

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

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**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: Daniel & Holly Weed  
Mailing Address: 3473 State Route 14  
Watkins Glen, NY 14891  
Telephone: 315-567-9900  
  
Tax Map No. 53.00-2-30  
Physical Address: 3501 State Route 14  
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.

A large black rectangular redaction covers the signature area.

Signature

11/08/23

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.

<b>Part 1 – Project and Sponsor Information</b>															
Name of Action or Project: <i>Proposed Subdivision of lands of Daniel &amp; Holly Weed</i>															
Project Location (describe, and attach a location map): <i>3501 State Route 14 Watkins Glen, NY 14891 (Road Corridor on Levers Lane &amp; St. Rt. 14)</i>															
Brief Description of Proposed Action: <i>Small Subdivision of 102 acres</i> <i>- Parcel 1 - Corner lot of 3,029 Acres</i> <i>- Parcel 2 - House lot of 2,056 Acres</i> <i>- Parcel 3 - Field lot of 25,948 Acres</i> <i>- Parcel 4 - Field &amp; Maple Woods of 70.49 Acres</i>															
Name of Applicant or Sponsor: <i>Daniel &amp; Holly Weed</i>		Telephone: <i>315-567-9900</i>													
Address: <i>3473 State Route 14 Watkins Glen, NY 14891</i>		E-Mail: <i>Daniweed@yahoo.com</i>													
City/PO: <i>Watkins Glen</i>		State: <i>NY</i>	Zip Code: <i>14891</i>												
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"/>												
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:			YES <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?			NO <input checked="" type="checkbox"/>												
4. Check all land uses that occur on, are adjoining or near the proposed action:			YES <input type="checkbox"/>												
<table style="width: 100%; border: none;"> <tr> <td style="width: 25%;"><input type="checkbox"/> Urban</td> <td style="width: 25%;"><input type="checkbox"/> Rural (non-agriculture)</td> <td style="width: 25%;"><input type="checkbox"/> Industrial</td> <td style="width: 25%;"><input checked="" type="checkbox"/> Commercial</td> </tr> <tr> <td><input checked="" type="checkbox"/> Forest</td> <td><input checked="" type="checkbox"/> Agriculture</td> <td><input type="checkbox"/> Aquatic</td> <td><input checked="" type="checkbox"/> Residential (suburban)</td> </tr> <tr> <td><input type="checkbox"/> Parkland</td> <td colspan="3"><input type="checkbox"/> Other(Specify):</td> </tr> </table>				<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input checked="" type="checkbox"/> Residential (suburban)	<input type="checkbox"/> Parkland	<input type="checkbox"/> Other(Specify):		
<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Commercial												
<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input checked="" type="checkbox"/> Residential (suburban)												
<input type="checkbox"/> Parkland	<input type="checkbox"/> Other(Specify):														
		<i>102</i> acres													
		<i>8</i> acres													
		<i>132</i> acres													

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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"/>	
	<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/> Agricultural/grasslands
<input type="checkbox"/> Wetland	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban
<input type="checkbox"/> Early mid-successional		
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 type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
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"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Daniel Weed / Holly Weed</u>	Date: <u>11/27/23</u>	
Signature: 	Title: <u>Owner</u>	

**TOWN**  
(circle one)

**VILLAGE CITY OF** Reading, NY

Application # \_\_\_\_\_

# Agricultural Data Statement

Date 11/27/23

**Instructions:** This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Dept. of Ag & Markets certified Agricultural District.

Applicant	Owner if Different from Applicant
Name: <u>Daniel &amp; Holly Wezel</u> Address: <u>3473 St Rt 14</u> <u>Watkins Glen, NY 14891</u>	Name: _____ Address: _____ _____

1. Type of Application:  Special Use Permit;  Site Plan Approval;  Use Variance;  
(circle one or more)  Subdivision Approval

