

www.shandaken.us

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

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

### APPLICATION FOR LOT LINE ADJUSTMENT

**OWNERS OF PROPERTIES BEING ADJUSTED** - If more than two properties involved, list others on reverse side of this form, and check this block. [ ]

NAME(S): (A) Ralph + Daniela Combe (B) Linda Rapin  
MAILING ADDRESS: 809 Olivera Rd 783 Olivera Rd  
CITY/STATE/ZIP: Olivera NJ 12410 Olivera NJ 12410  
TELEPHONE: (845) 853-5022 ( )

LOCATION OF PROPERTY: On the E side(s) of Olivera (Rd/St).

[ ] being also known as or [ ] within 500' of State/County Highway # \_\_\_\_\_, or approx.

800 feet from Burnham Hollow Rd/St. in the Hamlet/Town of Olivera

In a \_\_\_\_\_ Zoning District Size of parcel being transferred: 0.191

FROM: SECTION: 23 - BLOCK -1 - LOT 9.210 CURRENT LOT SIZE: 17.689

TO: SECTION: 23 - BLOCK -1 - LOT 9.300 CURRENT LOT SIZE: 3.40

If more than two lots involved, continue on reverse and check this block [ ]

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

See map - 25+50 foot ROW and proposed 15' ROW to access + maintain trails along lot 9.300

**PURPOSE OF THIS APPLICATION:**

Preserve access to trail area. Property line is a better fit with the lay of the land.

**SURVEYOR OR ENGINEER:**

NAME(S): DONALD L BREWER  
MAILING ADDRESS: PO Box 71  
CITY/STATE/ZIP: PHOENICIA NJ 12464  
TELEPHONE: 845-680-7888

**OTHER REPRESENTATIVE:**

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

DATE: 8/19/25 SIGNATURE: Donald L 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: Combe Lot Line Adjustment			
Project Location (describe, and attach a location map): 783 Oliveria Road, Big Indian			
Brief Description of Proposed Action: Lot line revision to add to lot -9.300			
Name of Applicant or Sponsor: Donald L. Brewer		Telephone: 845-688-7888 E-Mail: brewerpls@gmail.com	
Address: PO Box 71			
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 <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? 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?		21.089 acres 6 acres 21.089 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 type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

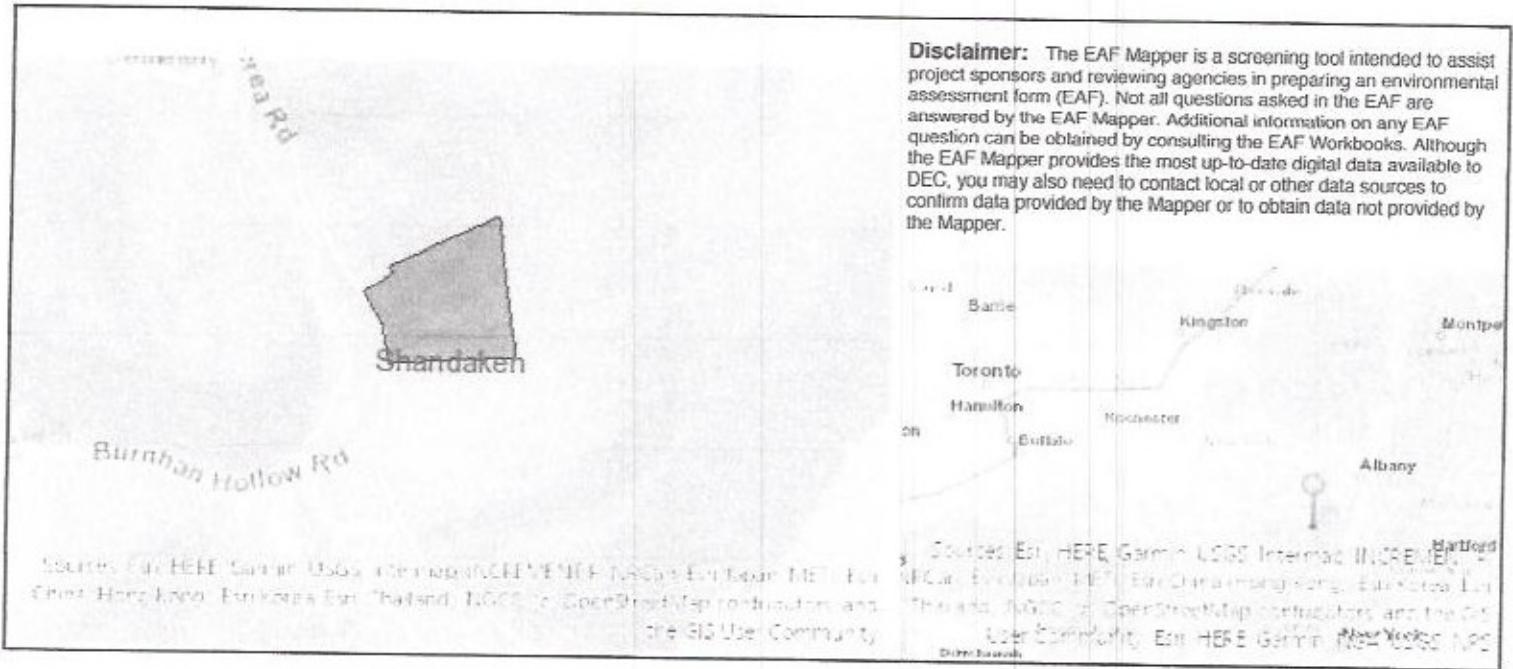


5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input 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:			
Meets _____	<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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Well _____			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Septic _____			
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: _____			
_____			
_____			



## EAF Mapper Summary Report

Thursday, August 14, 2025 11:36 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
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No