

Minor Subdivision Application Form

This document is for illustrative purposes only to facilitate the application process. It in no way, supersedes the Subdivision Law of the Town of Reading as the legal document governing the approval process. Additional information may be required before a final decision is made

Name: WAYNE + KARLA DENSON
Mailing Address: 43 DALRYMPLE ROAD
PINE CITY, NY 14871
Telephone: 607-483-7854
Tax Map No. 52.00-3-4
Physical Address: 2582 IRELANDVILLE RD.
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.

_____ 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.

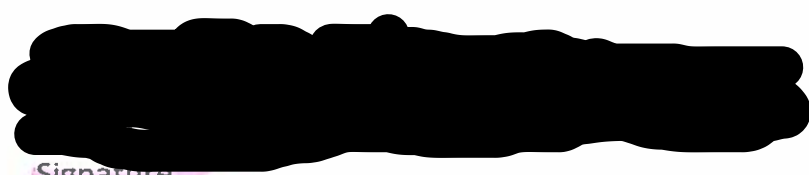
6. The proposed pattern of lots (including lot width and depth) within the subdivided area, the total permitted lot count for the entire tract based upon the density standards in the Land Use Law and the number of lots created by the plat
7. All existing restrictions on the use of the land including 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.

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



Signature

8/8/22

Date

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			
WAYNE & KARLA DENSON			
Name of Action or Project: MINOR SUBDIVISION			
Project Location (describe, and attach a location map): 2582 IRELANDVILLE RD WATKINS GLEN NY 14891			
Brief Description of Proposed Action: SUBDIVISION OF PROPERTY TO A 2 ACRE PARCEL.			
Name of Applicant or Sponsor: WAYNE & KARLA DENSON		Telephone: 607-483-7854	
		E-Mail: waynekarla3@aol.com	
Address: 43 DALRYMPLE ROAD			
City/PO: PINE CITY		State: NY	Zip Code: 14871
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 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 type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		11.210 acres	
b. Total acreage to be physically disturbed?		2 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		11.210 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<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 type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

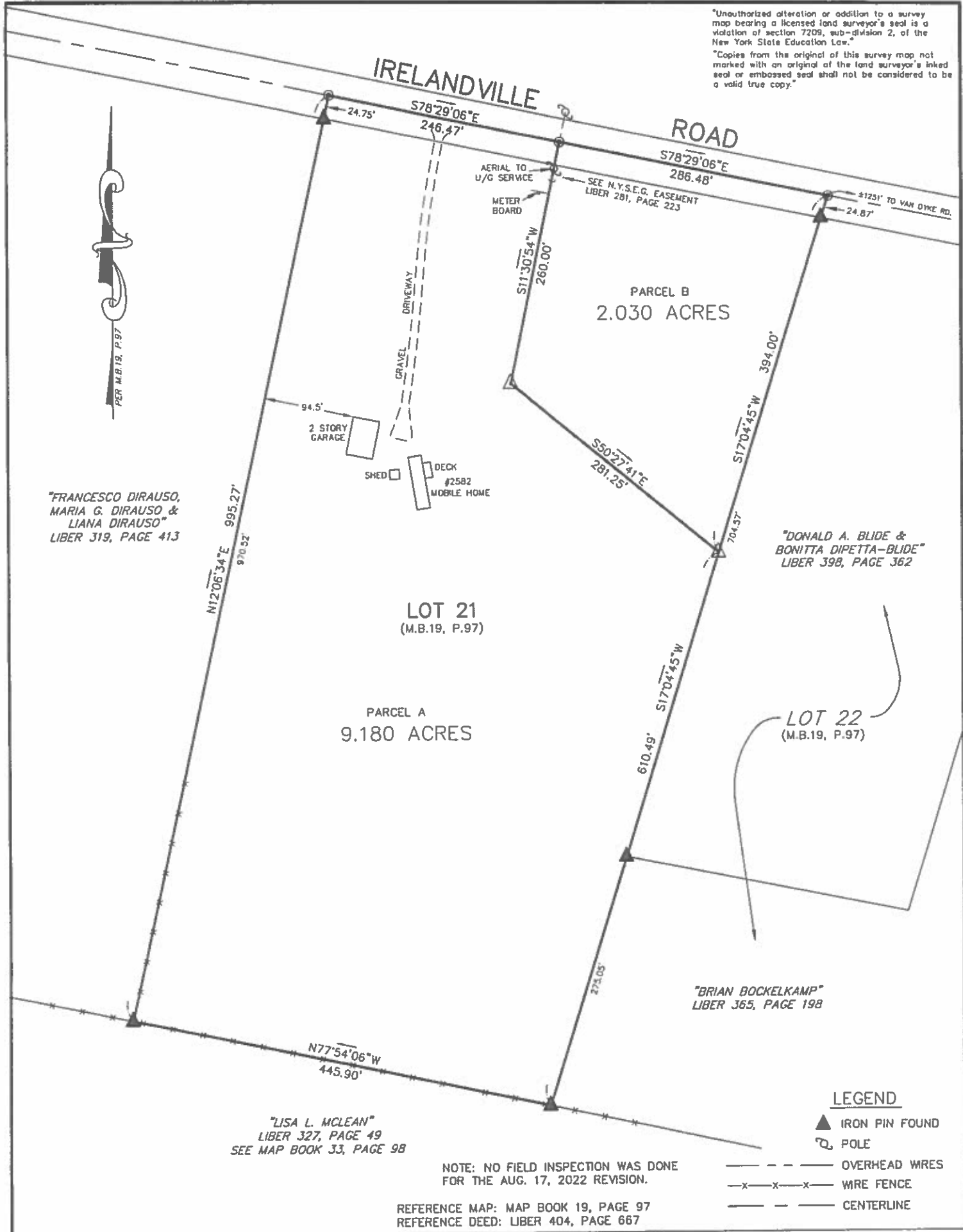
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input 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"/>	
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"/>	
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 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<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
	<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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>KARLA + WAYNE DINIEN</u> Date: <u>8/17/22</u> Signature:  Title: <u>OWNER</u>		