2. Description of proposed project: Minor Subdivision of 102 Acre Parcel  
into 4 Parcels

3. Location of project: Address: 3501 State Route 14 Watkins Glen, NY 14891  
Tax Map Number (TMP) 53.00-2-30

4. Is this parcel within an Agricultural District?  NO  YES (Check with your local assessor if you do not know)

5. If YES, Agricultural District Number 2

6. Is this parcel actively farmed?  NO  YES

7. List all farm operations within 500 feet of your parcel. Attach additional sheets if necessary.

Name: <u>Castel Grisch Enterprises LLC</u> Address: <u>3380 County Road 28</u> <u>Watkins Glen, NY 14891</u> Is this parcel actively farmed? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	Name: <u>Daniel Wezel / Schoonjeerd Sugarbush</u> Address: <u>3473 St Rt. 14</u> <u>Watkins Glen, NY 14891</u> Is this parcel actively farmed? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Name: <u>Daniel Wezel / J+W Family Holdings LLC</u> Address: <u>3473 St. Rt. 14</u> <u>Watkins Glen, NY 14891</u> Is this parcel actively farmed? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	Name: <u>Castel Grisch LLC / Lakeside of 14</u> Address: <u>3380 County Road 28</u> <u>Watkins Glen, NY 14891</u> Is this parcel actively farmed? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES

\_\_\_\_\_  
Signature of Applicant

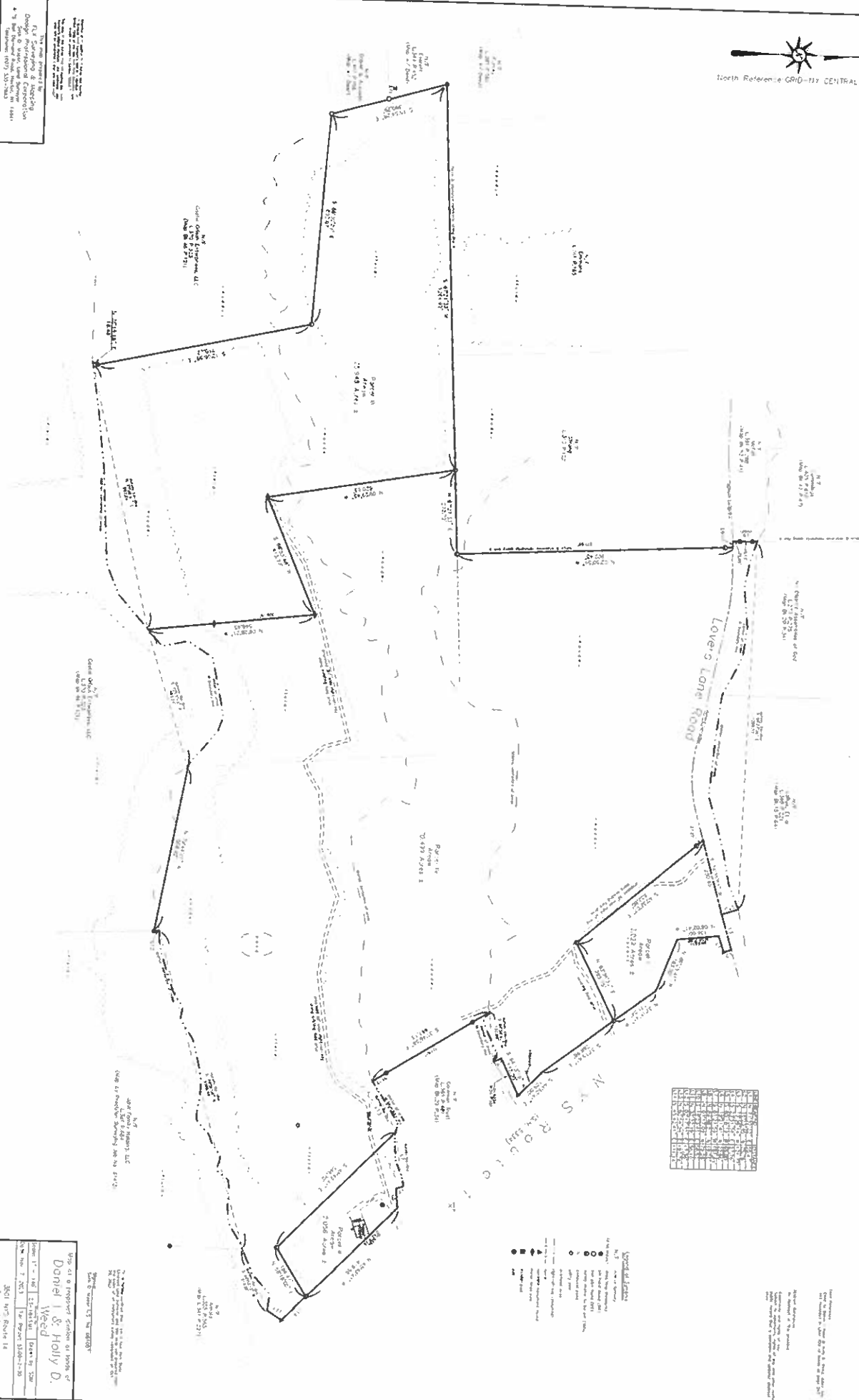
\_\_\_\_\_  
Signature of Owner (if other than applicant)

