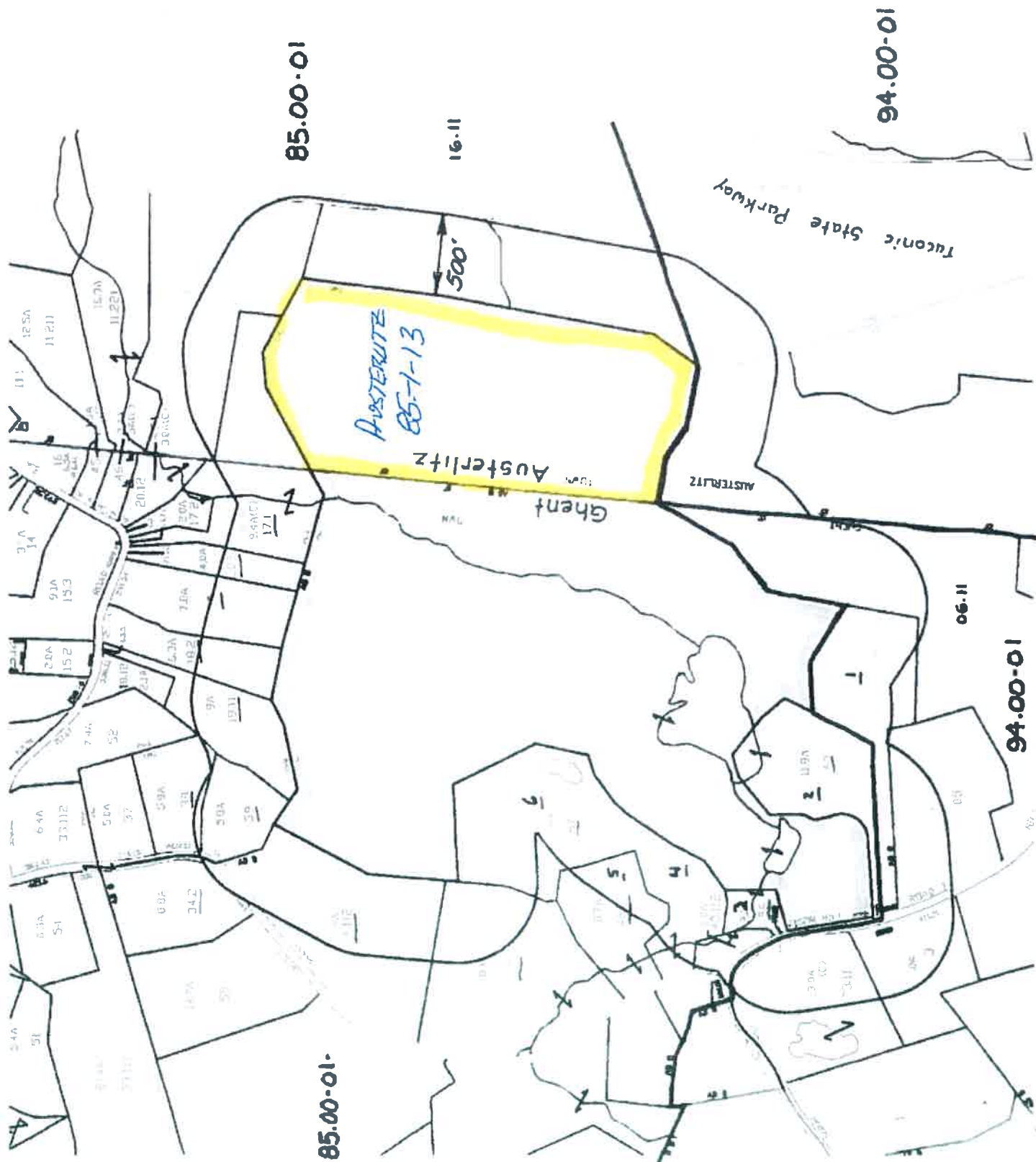
479 Shultz Hill Rd Rhinebeck, NY 12572

TOWN OF AUSTERLITZ 85.00-01-

16.11 Vanessa Villanova *

505 W 37th St Apt 5E New York, NY 10018

***DENOTES PROPERTY WITH AG EXEMPTION**



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			
YMB, LLC SUBDIVISION IN THE TOWN OF GHENT COLUMBIA COUNTY NY			
Name of Action or Project:			
YMB, LLC SUBDIVISION			
Project Location (describe, and attach a location map):			
13 RIGOR HILL ROAD, TOWN OF GHENT			
Brief Description of Proposed Action:			
3 LOT SUBDIVISION OF 214 ACRES INTO 10 ACRES 23 ACRES AND 181 ACRES			
Name of Applicant or Sponsor:		Telephone: 518-828-2700, EXT. 1150	
DANIEL RUSSELL		E-Mail: drussell@crawfordandassociates.com	
Address:			
4411 ROUTE 9			
City/PO:		State:	Zip Code:
HUDSON		NY	12534
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 government Agency?			
If Yes, list agency(s) name and permit or approval: GHENT PLANNING BOARD - SUBDIVISION APPROVAL			
			NO YES
			<input type="checkbox"/> <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		214 acres	
b. Total acreage to be physically disturbed?		1.2 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		226 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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 checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" 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?	NO	YES	
If Yes, identify:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public private water supply?	NO	YES	
If No, describe method for providing potable water: NEW WELLS TO BE DRILLED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: NEW SEPTIC SYSTEMS TO BE CONSTRUCTED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: <input checked="" type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural grasslands <input checked="" type="checkbox"/> Early mid-successional <input checked="" 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 plan?	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,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
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:	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: DANIEL J RUSSELL Signature: <u><i>Daniel J Russell</i></u> <div style="display: flex; justify-content: space-between;"> <div>Date: 4/24/19</div> <div>Title: LAND SURVEYOR</div> </div>		

PRINT FORM

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 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 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 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>Daniel J. Russell</u> Date: <u>4/24/18</u> Signature: <u>[Signature]</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"/>

