

Town of Reading  
PO Box 5  
Reading Center, NY 14876  
607-535-7459

Minor Subdivision Application Form

Name: Linda McIntyre

Date: September 5, 2023

Mailing Address: 2530 County Road 16

Watkins Glen, NY 14891

Telephone: 607 535-9735

Tax Map No. 64.00-1-10

Physical Address: 3228 County Road 28

Watkins Glen, NY 14891

A licensed professional engineer or land surveyor shall prepare all plat materials unless otherwise approved by the Planning Board.

**An application for minor subdivision shall include the following materials, as applicable.**

\_\_\_\_\_ A minor subdivision plat drawn at a scale of forty feet to the inch (1" = 40') or such other scale as the Planning Board may deem appropriate, on standard 24" x 36" sheets, with continuation on 8 1/2" x 11" sheets as necessary for written information.

A certified land surveys (1) showing the boundaries of the applicant's property under consideration in its **current** state plotted to scale with the north point, scale, and date clearly indicated. (2) certified land survey of the **proposed** subdivision plat.

\_\_\_\_\_ A minor subdivision plat shall indicate at a minimum, the following:

1. Date, north point, map scale, name and address of record owner and applicant. The proposed subdivision name and location within the Town of Reading and Schuyler County shall also be included.
2. The name of all subdivisions immediately adjacent and the name of the owners of record of all adjacent property as disclosed by the most recent municipal tax records.
3. The location of that portion which is to be subdivided in relation to the entire tract, and the distance to the nearest existing street intersection.
4. The tax map sheet, block and lot numbers, if available.
5. All the utilities available within 300 feet of the property, and all streets which are mapped or built.

6. The proposed pattern of lots (including lot width and depth) within the subdivided area, the total permitted lot count for the entire tract based upon the density standards in the Land Use Law and the number of lots created by the plat
7. All existing restrictions on the use of the land including easements, covenants, or land use regulatory boundary lines
8. An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearing and distances, made on certified by a licensed land surveyor. The corners of tract shall also be located on the ground and marked by monuments as approved by the Town's Land Use Officer, and shall be referenced and shown on the plat.
9. All existing structures, wooded areas, streams, topography based on available USGS quadrangle maps and other significant physical features within the subdivision and 200 feet thereof.

\_\_\_\_\_ All proposed on site sanitation and water supply facilities shall be designed to meet the minimum specifications of the State Department of Health and Schuyler County Health Department, and a letter to this effect issued from each applicable department shall be supplied.

\_\_\_\_\_ Any application for a subdivision plat located in or whose property line is within five-hundred (500') feet of a County adopted, State certified agricultural district shall submit an agricultural data statement along with any other required submittals to assist the Planning Board in its review. Notice shall be sent to applicable property owners and the content of the agricultural data statement shall conform to the Agricultural and markets Law Article 25-AA, Section 305-a.

\_\_\_\_\_ A copy of such covenants or deed restrictions as it is intended to cover all or part of the tract.

\_\_\_\_\_ SEQR documentation as classified by the Planning Board in accordance with Section 7.6 of the Land Use Law. Short Environmental Assessment Form.

\_\_\_\_\_ Any additional information you deem necessary to conduct an informed review.

\_\_\_\_\_  
Signature

9/5/2023

# 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 I 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="text-align: center; font-size: 1.2em; font-weight: bold;">Linda Knapp McIntyre</div>							
Name of Action or Project: <div style="text-align: center; font-size: 1.1em;">minor subdivision of 17.7 acres</div>							
Project Location (describe, and attach a location map): <div style="text-align: center; font-size: 1.1em;">Tax Map No. 443289 04.00-1.10</div>							
Brief Description of Proposed Action: <div style="font-size: 1.1em;"> <p>— I would like to separate from the 17.7 acre parcel a 2.0 acre parcel to include the house and garage.</p> <p>— Lot line adjustment to Parcel A</p> </div>							
Name of Applicant or Sponsor: <div style="font-size: 1.1em;">Linda McIntyre Linda McIntyre</div>		Telephone: 607 535-9735					
Address: <div style="font-size: 1.1em;">2530 County Road 16</div>		E-Mail: LindaMcIntyreArt@aol.com					
City/PO: <div style="font-size: 1.1em;">Watkins Glen</div>		State: <div style="font-size: 1.1em;">NY</div>	Zip Code: <div style="font-size: 1.1em;">14891</div>				
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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<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: <div style="font-size: 1.1em; text-align: center;">Town of Reading Planning Board</div>			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" 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?			<div style="font-size: 1.1em;"> <p style="text-align: right;">2.0 acres</p> <p style="text-align: right;"><del>17.7</del> acres</p> <p style="text-align: right;">_____ acres</p> </div>				
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <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							

