

Special Permit and/or Site Plan Review Application

**Applicant**  
Name: PHILIP MONES  
Mailing Address: 51 E. OAK ST.  
RAMSEY, N.J. 07446  
City/State/Zip: \_\_\_\_\_  
Contact Number: (201) 562-6600

**Owner (if other than applicant)**  
SAME -  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property: Section 4.5 Block 2 Lot 2.7 Zone \_\_\_\_\_ Size 16.55 acres

Location of Property: Street Address (if applicable) 101 - 105 U&D TURNPIKE,  
which is on the END side of U&D TURNPIKE Road, in the Hamlet of  
HIGHTMOUNT, within 2000 feet of State/County Highway # 28  
in the Town of Shandaken, NY.



**Surveyor of Engineer:**  
(preparing the site plan)  
Name: BRUNNER & CARLOS  
Mailing Address: \_\_\_\_\_  
City/State/Zip: Kingston, NY 12401  
Contact Number: \_\_\_\_\_

**Other Representative**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

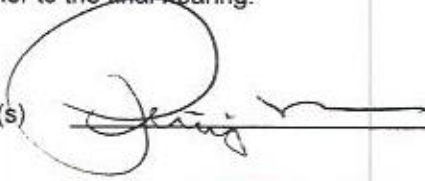
**PROPOSED USE OF SITE/REASON FOR REQUEST (attach addition pages if needed)**  
REHABILITATION AND RECONSTRUCTION, ADDITIONAL UTILITY  
ROOM EXTENSION (8x10)  
\_\_\_\_\_  
\_\_\_\_\_

**Note:** If the applicant is NOT the owner of the property, but is a proposed occupant or purchaser under contract or option, and affidavit/notarized letter of authorization from the owner must be submitted.

**Note: Compliance with requirements shall be the sole responsibility of the applicant and/or his representative. Under the New York State SEQR law, it is a requirement to fill out an EAF statement for submission with this application.**

**STATEMENT**

The undersigned as individual owner(s) or as a qualified officer of the corporate owner of the above described property, hereby apply for approval of the proposed use and/or site plan for the development of the property in accordance with the provisions of the Zoning Law of the Town of Shandaken and authorize entry upon the property for site inspections by Planning/Zoning Officials and their authorized representatives. Further, I do hereby affirm that all fees, permits, and charges applicable under the laws and ordinance of the State of New York and Town of Shandaken (including those required for any environmental impact studies, etc) will be paid; also, any legal or engineering fees required, including consultant fees, if warranted, will be paid by applicant(s). Fees are due and payable to: Town of Shandaken upon submission of the application. Any of the additional fees aforementioned can be paid prior to the final hearing.

Signature(s)   
\_\_\_\_\_  
\_\_\_\_\_

Date 4/10/24

**Attachment – Plot Plan**

Section: 4.5 Block: 2 Lot: 2.7

Location of lot: 101 - U & D TURNPIKE

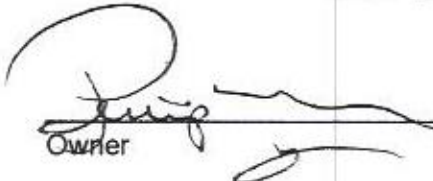
**Note: Plot plan must show the configuration of the lot (can be sketch plan) showing all buildings on the Parcel, giving the dimensions of each structure and must reflect the setbacks of each Structure from the property lines (front/rear/sides.)**

420 (NORTH REAR) 370 (WEST) 270 (SOUTH REAR) 330 SIDE (EAST)

**Sketch must be drawn to scale with scale indicated (if not providing professional drawings/plot.)**

Submitted by:   
Applicant

Date: 4/10/24

  
Owner

### Site Plan Checklist

If the application includes the need for a Site Plan, the following checklist will simplify the items that will be required by the Planning Board. Please provide written responses to any required information that cannot be clearly reflected on the sketch plan or site plan packet. If you feel that the requirement is not applicable (N/A), you can check the box indicated. The final decision regarding whether information is necessary lies with the Planning office or with the Planning Board itself.