Reviewed by:

\_\_\_\_\_  
Signature of Municipal Official

\_\_\_\_\_  
Date

**NOTE TO REFERRAL AGENCY:** County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.




**Symbol Legend**

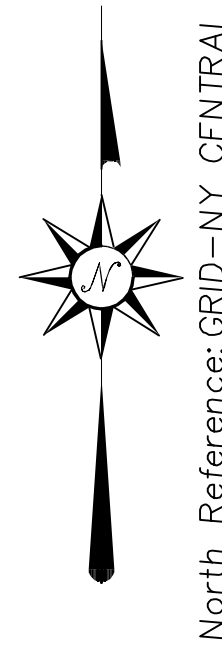
- Existing building
- Existing shed
- Existing well
- Existing pool
- Existing fence
- Existing easement
- Existing utility
- Existing driveway
- Existing road
- Existing stream
- Existing tree
- Existing monument

City of New York  
 Department of City Planning  
 4 1 1 1  
 Telephone: (718) 312-1234

City of New York  
 Department of City Planning  
 4 1 1 1  
 Telephone: (718) 312-1234

Site of a proposed garden of roses of  
**Donald I. & Holly D. Weed**  
 3501 W 72nd St  
 Town of Rye, NY 11570





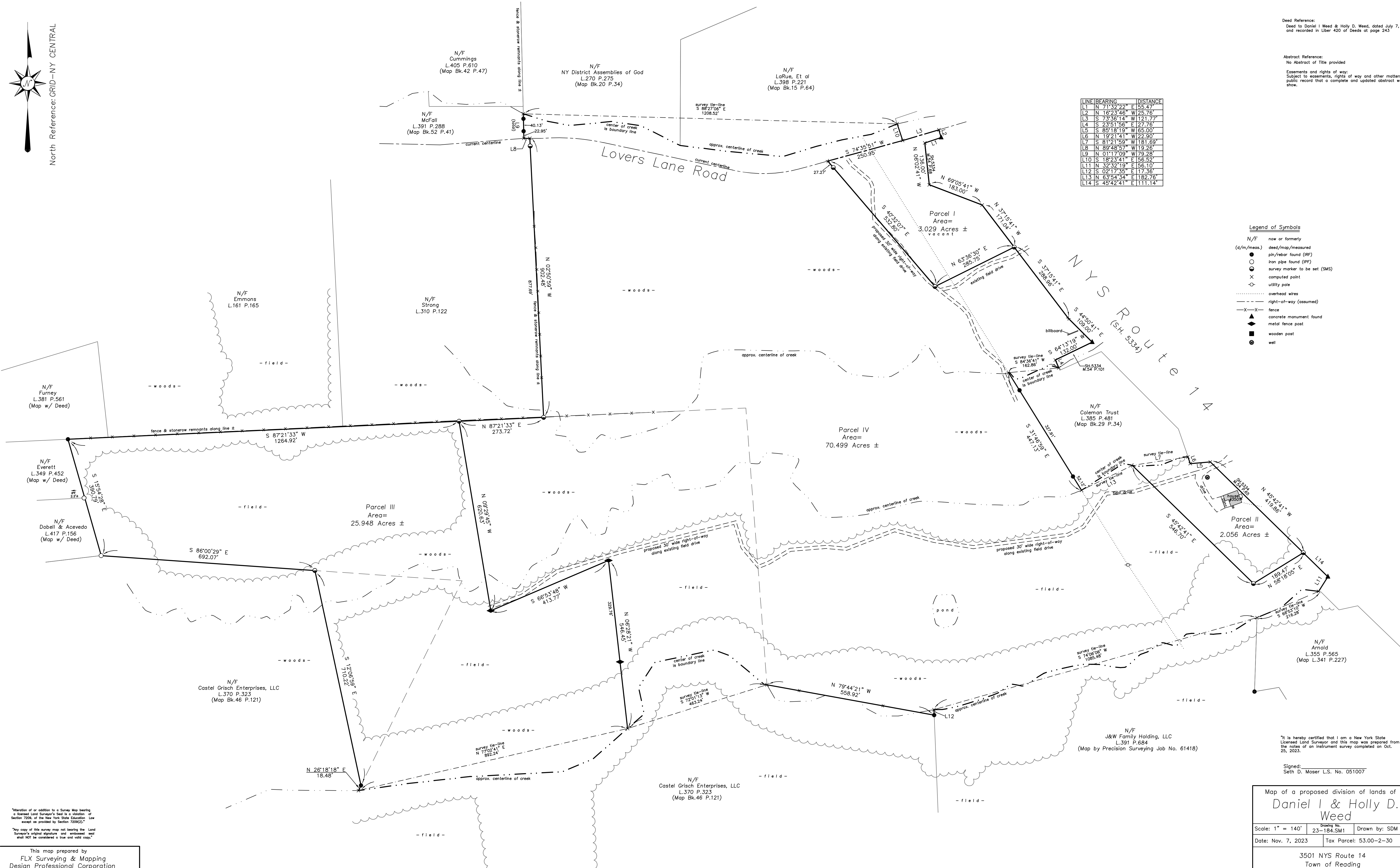
Deed Reference:  
Deed to Daniel I Weed & Holly D. Weed, dated July 7, 2023,  
and recorded in Liber 420 of Deeds at page 243

Abstract Reference:  
No Abstract of Title provided  
Easements and rights of way:  
Subject to easements, rights of way and other matters of  
public record that a complete and updated abstract would  
show.

LINE	BEARING	DISTANCE
L1	N 71°32'22" E	55.47'
L2	N 16°23'46" W	125.76'
L3	S 73°36'14" W	121.77'
L4	S 23°51'56" E	27.76'
L5	S 85°18'19" W	65.00'