	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.
<div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

PRINT

RESET

BP

BARGAIN AND SALE DEED WITH COVENANT

THIS INDENTURE made the 17th day of August, 2018

BETWEEN

YMI, LLC, a New York Limited Liability Company, with an address of PO Box 1707, Los Altos, CA 94023, party of the first part, and

YM6 LLC, a New York Limited Liability Company, with an address of PO Box 1707, Los Altos, CA 94023, party of the second part,

WITNESSETH that the party of the first part in consideration of ONE DOLLAR and 00/100 (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever,

Parcel 1:

All that certain lot, piece, or parcel of land together with the improvements thereon, situate, lying and being in the Town of Ghent, County of Columbia, and State of New York being designated as "Subdivision Parcel under Application Area: 11.796 Acres" on a map entitled "Subdivision of Lands by: John Reilly and Suzanne Reilly, Town of Ghent, County of Columbia, State of New York" made by Robert J. Ihlenburg, Land Surveyor, dated August 16, 2013 revised to November 7, 2013 and filed in the Columbia County Clerk's Office on January 28, 2014 as Map 14-013.

Parcel 2:

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Ghent, County of Columbia and State of New York and in the Town of Austerlitz, County of Columbia, and State of New York:

Parcel A:

Beginning at a point situate in the center line of a Town Road known as Rigor Hill Road, which point marks the southernmost corner of lands now or formerly of Gratz as described in Book 590 of Deeds, at page 922; proceeding thence along a stone wall and wire fence North 61° 55' East 465.62 feet to a point; proceeding thence North 76° 20' East, 281.49 feet to a point marked by an iron pin; proceeding thence North 04° 50' East, 62.68 feet to a point marked by an iron pin; proceeding thence North 04° 50' East 62.68 feet to a point marked by an iron rod; proceeding thence North 33° 56' East, 261.10 feet to a point marked by an iron rod; proceeding thence North 17° 31' 00" East, 877.32 feet to a point; proceeding thence North 40° 33' 00" East, 657.35 feet to a point, which point marks the northwesterly corner of the parcel herein described; proceeding thence along a portion of the southerly boundary line of lands now or formerly of Kosnick as described in Book 497 of Deeds, at Page 906, South 42° 40" East, 257.88 feet to a point; proceeding thence along the southerly boundary line of lands now or formerly of McCormack as described in Book 515 of Deeds at page 174, South 88° 39' East, 405.56 feet to a point; proceeding thence North 75° 03' East, 170.10 feet to a point; proceeding thence South 65°