Done   N/A

- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | ( )                                 | 1. Title of drawing, including name and address of applicant and person(s) responsible for preparation of such drawing.   |
| <input checked="" type="checkbox"/> | ( )                                 | 2. North arrow, scale and date.   |
| <input checked="" type="checkbox"/> | ( )                                 | 3. Accurate boundaries of the property plotted to scale.  |
| ( )                                 | <input checked="" type="checkbox"/> | 4. Existing watercourses.   |
| ( )                                 | <input checked="" type="checkbox"/> | 5. Grading and drainage plan showing existing and proposed contours at an appropriate interval to be specified by the Planning Board at the sketch plan conference, with two foot contour intervals and soils data generally required on that portion of any site proposed for development where general site grades exceed 5% or there may be susceptibility to erosion, flooding, or ponding. |
| ( )                                 | <input checked="" type="checkbox"/> | 6. Location, proposed use, and height of all buildings. <i>PREVIOUSLY EXISTING</i>  |
| ( )                                 | <input checked="" type="checkbox"/> | 7. Location, design, and construction materials of all parking and truck-loading areas, with access and egress drives thereto. <i>ON SITE PRIVATE PROPERTY</i>  |
| ( )                                 | <input checked="" type="checkbox"/> | 8. Provision for pedestrian access. <i>PRIVATE PROPERTY</i>   |
| ( )                                 | ( )                                 | 9. Location of outdoor storage of equipment and materials, if any.  |
| <input checked="" type="checkbox"/> | ( )                                 | 10. Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls, and fences. <i>IN PLACE PREVIOUS EXISTING</i>   |
| <input checked="" type="checkbox"/> | ( )                                 | 11. Description of the method of sewage disposal and the location, design, and construction materials of such facilities. <i>MODIFICATION OF EXISTING</i>   |
| <input checked="" type="checkbox"/> | ( )                                 | 12. Description of the method of securing water supply and the location, design and construction materials of such facilities. <i>PRE EXISTING AND MODIFICATION</i>   |
| ( )                                 | <input checked="" type="checkbox"/> | 13. Location of fire and other emergency zones, including the location of the nearest   |

water supply for fire emergencies.

- ( ) 14. Location, design, and construction materials of all energy distribution facilities including electrical, gas, and solar ~~energy~~.
- ( )  15. Location, size, design, and construction materials of all proposed signage.
- ( )  16. Location and proposed development of all buffer areas, including indications of existing vegetative cover.
- ( )  17. Location and design of outdoor lighting facilities, including data regarding when appropriate, lighting levels both within the site and at the site's boundaries.
- ( )  18. Designation of the amount of building area proposed for retail sales, office use, or similar commercial activity.
- ( )  19. Detailed landscaping plan and planting schedule including the number, size, type, and location of all canopy trees or understory trees, shrubs, and ground covers to be planted. *IN PLACE*
- ( )  20. Building elevations and sections at a scale sufficient to delineate clearly the massing and the exteriors materials, textures and colors of all buildings and other structures shown on the site plan. *PREVIOUS EXISTING*
- ( ) ( ) 21. Other elements integral to the proposed development, as considered necessary by the Planning Board, including the identification of any State or County permits required for the projects execution.

ALL ISSUES HAVE BEEN READ AND ADDRESSED FOR THE APPLICATION

Name of Applicant(s)



SBL#

*4.5 - 2-2.7*

\*\*\*\*\*SHORT ENVIRONMENTAL ASSESSMENT FORM FOLLOWS\*\*\*\*\*

## Short Environmental Assessment Form Part 1 - Project Information

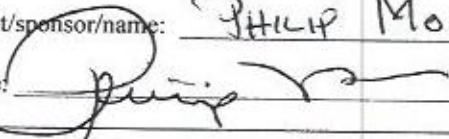
### Instructions for Completing

**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				
<div style="font-size: 1.2em; font-family: cursive;">BAND Accessory Dwelling</div>				
Name of Action or Project: <div style="font-size: 1.2em; font-family: cursive;">Rehabilitation of existing dwelling</div>				
Project Location (describe, and attach a location map): <div style="font-size: 1.2em; font-family: cursive;">101-105 USD TURNPIKE Hightstown, N.J. 12441</div>				
Brief Description of Proposed Action: <div style="font-size: 1.2em; font-family: cursive;">REMOVAL OF INTERIOR WALL SURFACES, REPLACEMENT OF PIPING, ELECTRICAL, REPLACE INSULATION, WALL BOARD, WINDOWS, DOORS, SIDING REPAIRS, CONSTRUCTION OF UTILITY ROOM, DECKING, INSTALLATION OF KITCHEN, AND BATHROOM</div>				
Name of Applicant or Sponsor: <div style="font-size: 1.2em; font-family: cursive;">PHILIP MOSES</div>		Telephone: 201 522-6600		
		E-Mail: pmoses247@gmail.com		
Address: <div style="font-size: 1.2em; font-family: cursive;">51 E. OAK ST.</div>				
City/PO: <div style="font-size: 1.2em; font-family: cursive;">RAMSEY, N.J.</div>		State: N.J.	Zip Code: 07445	
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 government 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?		16.1 acres		
b. Total acreage to be physically disturbed?		< 200 acres sq. ft.		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		16.1 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
<input type="checkbox"/> Urban <input 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? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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? 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 services available at or near the site of the proposed action? UCAT BUS 7/10 MILE c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? TOWN ROADS	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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: HIGH EFFICIENT PROPANE HEAT AND WATER HEATER NEW INSULATION, NEW WOOD STOVE	NO	YES	
	<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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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? 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?	NO	YES	
	<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 checked="" 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 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
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)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: <u>NATURAL GRADE AWAY FROM DWELLING</u>		
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
<u>X</u>	<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
<u>X</u>	<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
<u>X</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>PHILIP MONES</u> Date: <u>4/24</u> Signature: <u></u> Title: <u>OWNER</u>		