

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

Application No.: _____
Date Filed: _____
Fee Paid: _____
Received By: _____
Decision _____ Date _____

Minor Subdivision Application Form

Name: Deborah Payne Date: 05/10/24
Mailing Address: 8559 State Route 415
Campbell NY, 14821
Telephone: (607)368-4230
Tax Map No. 42.00-2-28
Physical Address: 4111 State Route 14A
Reading Center NY, 14876

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.

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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

Short Environmental Assessment Form

Part 1 - Project Information

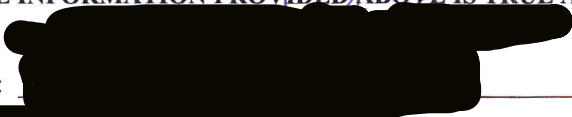

Instructions for Completing

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>Subdivision of Parcel</i>			
Project Location (describe, and attach a location map): <i>4111 15A Route 14A Reading Center NY 14876</i>			
Brief Description of Proposed Action: <i>Subdivide the parcel using State Route 14A as the split.</i>			
Name of Applicant or Sponsor: <i>Deborah A Payne</i>		Telephone: <i>(607) 368-9730</i>	
		E-Mail: <i>dpayne717@gmail.com</i>	
Address: <i>8559 State Rte. 415 Campbell NY</i>			
City/PO: <i>Campbell</i>		State: <i>NY</i>	Zip Code: <i>14821</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 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?		<u><i>3.7</i></u> acres	
b. Total acreage to be physically disturbed?		<u><i>0</i></u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u><i>18.6</i></u> 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 checked="" 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
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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"/>	
	<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: <i>No energy service</i>	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 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 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? 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
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"/>
<hr/> <hr/>		
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"/>
<hr/> <hr/>		
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"/>
<hr/> <hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: 		Date: <u>5-16-24</u>
Signature: 		Title: _____

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: Deborah Payne
Address: 8559 State Route 415, Campbell, NY 14821
Phone: 607-368-4230

2. Description of proposed project: Minor Subdivision of a 6.44-acre Parcel 42.00-2-28 into two parcels.

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

1. See attached Tax ID List
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

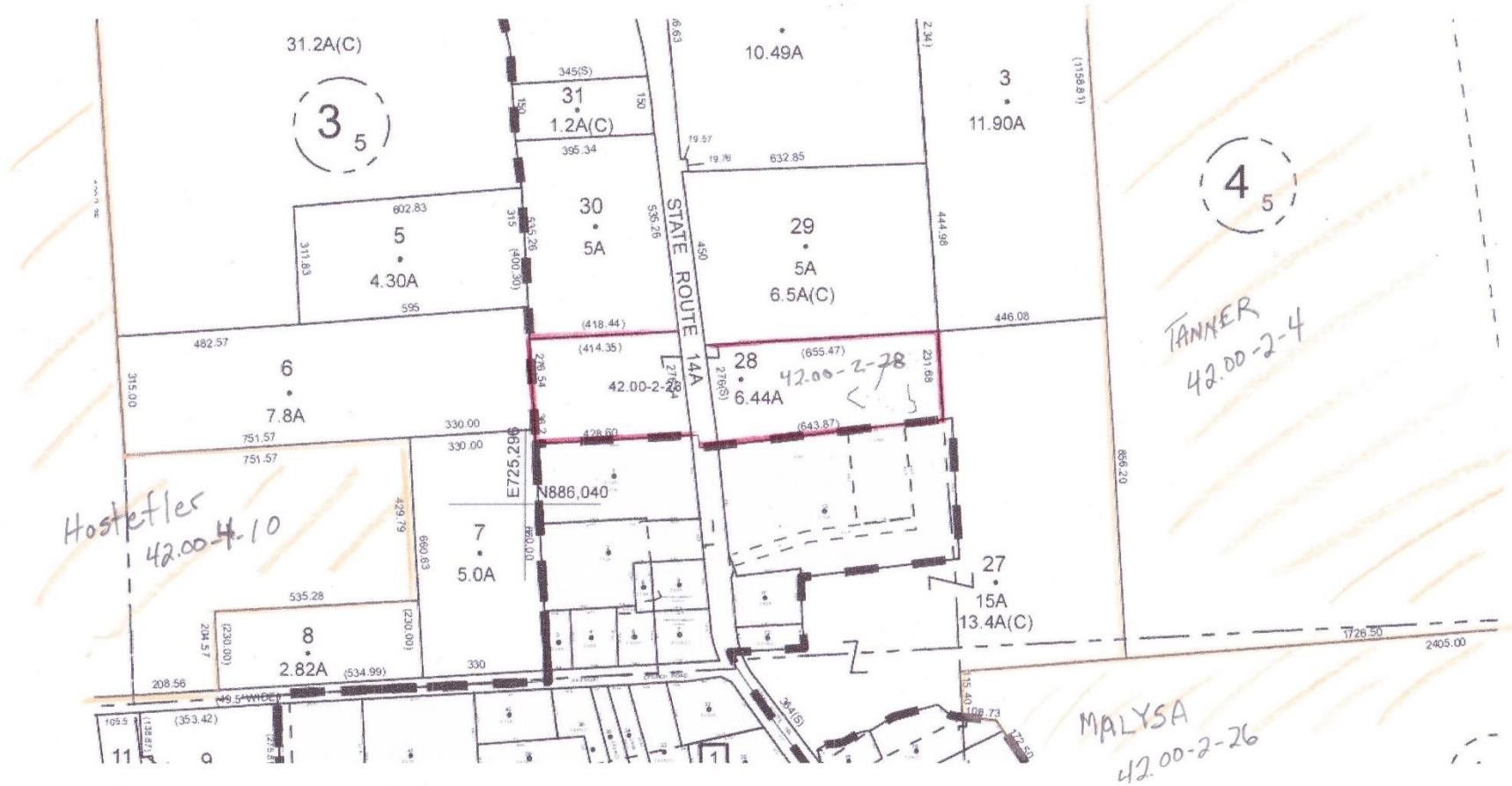
See the attached tax parcel map with the 6.44-acre parcel outlined in the center and the 3 Ag parcel's outlined in yellow.

