

www.shandaken.us

Supervisor: (845) 688-7165
Police: (845) 688-9902
Town Clerk: (845) 688-5004
Justice Court: (845) 688-5005
Assessor: (845) 688-5003
ZBA/TC/Planning: (845) 688-5008
Highway: (845) 688-9901
Fax: (845) 688-9863

P.O. Box 134, 7209 Rte. 28, Shandaken, NY 12480

APPLICATION FOR SUBDIVISION

APPLICANT/DEVELOPER:

NAME(S): Donald Brewer Surveying
MAILING ADDRESS: P.O. Box 71
CITY/STATE/ZIP: Phoenix, NY 12464
TELEPHONE: (845) 688-7888
brewerpls@gmail.com

OWNER (if other than applicant):

Alfred Heitkotig
P.O. Box 4010
Killingham, NY 12401
(845) 721-2300

LOCATION OF PROPERTY: On the SE side(s) of Rte 212 Rd/St.
[] being also known as or [] within 500' of State/County Highway #, or approx.
feet from Rd/St. in the Hamlet/Town of
In a B3 Zoning District. some 1.5
SECTION: 25 - BLOCK 11-1 - LOT -22,310

SURVEYOR OR ENGINEER:

NAME(S):
MAILING ADDRESS: See Applicant
CITY/STATE/ZIP:
TELEPHONE: ()

OTHER REPRESENTATIVE:

()

ABOUT THE SUBDIVISION

TOTAL AREA OWNED AT SITE: 21.43 ACRES, CURRENTLY IN two ONE PARCELS
TO BE SUBDIVIDED INTO A TOTAL OF 5.44 PARCELS, INDIVIDUAL LOT ACREAGE AS FOLLOWS:
16.29

LOT#1 5.44, LOT#2 16.29, LOT#3 16.29, LOT#4 16.29, LOT#5 16.29

(If more than five (5) parcels, attach separate page, and request Long Form EAF, required for major subdivisions.)

EASEMENTS, COVENANTS OR OTHER RESTRICTIONS NOW APPLYING TO THE PROPERTY:

- ① 50 foot Right of Way as per filed map #7464
- ② Use of land as per map #21-52

PURPOSE OF SUBDIVISION/PROPOSED USE OF PROPERTY:

Create 2 house lots

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.

Date: 8/27/25
1/29/25

Signature of Applicant: Donald Brewer

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			
Name of Action or Project: Alfred Heitkonig			
Project Location (describe, and attach a location map): Route 212, Tax Map #25.11-1-22.310 (Shandaken), 25.-2-6 (Woodstock)			
Brief Description of Proposed Action: 2 lot subdivision.			
Name of Applicant or Sponsor: Donald L. Brewer		Telephone: 845-688-7888	
Address: PO Box 71		E-Mail: brewerpls@yahoo.com	
City/PO: Phoenicia		State: NY	Zip Code: 12464
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
		☒	☐
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	YES
		☒	☐
3. a. Total acreage of the site of the proposed action?		21.73 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		21.73 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