PRINT FORM

Original

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."
 "Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or embossed seal shall not be considered to be a valid true copy."



I hereby certify that this is a true and accurate survey, prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors.



TAX MAP REFERENCE
 ALL OF PART OF

SECTION 52.00
 BLOCK 3
 PARCEL 4

SUBDIVISION PLANNING		WEILER ASSOCIATES LICENSED LAND SURVEYORS 206 GARDNER ROAD HORSEHEADS, N Y 14845 607-739-4478		SURVEYING & MAPPING	
MAP OF LANDS OF					
WAYNE F. & KARLA S. DENSON					
TOWN OF READING			SCHUYLER COUNTY		
NEW YORK					
DRAWN BY	A.J.G.	SCALE:	1" = 100'	REVISED:	AUG. 17, 2022
CHECKED BY	W.E.B.	DATE:	NOV. 5, 2020	REVISED:	
					JOB NO. 16525

TOWN OF READING AGRICULTURE DATA STATEMENT

This statement is to be submitted with all applications required for a Special Use Permit, Site Plan Approval or Use Variance Approval for projects occurring on property within an Agricultural District containing a farm operation, or on property with boundaries within 500 feet of a farm operation located in an Agricultural district (Ref. Town Law 283-a)

1. Applicant's Name: WAYNE + KARLA DENSON
Address: 2582 IRELANDVILLE RD WATKINS GLEN NY 14891
Phone: 607-483-7854

2. Description of proposed project: SUBDIVISION OF A 2.03 ACRE LOT FROM A 11.210 ACRE PARCEL.

3. List names and addresses of farming operations * within 500 feet of the proposed project (attach additional sheet if necessary)

1. WILLIAM + BETH MEEHAN 2587 COUNTY LINE RD. WATKINS GLEN NY 14891
2. _____
3. _____
4. _____

4. Written description of exact location of the proposed project: Please attach a tax map or clearly drawn map showing proposed project relative to all farming operations identified in the Data Statement

