

Application for Lot Line Adjustment

Owners of Properties Being Adjusted

If more than two properties are involved, list others on separate page, and check here. ☐

Crossroads Ventures LLC.

Name(s) Parcel A

Bastion Holdings Group LLC

Name(s) Parcel B

Applicant/Representative Information

If applicant is not the owner of the property, a notarized Agent Authorization form must be submitted.

Rob Allison (Rielly Engineering & Surveying)

Surveyor or Engineer (preparing the plat)

Other Representative

Mailing Address

City/State/Zip

Contact Number

Property Information

Physical address: 282 Galli Curci RD which is on the North side of Galli Curci RD road/street/lane, in the Hamlet of _____, within 7500 feet of State/County Highway # Route 28 in the Town of Shandaken.

Zoning District(s): R-3 Size of Parcel Being Transferred: 1.63 acres

From: Section 3 Block 1 Lot 7.1 Current Size of Lot 47.5 acres

To: Section 3 Block 1 Lot 6.11 Current Size of Lot 4.35 acres

If more than two properties are involved, list others on separate page and check here. ☐

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

Utility Easement Right of Way

Purpose of this application:

Add 1.63 acres to parcel 3-1-6.11 so it has road frontage on Galli Curci Road

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) *Gilbert Maddock*

Date 07/07/26

Managing Member of Bastion Holdings Group L.L.C

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

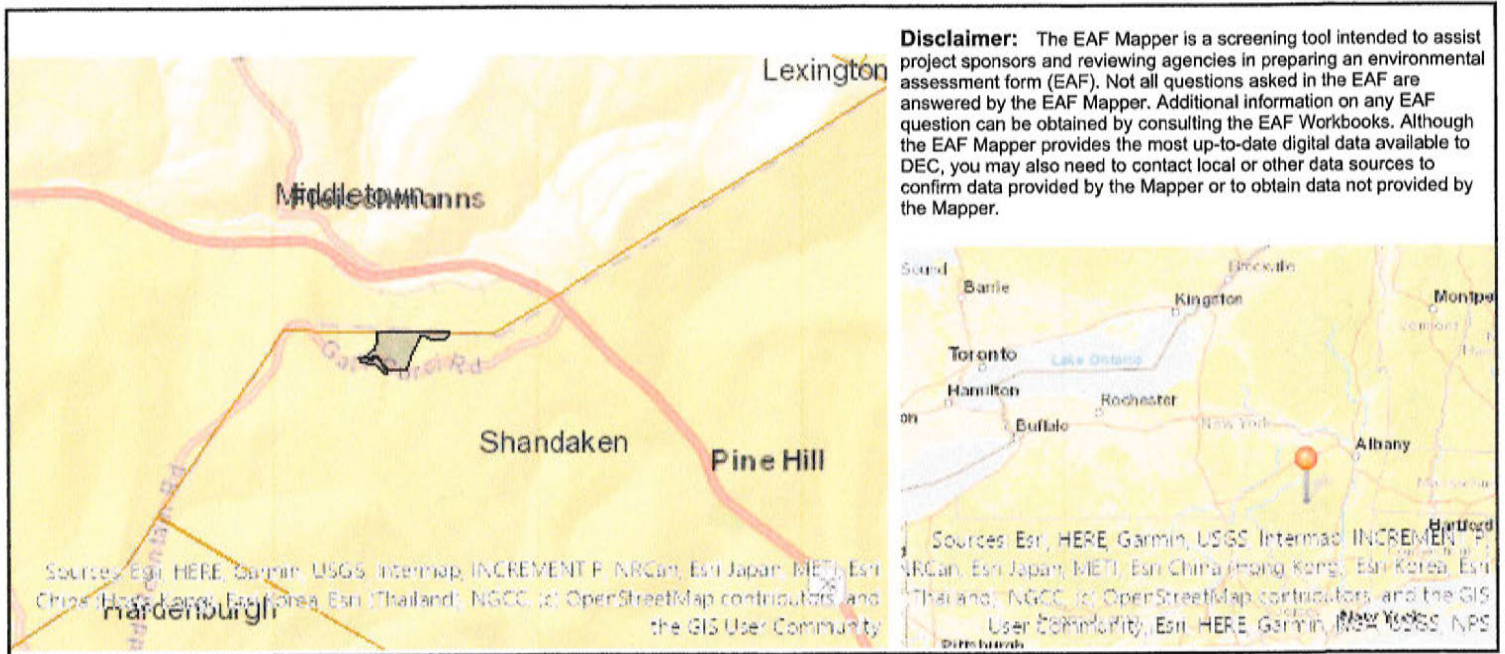
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 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		
Boundary Line Adjustment Bastion Holdings Group LLC		
Name of Action or Project:		
Boundary Line Adjustment Bastion Holdings Group LLC		
Project Location (describe, and attach a location map):		
282 Galli Curci Road		
Brief Description of Proposed Action:		
Transfer 1.63 acres from Crossroads Ventures LLC to Bastion Holdings Group LLC.		
Name of Applicant or Sponsor:		Telephone: 646-337-7337
Bastion Holdings Group LLC		E-Mail:
Address:		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?	NO	YES
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.	☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?	NO	YES
If Yes, list agency(s) name and permit or approval:	☒	☐
3. a. Total acreage of the site of the proposed action?	1.63 _____ 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?	4.35 _____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:		
☐ 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?	NO ☐ ☐	YES ☐ ☐	N/A ☒ ☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	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:	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?	NO ☒ ☒ ☒	YES ☐ ☐ ☐	
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: NA	NO ☐	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water:	NO ☒	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment:	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?	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:	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?	NO	YES
	☒	☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO	YES
	☒	☐
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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☒	☐
	☒	☐
	☒	☐
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
	☒	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):	NO	YES
	☒	☐
	☐	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Gilbert Maddock</u> Date: <u>07/07/2026</u> Signature: <u><i>Gilbert Maddock</i></u> Title: <u>Managing Partner</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
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 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No