

## Application for Subdivision

**Applicant Information** (if applicant is not the owner of the property, a notarized Agent Authorization form must be submitted)

Bruce Campbell & Laura Veith

Name

Name of Owner if other than Applicant

6323 State Route 28

Mailing Address

Mailing Address

Phoenicia, NY 12464

City/State/Zip

City/State/Zip

(917) 741-6108

Contact Number

Contact Number

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### Property Information

Section 13.7 Block 1 Lot 30 Zoning District R 1.5 Size 23.3 acres

Physical address: 6323 State Route 28, Phoenicia, NY 12464 which is on the SW  
side of State Route 28 road/street/lane, in the Hamlet of Phoenicia,  
within zero feet of State/County Highway # 28 in the Town of  
Shandaken.

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### Representative Information

Donald L. Brewer

Surveyor or Engineer (preparing the plat)

ANDREW EMBICH

Other Representative

90 Main Street

Mailing Address

Mailing Address

Phoenicia, NY 12464

City/State/Zip

City/State/Zip

(845) 699-7888

Contact Number

(914) 388-7998

Contact Number

**About the Subdivision**

Total area owned at site: 23.3 acres, currently in ONE parcels to be subdivided into a total of TWO parcels, individual lot acreage as follows:

Lot #1: 10.7 Lot #2: 12.6 Lot #3: \_\_\_\_\_ Lot #4: \_\_\_\_\_

(If more than four (4) parcels, attach separate page, and request Long Form EAF, required for major subdivisions.)

**Easements, covenants, or other restrictions now applying to the property:**

The property currently has no easements but both the current home on the property and the new home to be constructed will share a driveway (to be deeded).

**Purpose of subdivision/proposed use of property:**

Construction of a second residence.

The undersigned, as individual owner(s) or as a qualified officer of the corporation of the above-described property request approval of a proposed subdivision of that property in accordance with a plat to be submitted with required supporting data as provided in the subdivision regulations in the Town of Shandaken and hereby authorize entry upon the property for site inspection by members and authorized representatives of the Planning Board.

Signature(s) *Ben Campbell*  
*LCG 114*  
\_\_\_\_\_

Date 2/28/2024

# 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>			
Bruce Campbell & Laura Veith Proposed 2-lot subdivision of SBL 13.7 - 1-30			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
6323 State Route 28, Phoenicia, NY 12464			
Brief Description of Proposed Action:			
Subdivide SBL 13.7-1-30, a +/- 23.3 acre parcel into 2 lots, a +/- 12.6 acre lot and a +/- 10.7 acre lot. The existing house will be on the +/- 10.7 acre parcel and a new house is proposed on the +/- 12.6 acre parcel. Both houses will utilize the existing driveway (an easement is to be deeded) and all construction of the new home and utilize is estimated to have approximate 0.25 acres of ground disturbance. A handful of trees will need to be removed to optimize for solar power. The proposed project area is located outside of the 500-year floodplain and over 150 feet from the nearest watercourse and / or wetland.			
Name of Applicant or Sponsor:		Telephone: 917-741-6108	
Bruce Campbell		E-Mail: campbruce@gmail.com	
Address:			
6323 State Route 28			
City/PO:		State:	Zip Code:
Phoenicia		NY	12464
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval: Town of Shandaken Building Permit and Ulster County Department of HHealth Septic Approval (approved on 5/19/2023)			YES
			<input type="checkbox"/>
			<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? <span style="float: right;">23.3 acres</span>			
b. Total acreage to be physically disturbed? <span style="float: right;">0.25 acres</span>			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">23.3 acres</span>			
4. Check all land uses that occur on, are adjoining or 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 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:			
Solar panels are proposed for the new house	<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: _____			
A new well will be installed	<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: _____			
A new residential septic system will be installed	<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:

Shoreline    Forest    Agricultural/grasslands    Early mid-successional

Wetland    Urban    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 plan?	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,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" 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 checked="" 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	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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Andrew J. Emrich, PE (form preparer), Bruce Campbell (Owner)      Date: 2/26/2024

Signature: Andrew J. Emrich Bruce Campbell      Title: Engineer (AE), Owner (BC)

**PRINT FORM**