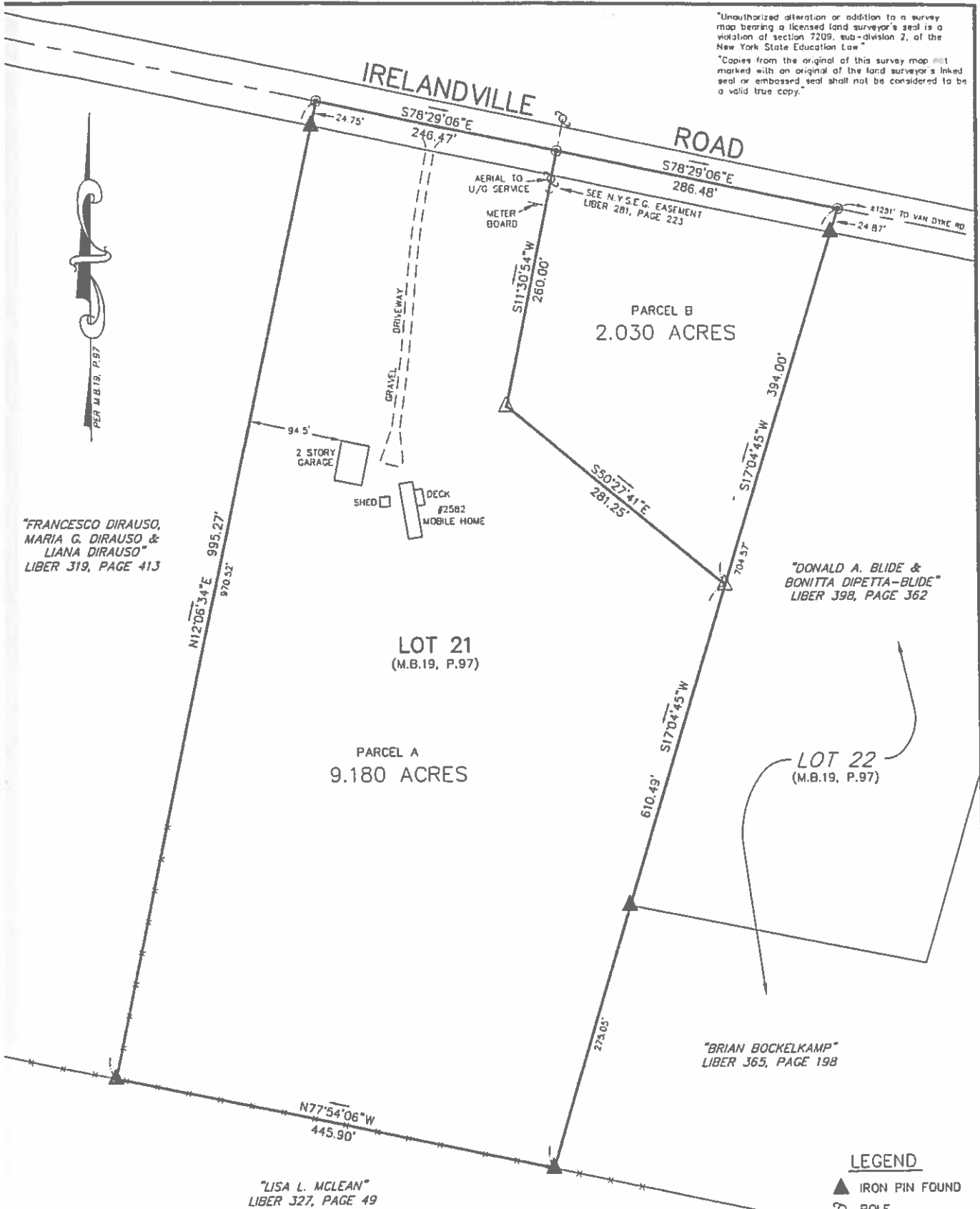
SUBDIVISION OF TAX PARCEL 10 52.00-3-4. PROPERTY SUBDIVISION OF A 11.210 ACRE PARCEL TO A 2.03 ACRE PARCEL WITH A REMAINING 9.180 ACRES.

2.03 ACRES TO BE SUBDIVIDED AT THE EASTERN MOST BORDER OF THE PROPERTY.

SUBDIVIDED PROPERTY WILL HAVE APX 286.48' RD FRONTAGE, WESTERN BORDER WILL BE APX 260', EASTERN BORDER WILL BE APX 394', AND THE SOUTHERN BACK BORDER WILL BE APX 281.25'. PLEASE SEE ATTACHED PROPOSED SURVEY AND AERIAL MAP OF FARMING ACTIVITY WITHIN 500' OF PROPOSED SUBDIVISION.