37' East, 362.88 feet to a point; proceeding thence along the southerly boundary line of lands now or formerly of Scannell and lands now or formerly of Dodge, South 61° 44' East, 955.26 feet to a point marked by an iron rod, and which point marks the northeasterly corner of the parcel herein described; proceeding thence South 14° 23' 17" West, 209.02 feet; proceeding thence South 45° 21' 00" West, 342.10 feet to a point; proceeding thence South 29° 41' 53" West, 193.72 feet to a point; proceeding thence South 31° 46' 08" West 53.62 feet to a point; proceeding thence South 52° 07' 04" West, 133.66 feet to a point; proceeding thence South 39° 57' 44" West, 71.60 feet to a point; proceeding thence South 26° 26' 04" West, 247.74 feet to a point; proceeding thence South 18° 16' 23" West, 290.32 feet to a point marked by a twin poplar tree; proceeding thence South 29° 01' 16" West, 503.49 feet to a point; proceeding thence South 0° 59' 30" East, 267.96 feet to a point; proceeding thence South 40° 11' 06" West, 527.37 feet to a point; proceeding thence South 52° 34' 18" West, 230.83 feet to a point; proceeding thence South 58° 28' 43" West, 127.53 feet to a point marked by an iron rod set; proceeding thence North 48° 47' 17" West, 221.50 feet to a point; proceeding thence along a stone wall and tree line South 39° 18' 15" West, 691.36 feet to a point, which point marks the southeasterly corner of the parcel herein described; proceeding thence North 80° 10' 50" West, 1,074.59 feet to a point situate in the center line of the aforementioned Rigor Hill Road, and which point marked the southwesterly corner of the parcel herein described; proceeding thence along the center line of Rigor Hill Road, North 02° 46' East, 297.75 feet to a point; proceeding thence North 07° 24' East, 400.20 feet to a point; proceeding thence North 29° 10" West, 224.10 feet to a point; proceeding thence North 02° 14' West, 367.70 feet to a point; proceeding thence North 10° 40' West, 421.80 feet to a point which marks the point or place of beginning.

Containing 170.00 acres and being shown and designated as Parcel #1 on a certain survey map entitled "Proposed Parcel Split, Lands of the Von Sholly Holding Corp., Towns of Ghent and Austerlitz, Col. Co., N.Y.," made by Cynthia K. Elliot, N.Y.P.L.S. #49608, dated 4/30/94 and heretofore filed in the Columbia County Clerk's Office on September 6, 1994 as Map No. 94-189.

Parcel B:

All that certain tract or parcel of land, together with any buildings and improvements thereon, situate, lying, and being in the Town of Ghent, Columbia County, New York, bounded and described as follows:

Beginning at an iron pipe at the northwest corner of the parcel to be hereby conveyed and the corner of lands now or formerly of Pultz, Nash and Reed; thence North 22° 33' East, along the lands of Reed 396 feet to an old iron pin in a wood road; thence South 71° 42' East, along lands of Reed 509.6 feet to the approximate center of the highway from Ghent to Harlemville; thence South 16° 35' East, along the approximate center of the above mentioned highway 75.5 feet; thence South 8° 42' East, along the approximate center of the above mentioned highway 440.1 feet, thence South 0° 35' East, along the approximate center of the above mentioned highway 83.6 feet; thence South 12° 40' West, along the approximate center of the above mentioned highway 112.6 feet; thence southerly, southwesterly and westerly along the approximate center of the above mentioned highway on a tangential along the approximate center of the above mentioned highway with a radius of 56 feet and an arc of 88 feet; thence North 76° 47' West, along the approximate center of the above mentioned highway 102.5 feet;

thence North 4° 49' East, to a new iron pin in the old stone wall on the northerly side of the above mentioned highway and at the division of lands, now or formerly of Paul Jerman and McCooley (reputed owner) 37.15 feet; thence North 1° 6' West, along an old stone wall (division line of lands now or formerly of Paul Jerman and said McCooley) 177.8 feet to a new iron pin at the corner of lands now or formerly of Paul Jerman and the said McCooley; thence North 59° 8' West, along an old stone wall (division line of lands now or formerly of Paul Jerman and said McCooley) 102.4 feet to a new iron pin; thence North 53° 15' West, along an old stone wall (division line of lands now or formerly of Paul Jerman and said McCooley) 74.2 feet to a new iron pin; thence North 42° 40' West, along an old stone wall (division line of lands now or formerly of Paul Jerman and said McCooley) 29.4 feet to a new iron pin; thence North 48° 2' West, along an old stone wall (division line of lands now or formerly of Paul Jerman and said McCooley) 89.8 feet to a new iron pin; thence North 67° 10' West, along an old stone wall (division line of lands now or formerly of Paul Jerman and said McCooley) 137 feet to a new iron pin; thence North 67° 0' West, along an old stone wall (division line of lands now or formerly of Paul Jerman and said McCooley) 158 feet to new iron pin; thence North 72° 6' West, along an old stone wall (division line of lands now or formerly of Paul Jerman and said McCooley) 27.7 feet to the place of beginning, containing 8 acres of land, be the same more or less.