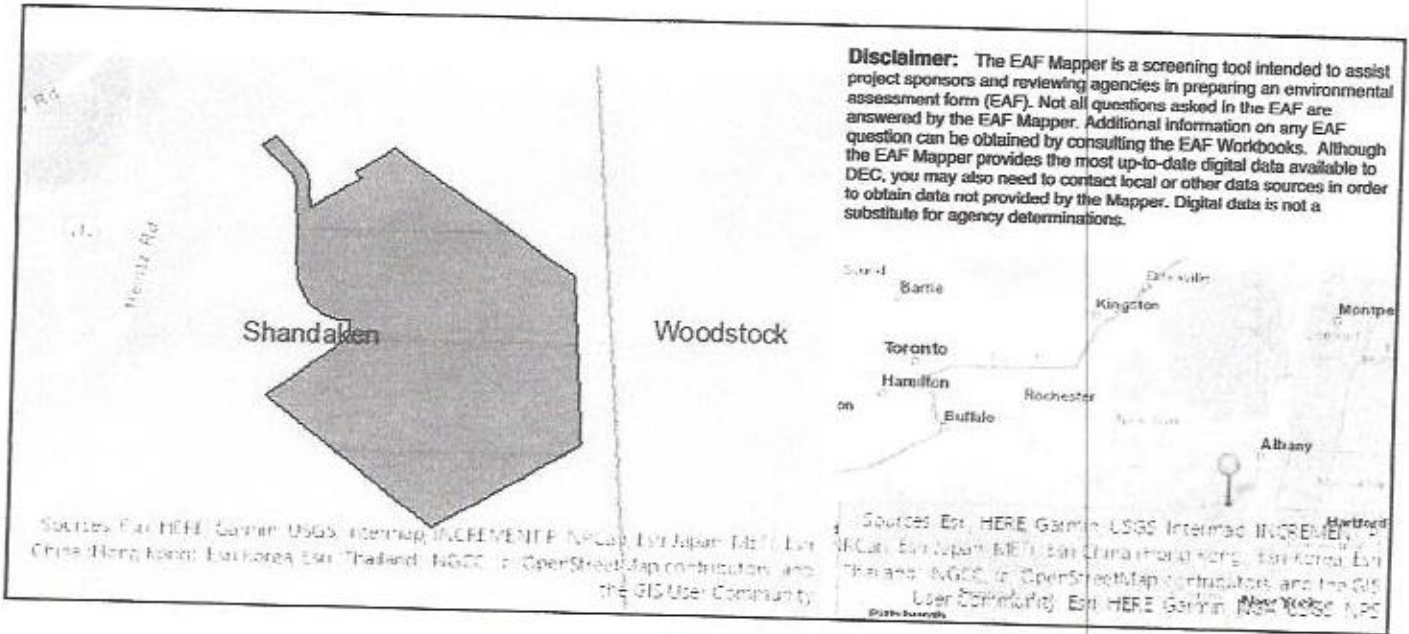
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<table border="1"> <thead> <tr> <th>NO</th> <th>YES</th> <th>N/A</th> </tr> </thead> <tbody> <tr> <td>☐</td> <td>☒</td> <td>☐</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>☐</td> </tr> </tbody> </table>	NO	YES	N/A	☐	☒	☐	☐	☒	☐
NO	YES	N/A								
☐	☒	☐								
☐	☒	☐								
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<table border="1"> <thead> <tr> <th>NO</th> <th>YES</th> </tr> </thead> <tbody> <tr> <td>☐</td> <td>☒</td> </tr> </tbody> </table>	NO	YES	☐	☒					
NO	YES									
☐	☒									
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<table border="1"> <thead> <tr> <th>NO</th> <th>YES</th> </tr> </thead> <tbody> <tr> <td>☒</td> <td>☐</td> </tr> </tbody> </table>	NO	YES	☒	☐					
NO	YES									
☒	☐									
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? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<table border="1"> <thead> <tr> <th>NO</th> <th>YES</th> </tr> </thead> <tbody> <tr> <td>☒</td> <td>☐</td> </tr> <tr> <td>☒</td> <td>☐</td> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </tbody> </table>	NO	YES	☒	☐	☒	☐	☒	☐	
NO	YES									
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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: _____ _____	<table border="1"> <thead> <tr> <th>NO</th> <th>YES</th> </tr> </thead> <tbody> <tr> <td>☐</td> <td>☒</td> </tr> </tbody> </table>	NO	YES	☐	☒					
NO	YES									
☐	☒									
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Well _____	<table border="1"> <thead> <tr> <th>NO</th> <th>YES</th> </tr> </thead> <tbody> <tr> <td>☒</td> <td>☐</td> </tr> </tbody> </table>	NO	YES	☒	☐					
NO	YES									
☒	☐									
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Septic _____	<table border="1"> <thead> <tr> <th>NO</th> <th>YES</th> </tr> </thead> <tbody> <tr> <td>☒</td> <td>☐</td> </tr> </tbody> </table>	NO	YES	☒	☐					
NO	YES									
☒	☐									
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?	<table border="1"> <thead> <tr> <th>NO</th> <th>YES</th> </tr> </thead> <tbody> <tr> <td>☒</td> <td>☐</td> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </tbody> </table>	NO	YES	☒	☐	☒	☐			
NO	YES									
☒	☐									
☒	☐									
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: _____ _____ _____	<table border="1"> <thead> <tr> <th>NO</th> <th>YES</th> </tr> </thead> <tbody> <tr> <td>☐</td> <td>☒</td> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </tbody> </table>	NO	YES	☐	☒	☒	☐			
NO	YES									
☐	☒									
☒	☐									

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? Bald Eagle, Timber Rattlesnake	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
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?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe: _____ _____		
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
	☒	☐
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
	☒	☐
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
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Donald L. Brewer</u> Date: 8/29/24 <u>1/29/25</u> Signature: <u></u> Title: <u>Professional Land Surveyor</u>		

PRINT FORM

EAF Mapper Summary Report

Wednesday, August 28, 2024 10:36 AM



Part 1 / Question 7 [Critical Environmental Area] No

Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
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Part 1 / Question 12b [Archeological Sites] No

Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animals]	Yes

Part 1 / Question 15 [Threatened or Endangered Animal]

Part 1 / Question 15 [Threatened or Endangered Animal - Name] Bald Eagle, Timber Rattlesnake

Part 1 / Question 16 [100 Year Flood Plain] No

Part 1 / Question 20 [Remediation Site] No