*Farming operations, as defined by NYS Agriculture and Markets Law, Article 25-AA, means the land used in agricultural production, farm buildings, equipment, and farm residential buildings.

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."
 "Copies from the original of this survey map not marked with an original of the land surveyor's linked seal or embossed seal shall not be considered to be a valid true copy."



"FRANCESCO DIRAUSO,
 MARIA G. DIRAUSO &
 LIANA DIRAUSO"
 LIBER 319, PAGE 413

LOT 21
 (M.B.19, P.97)

PARCEL A
 9.180 ACRES

PARCEL B
 2.030 ACRES

"DONALD A. BLIDE &
 BONITTA DIPETTA-BLIDE"
 LIBER 398, PAGE 362

LOT 22
 (M.B.19, P.97)

"BRIAN BOCKELKAMP"
 LIBER 365, PAGE 198

"LISA L. MCLEAN"
 LIBER 327, PAGE 49
 SEE MAP BOOK 33, PAGE 98

NOTE: NO FIELD INSPECTION WAS DONE
 FOR THE AUG. 17, 2022 REVISION.

REFERENCE MAP: MAP BOOK 19, PAGE 97
 REFERENCE DEED: LIBER 404, PAGE 667

- LEGEND**
- ▲ IRON PIN FOUND
 - ⊙ POLE
 - OVERHEAD WIRES
 - x-x-x- WIRE FENCE
 - CENTERLINE

I hereby certify that this is a true and accurate survey, prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors.

SUBDIVISION PLANNING	WEILER ASSOCIATES LICENSED LAND SURVEYORS 208 GARDNER ROAD HORSEHEADS, N.Y. 14845 607-738-4478	SURVEYING & MAPPING
MAP OF LANDS OF		



Apx. 500ft. Radius

Meehan Property Partially Within 500ft Radius

Proposed Subdivision

2582 Irelandville Rd
Watkins Glen, NY 14801

Google

Imagery ©2022 CNLS / Airbus, Maxar Technologies, New York GIS, USDA, FPA/C, GEO, Map data ©2022

200 ft



13

103

42

TAX PARCEL
52.00-4-25

POTENTIAL
FARMING ACTIVITY
WITHIN 500'

PROPOSED
SUBDIVISION
TAX PARCEL
52.00-3-4

JOINT SANITARY LANDFILL
COMMISSION OF SCHUYLER COUNTY

BIG HOLLOW RUN

27
48.80A

26
60.00A

25
94.75A

30
5.01A

29
2.80A

28
2.49A

3
35.127A

5
4.83A

6
8.38A

7
6.911A

8
52.00-1-28.1
12.04A

45
6.64A

44
6.64A

43
6.0A

46
10.57A

11A

1187.04



Property Description Report For: Irelandville Rd,
Municipality of Town of Reading

No Photo Available

Status:	Active
Roll Section:	Taxable
Swis:	443289
Tax Map ID #:	52.00-4-25
Property Class:	105 - Vac farmland
Site:	RES 1
In Ag. District:	No (Ag Dist 2)
Site Property Class:	105 - Vac farmland
Zoning Code:	NA
Neighborhood Code:	44241 - WG school west
School District:	Watkins Glen
Total Assessment:	2022 - \$204,000 2021 - \$204,000
Total Acreage/Size:	94.75
Land Assessment:	2022 - \$204,000 2021 - \$204,000
Full Market Value:	2022 - \$240,000 2021 - \$204,000
Equalization Rate:	----
Property Desc:	Sa 19-32 next to landfill Former # 52.00-1-20
Deed Book:	372
Deed Page:	392
Grid East:	725252
Grid North:	876081

Area

Living Area:	0 sq. ft.	First Story Area:	0 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	0
Finished Rec Room:	0 sq. ft.	Finished Area Over Garage:	0 sq. ft.

Structure

Building Style:	0	Bathrooms (Full - Half):	0 - 0
Bedrooms:	0	Kitchens:	0
Fireplaces:	0	Basement Type:	0
Porch Type:	0	Porch Area:	0.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	0	Overall Grade:	
Year Built:			

Owners

William C Meehan, Jr
2857 County Line Rd
Watkins Glen NY 14891

Beth Meehan
2857 County Line Rd
Watkins Glen NY 14891