Excepting and reserving therefrom the premises conveyed to the party of the first part to James R. Smith and Tammi Rouleau-Smith by deed dated April 20, 1999 and recorded in the Columbia County Clerk's Office on April 21, 1999 in Cartridge 335 at Frame 1110.

Excepting and reserving therefrom the premises conveyed to the party of the first part to J. Michael Di Misa by deed dated August 5, 1999 and recorded in the Columbia County Clerk's Office on August 6, 1999 in Cartridge 343 at Frame 165.

Further excepting and reserving therefrom the premises conveyed by Suzanne Reilly and John Reilly to Philip Geffer and Richard Press by deed dated October 21, 2002 and recorded in the Columbia County Clerk's Office on October 22, 2002 in Book 424 of Land Records at page 1744.

Further excepting and reserving therefrom the premises conveyed by Suzanne Reilly and John Reilly to Frank J. Zitz and Al Vinck by deed dated December 1, 2003 and recorded in the Columbia County Clerk's Office on December 4, 2003 in Book 480 of Land Records at page 749.

Further excepting and reserving therefrom the premises conveyed by Suzanne Reilly and John Reilly to Peter Tran and Nina Grimskog-Tran by deed dated October 11, 2005 and recorded in the Columbia County Clerk's Office on October 14, 2005 in Book 554 of Land Records at page 1371.

Further excepting and reserving therefrom the premises conveyed by Suzanne Reilly and John Reilly to Frank J. Zitz by deed dated March 23, 2006 and recorded in the Columbia County Clerk's Office on April 17, 2006 in Book 573 of Land Records at page 1152.

Further excepting and reserving therefrom the premises conveyed by Suzanne Reilly and John Reilly to Jennifer Strodl and Oscar Strodl by deed dated June 1, 2010 and recorded in the Columbia County Clerk's Office on June 3, 2010 in Book 685 of Land Records at page 934.

Further excepting from Parcel 2 all of Parcel 1 described as: All that certain lot, piece, or parcel of land together with the improvements thereon, situate, lying and being in the Town of Ghent, County of Columbia, and State of New York being designated as "Subdivision Parcel under Application Area: 11.796 Acres" on a map entitled "Subdivision of Lands by: John Reilly and Suzanne Reilly, Town of Ghent, County of Columbia, State of New York" made by Robert J. Ihlenburg, Land Surveyor, dated August 16, 2013 revised to November 7, 2013 and filed in the Columbia County Clerk's Office on January 28, 2014 as Map 14-013.

BEING the premises conveyed to YML LLC by deed from Suzanne Reilly and John Reilly dated September 19, 2017 and recorded in the Columbia County Clerk's Office on September 21, 2017 in Book 853 of Land Records at Page 1807.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

AND, the party of the first part covenants that it has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

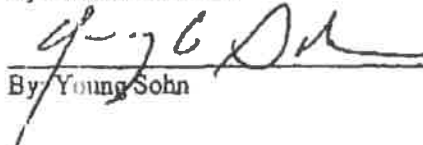
AND That, in Compliance with Section 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the 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 party of the first part has caused this instrument to be executed by its duly authorized officer this ___ day of August, 2018.

IN PRESENCE OF

YML LLC

By: Mark Armenante L.S.


By: Young Sohn L.S.



Crawford & Associates Engineering, PC
Engineering Consultants, Planners, Geologists & Surveyors

Hudson Office - 4411 Route 9 Suite 200 • Hudson, NY 12534

Tel: (518) 828-2700 • Fax (518) 828-2723 • www.crawfordandassociates.com

PRINCIPAL

David J. Crawford, PE (NY MA, VT)

ASSOCIATES

Andrew P. Aubin PE LEED (NY VT)
Daniel J. Russell LS

Town of Ghent Planning Board
Ghent Town Hall
PO Box 98
2306 State Route 66
Ghent, NY 12075


April 24, 2019

Dear Members of the Ghent Planning Board:

By this letter I hereby authorize Daniel Russell, Land Surveyor to appear before the Planning Board on my behalf to present a subdivision for review.

The subdivision is at 13 Rigor Hill Road in Ghent.