L6	N 19°21'41" W	122.90'
L7	S 81°21'59" W	181.69'
L8	N 89°48'57" W	19.26'
L9	N 01°17'09" W	79.28'
L10	S 18°23'41" E	56.52'
L11	N 32°32'19" E	56.10'
L12	S 02°17'35" E	17.36'
L13	N 63°54'34" E	182.76'
L14	S 45°42'41" E	111.14'

**Legend of Symbols**

- N/F now or formerly
- (d/m/meas.) deed/map/measured
- pl/rebar found (RF)
- iron pipe found (IPF)
- survey marker to be set (SMS)
- computed point
- utility pole
- overhead wires
- right-of-way (assumed)
- fence
- concrete monument found
- metal fence post
- wooden post
- well



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.  
25, 2023.

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

\*Attention of or addition to a Survey Map bearing  
a Licensed Land Surveyor's Seal is a violation of  
Section 7206, of the New York State Education Law  
except as provided by Section 7206(2).  
\*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.\*

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

Map of a proposed division of lands of <b>Daniel I &amp; Holly D. Weed</b>		
Scale: 1" = 140'	Drawing No: 23-184.SM1	Drawn by: SDM
Date: Nov. 7, 2023	Tax Parcel: 53.00-2-30	
3501 NYS Route 14 Town of Reading County of Schuyler, State of New York		
Revised: Nov. 20, 2023	Job No. 23-184	