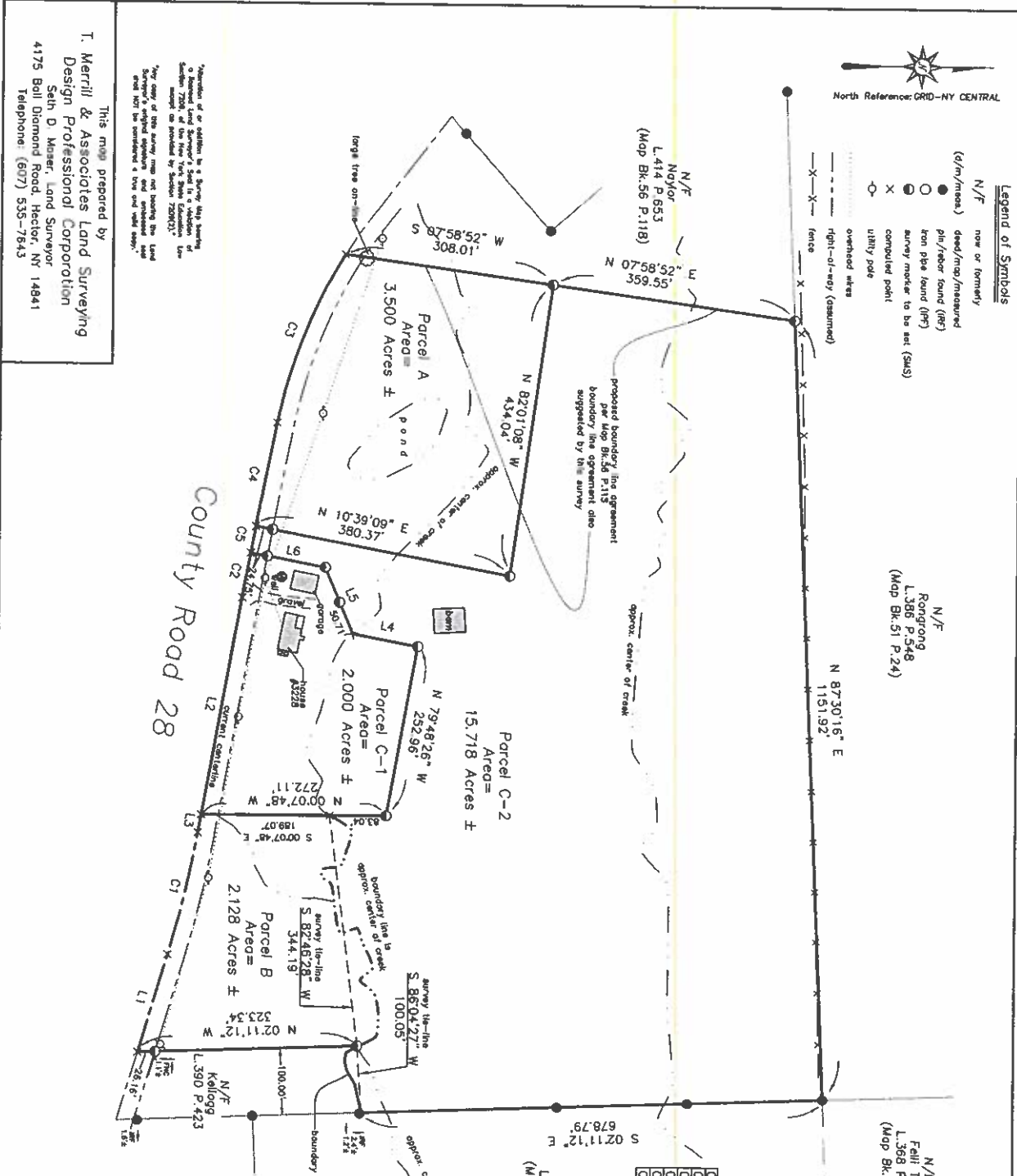
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. 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? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input 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: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<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?  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"/>	
	<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"/>	





**Legend of Symbols**

- N/F now or formerly
- (d/m/area) dead/man/measured
- pin/rebar found (RF)
- iron pipe found (IPF)
- survey marker to be set (SMS)
- computed point
- utility pole
- overhead wires
- right-of-way (assumed)
- fence



N/F  
Fall Trust  
L.368 P.385  
(Map Bk.46 P.4)

N/F  
Rancorum  
L.386 P.548  
(Map Bk.51 P.24)

CURVE RADII	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1320.09	S 76°48'40" E	187.95
C2	10438.59	S 79°37'16" E	677.73
C3	777.78	S 68°25'25" E	268.85
C4	10438.59	S 78°47'23" E	155.25
C5	10438.59	N 79°19'32" W	40.00

LINE BEARING	DISTANCE
L1	S 73°17'00" E 1149.68
L2	N 79°48'26" W 325.48
L3	S 79°48'26" E 277.44
L4	S 10°39'18" W 97.80
L5	S 87°20'42" W 108.91
L6	S 10°38'59" W 111.70

Deed Reference:  
Deed to Leonard D. Knapp, dated Dec. 3, 1923, and recorded in Liber 264 of Deeds of page 222

Eastments and rights of way:  
Subject to assessment, rights of way and other matters of record, but a complete and undisturbed abstract would show the location of all rights of way or encroachments found unless shown herein.

"It is hereby certified that I am a New York State Licensed Land Surveyor and this map was prepared from the notes of an instrument survey completed on Oct. 4, 2022. This certificate is not transcribable to additional copies of this instrument. My commission expires on 10/31/2025. This certification shall run specifically to:  
—Ulada Melnyre

Signed:  
Seth D. Moser L.S. No. 051007

**Map of lands of Leonard Knapp Estate**

Scale: 1" = 150'

Date: Oct. 17, 2022

3228 County Road 28  
Town of Reeding  
County of Schuyler, State of New York

Job No. 22-184

This map prepared by  
T. Merrill & Associates Land Surveying  
Design Professional Corporation  
Seth D. Moser, Land Surveyor  
4175 Bell Diamond Road, Hector, NY 14841  
Telephone: (607) 535-7643

"Any copy of this survey map not bearing the Land Surveyor's original signature and embossed seal shall not be considered a true and valid copy."