Sincerely,

 Mark Armenante
Member, YM6 LLC

For YM6, LLC

**Town of Austerlitz
Planning Board
Application for Subdivision Review**

Application Date: 5/24/2019

Applicant: (Property Owner)

Name: RAQUEL DUTRA Email: RAQUEL.C.DUTRA@GMAIL.COM

Street Address: 45 FERN HILL RD. Mailing Address: _____

City: GHEENT State: NY Zip: 12075 Phone Number: 718.612.1118

Representative: (If Any)

Name: ANDREA KOWALSKI Email: a.kowalski.ra@gmail.com

Phone Number: 518.378.6808

Surveyor or Engineer:

Name: SARDO LAND SURVEYING / RICHARD SARDO

Phone Number: 518.821.9547 License Number: 050560

Tax Map Number: 87-1-47.120

Property Location: (Brief Description of Location)

FIRE HILL ROAD, ON THE LEFT SIDE, APROX. 1/2 MILE FROM
RTE 203.

Names of Abutting Property Owners:

1) PAUL BURNSTEIN (ON RIGHT SIDE)

2) _____

Easements or Restriction:

NONE

The undersigned hereby requests approval by the Planning Board of the above identified subdivision Plat.

Signature: RaqueL Dutra

Title: Owner

Date: 5/24/19

FOR OFFICE USE ONLY

SUBMISSION DATES and APPROVALS

Applic. Fees &
Preliminary

Public
Hearing

SEORA
Determination

Final
Approval

Project ID PL-2019-05

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: SUBDIVISION OF THE LAND																		
Project Location (describe, and attach a location map): FIRE HILL ROAD, LEFT SIDE, APPROX. 1/2 MILE FROM RT 203																		
Brief Description of Proposed Action: SUBDIVIDE THE PROPERTY TO 2 LOTS. A 5 ACRE LOT AND A 31 ACRE LOT. TO BUILD OUR HOME ON THE LARGER LOT AND A SECONDARY HOME TO CREATE INCOME AND KEEP FOR NEXT GENERATION																		
Name of Applicant or Sponsor: RAQUEL CARNEIRO DUTRA		Telephone: 347-577-2053 E-Mail: OFER-5@YAHOO.COM																
Address: 45 FERN HILL ROAD																		
City/PO: Ghent		State: NY	Zip Code: 12075															
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.			<table border="1" style="width: 100%;"><tr><td style="width: 50%;">NO</td><td style="width: 50%;">YES</td></tr><tr><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td></tr></table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>											
NO	YES																	
<input type="checkbox"/>	<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:			<table border="1" style="width: 100%;"><tr><td style="width: 50%;">NO</td><td style="width: 50%;">YES</td></tr><tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td></tr></table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>											
NO	YES																	
<input checked="" type="checkbox"/>	<input type="checkbox"/>																	
3.a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?																		
<div style="display: flex; justify-content: flex-end;"><div style="margin-right: 20px;"><u>5</u> acres</div><div style="margin-right: 20px;"><u>0</u> acres</div><div><u>36.46</u> acres</div></div>																		
4. Check all land uses that occur on, adjoining and near the proposed action. <table style="width: 100%;"><tr><td><input type="checkbox"/> Urban</td><td><input checked="" type="checkbox"/> Rural (non-agriculture)</td><td><input type="checkbox"/> Industrial</td><td><input type="checkbox"/> Commercial</td><td><input checked="" type="checkbox"/> Residential (suburban)</td></tr><tr><td><input checked="" type="checkbox"/> Forest</td><td><input checked="" type="checkbox"/> Agriculture</td><td><input type="checkbox"/> Aquatic</td><td colspan="2"><input type="checkbox"/> Other (specify): _____</td></tr><tr><td><input type="checkbox"/> Parkland</td><td colspan="4"></td></tr></table>				<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 checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Other (specify): _____		<input type="checkbox"/> Parkland				
<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 checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Other (specify): _____															
<input type="checkbox"/> Parkland																		

	NO	YES	N/A
5. Is the proposed action. a. A permitted use under the zoning regulations?	<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?	<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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<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: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>WELL WATER (NEW)</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>SEPTIC TANK (NEW)</u>	<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?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input 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: _____	<input type="checkbox"/> <input checked="" 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 checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<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 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 type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	

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: RAQUEL DUTRA Date: 5/24/2019

Signature: Raque Dutra

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? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<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.

