

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

Application No.: ~~2400~~ 24007
Date Filed: 4/13/24
Fee Paid: _____
Received By: T. Alga
Decision _____ Date _____

Minor Subdivision Application Form

Name: Anita Dvornichy Date: 06/13/24
Mailing Address: 3425 County Rd. 28
Watkins Glen, NY
Telephone: (607)857-7743 14891
Tax Map No. 53.10-2-23
Physical Address: 3425 County Rd. 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.

X 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.

X 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.

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

X 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 _____

Short Environmental Assessment Form

Part 1 - Project Information

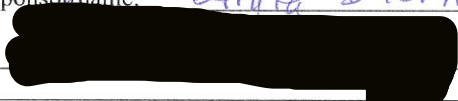
Instructions for Completing

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: <i>Anita Dvornichy</i> | | | |
| Project Location (describe, and attach a location map): <i>Subdivision of Land</i> | | | |
| Brief Description of Proposed Action: <i>3425 County Rd. 28 Watkins Glen, N.Y. 14891</i> | | | |
| <i>Subdivide 7.2 acre parcel into 2 acre parcel and 5.2 acre parcel</i> | | | |
| Name of Applicant or Sponsor: <i>Anita Dvornichy</i> | | Telephone: <i>(607)857-7743</i> | |
| | | E-Mail: <i>ad.vornichy@yahoo.com</i> | |
| Address: <i>3425 County Rd. 28</i> | | | |
| City/PO: <i>Watkins Glen, N.Y. 14891</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 checked="" type="checkbox"/> | YES <input checked="" 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? _____ acres | | <i>7.2</i> | |
| b. Total acreage to be physically disturbed? _____ acres | | <i>2</i> | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres | | <i>7.2</i> | |
| 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 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO <input type="checkbox"/> | YES <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 <input checked="" type="checkbox"/> | YES <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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | YES <input type="checkbox"/> <input 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 <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>Well</u> | NO <input checked="" type="checkbox"/> | YES <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Septic</u> | NO <input checked="" type="checkbox"/> | YES <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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | YES <input 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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | YES <input 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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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? | NO | YES |
| If 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)? | NO | YES |
| If Yes, explain the purpose and size of the impoundment: _____ _____ | <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? | NO | YES |
| If Yes, describe: _____ _____ | <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? | NO | YES |
| If Yes, describe: _____ _____ | <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>Anita DVornicky</u> Date: <u>6/13/24</u> | | |
| Signature:  Title: <u>owner</u> | | |

TOWN OF READING AGRICULTURE DATA STATEMENT

This statement is to be submitted with all applications required for a Subdivision, 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: ___Anita Dvornicky_____
- Address: _3425 County Road 28, Watkins Glen, NY 14891_____
- Phone: 607-857-7743_____

2. Description of proposed project: Minor Subdivision of a 7.2-acre parcel with Tax Map Parcel No. 53.10-2-23 subdivided into a 2.0-acre Parcel A and a 5.2-acre Parcel B

3. List names and addresses of farming operations * within 500 feet of the proposed project (attach additional sheet if necessary)
 1. Castel Grisch Enterprises LLC, 23 Olde Hamlet Dr, Jericho NY 11753
 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

See the attached tax parcel map with the 7.2 acres outlined in red and Ag district highlighted in yellow _____

*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.

Tax ID list Ag Properties within 500 Ft. of 53.10-2-23, Anita Dvornicky, 3425 County Rd 28, Watkins Glen, NY

Castel Grisch Enterprises LLC, 23 Olde Hamlet Dr, Jericho NY 11753

53.00-3-4



"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."

"ROLAND C. & AMY B. HOLMES"
LIBER 399, PAGE 70
SEE MAP BOOK 48, PAGE 99

PARCEL A
2.000 ACRES

PARCEL B
5.202 ACRES

"NORFOLK SOUTHERN CORPORATION"
LIBER 323, PAGE 169

"JEFFREY L. & TAMRA L. EVERETT"
"JOSHUA T. LANGLEY"
LIBER 401, PAGE 450

LEGEND

- ▲ IRON PIN FOUND
- △ IRON PIN SET
- COMPUTED POINT
- ⊕ POLE
- OVERHEAD WIRES
- 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.

TAX MAP REFERENCE
 ALL OF PART OF

SECTION 53.10
BLOCK 2
PARCEL 23

REFERENCE MAP: MAP BOOK 30, PAGE 27
REFERENCE DEED: LIBER 368, PAGE 480

SUBDIVISION
PLANNING

WEILER ASSOCIATES

LICENSED LAND SURVEYORS
206 GARDNER ROAD
HORSEHEADS, N.Y. 14845
607-738-4476

SURVEYING &
MAPPING

DIVISION OF LANDS OF

ANITA L. DVORNICKY

TOWN OF READING

SCHUYLER COUNTY

NEW YORK

DRAWN BY A.J.G.
CHECKED BY W.E.B.

SCALE: 1" = 100'
DATE: DEC. 20, 2021

REVISED:
REVISED:

JOB NO. 16783