- ☐ 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.
- ☐ 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

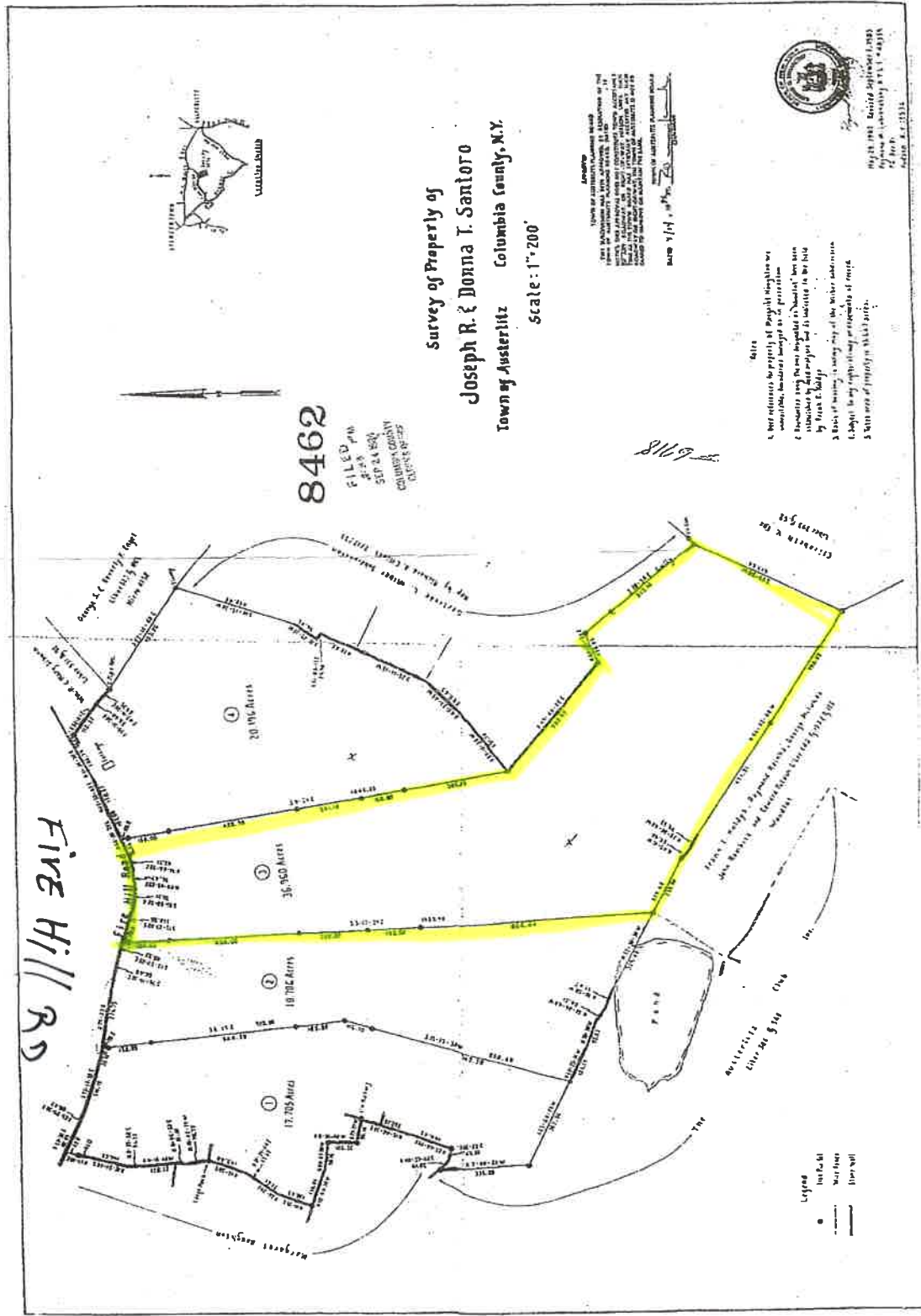
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT

RESET



Fire Hill Rd

8462

FILED PM
SEP 24 1990
COLUMBIA COUNTY
CLERK'S OFFICE

Survey of Property of
Joseph R. & Donna I. Santoro
Town of Austerlitz Columbia County, N.Y.
Scale: 1"=200'

NOTICE: This survey was made in accordance with the provisions of the Real Property Law of the State of New York, Chapter 420, Section 13, as amended, and the Regulations of the State Surveyor, Chapter 100, Section 1.01, as amended. The survey was made by the Surveyor of the Town of Austerlitz, Columbia County, New York, and the results are hereby certified to be correct.

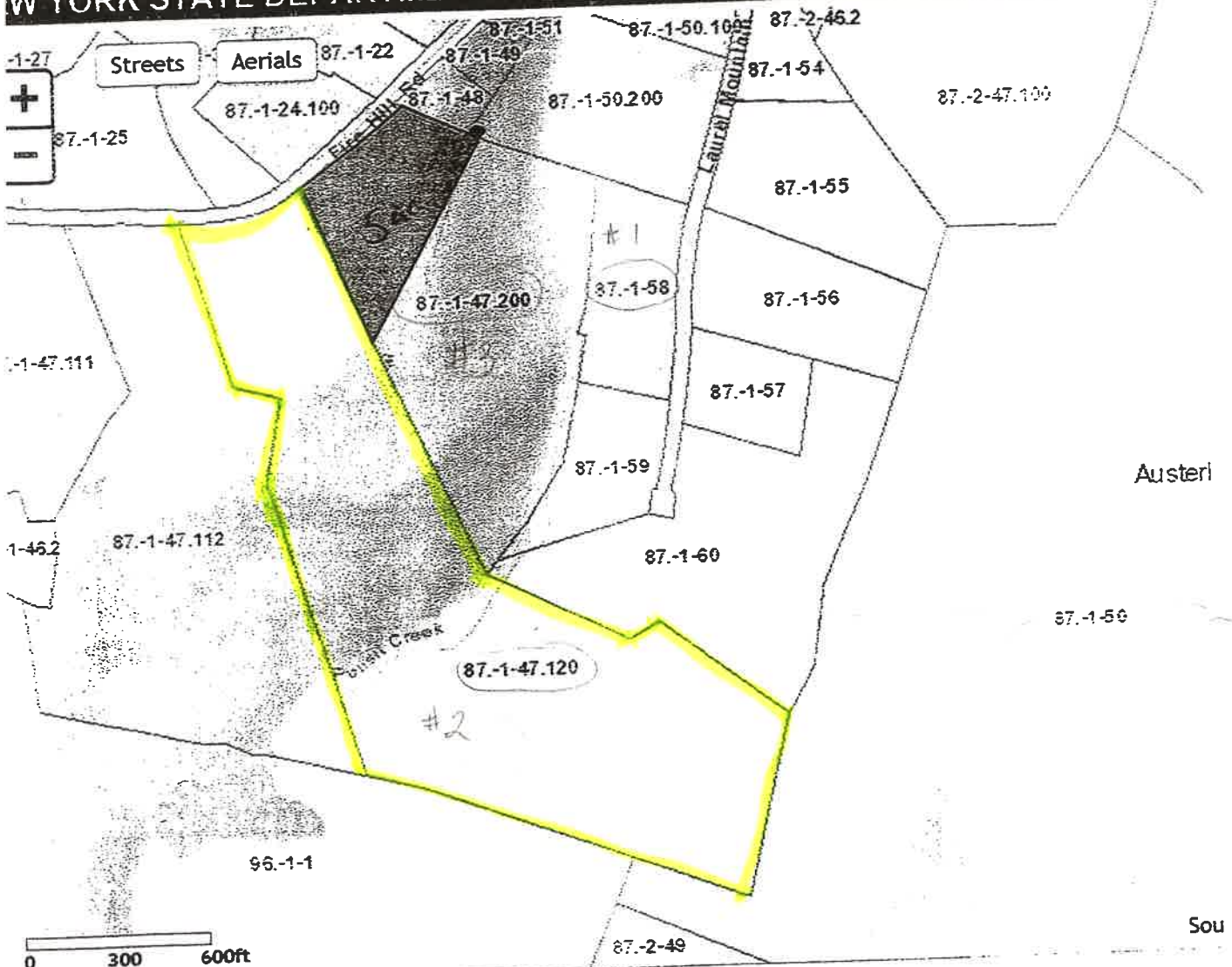
- Notes
1. Notwithstanding to the property of Joseph R. & Donna I. Santoro, the area shown as "Easement" is not a part of the property and is not to be included in the lot area.
 2. The area shown as "Easement" is not a part of the property and is not to be included in the lot area.
 3. The area shown as "Easement" is not a part of the property and is not to be included in the lot area.
 4. The area shown as "Easement" is not a part of the property and is not to be included in the lot area.
 5. The area shown as "Easement" is not a part of the property and is not to be included in the lot area.



SEP 24 1990
COLUMBIA COUNTY
CLERK'S OFFICE

Legend
• Lot Line
--- Easement
--- Road Right

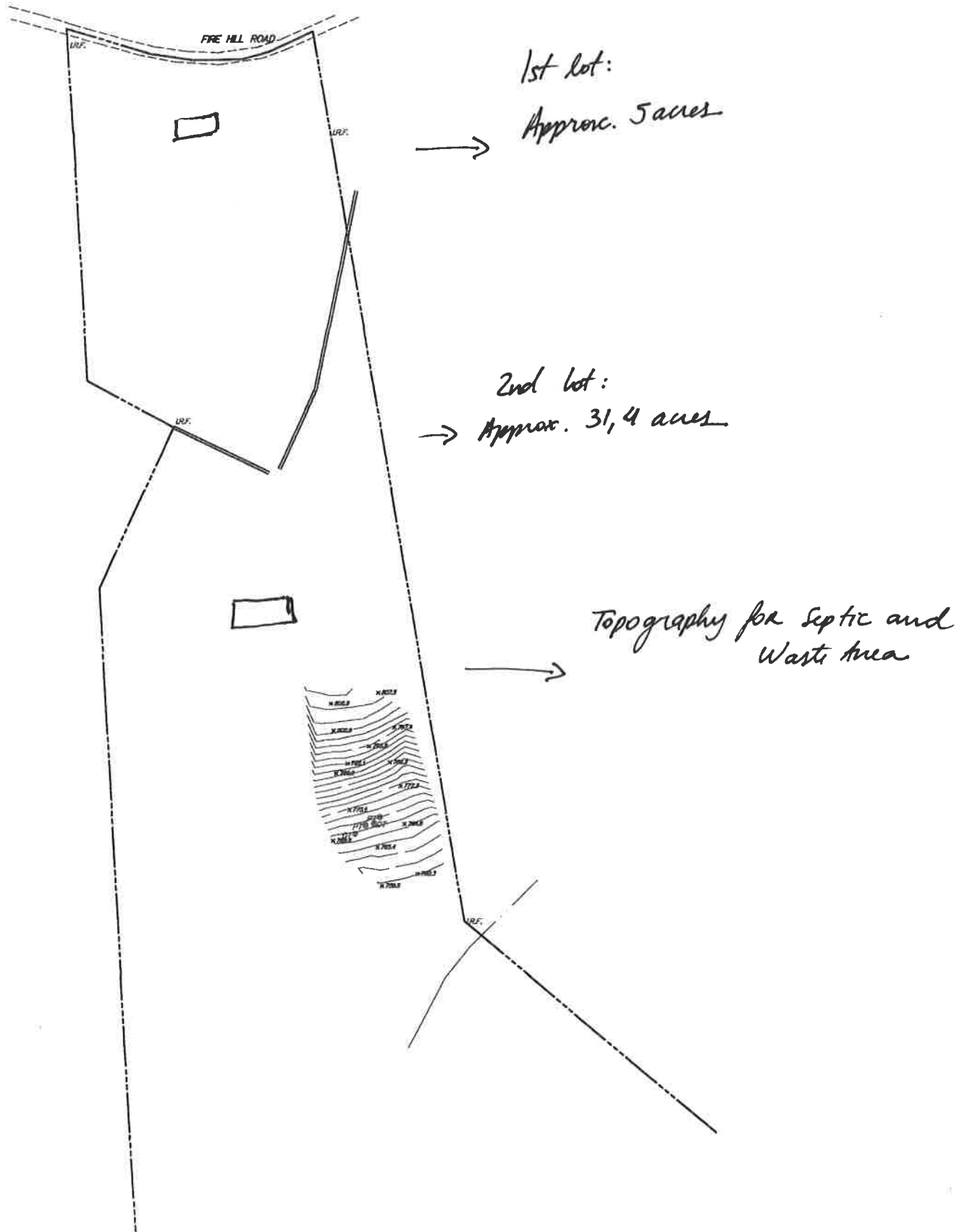
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION



Initial Extent Zoom In Zoom Out Show Overview Map

SARDO LAND SURVEYING
Richard Sardo
License #: 050560

Preliminary



①	N	64-38-20 E	76.66'
②	N	74-44-20 E	45.71'
③	N	88-43-20 E	76.47'
④	N	81-50-20 E	70.31'
⑤	N	73-27-40 E	40.86'