*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 42.00-2-28, Deborah Payne, 4111 State Route 14A, Rock Stream NY

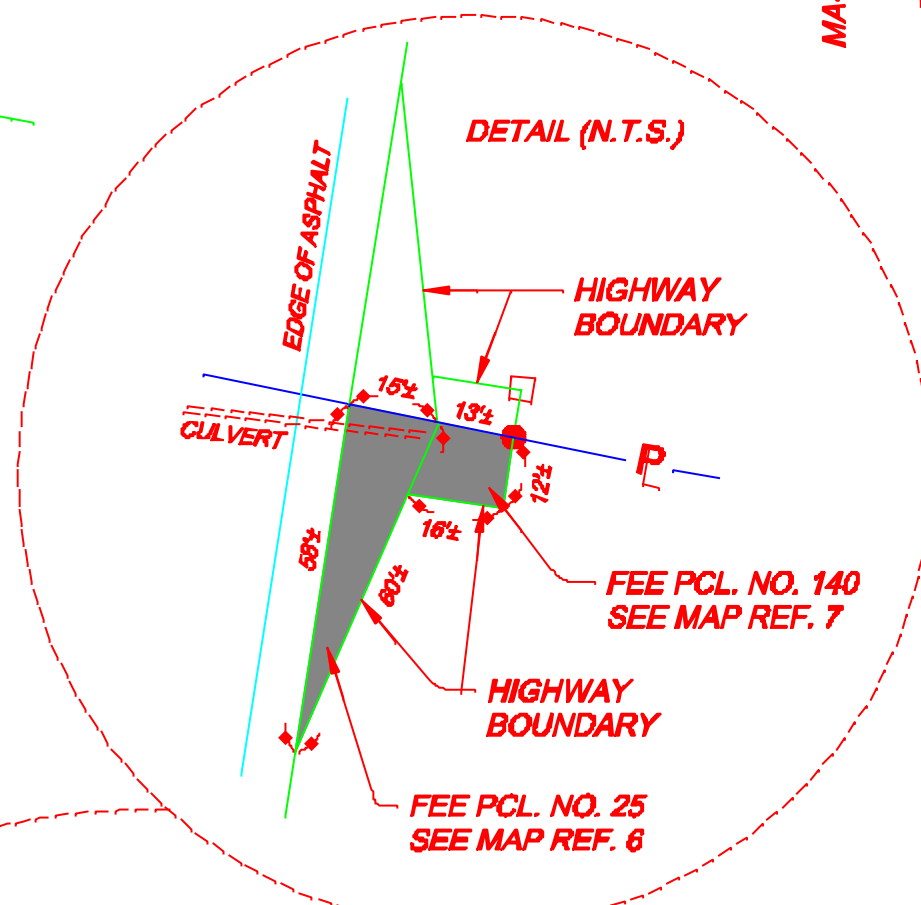
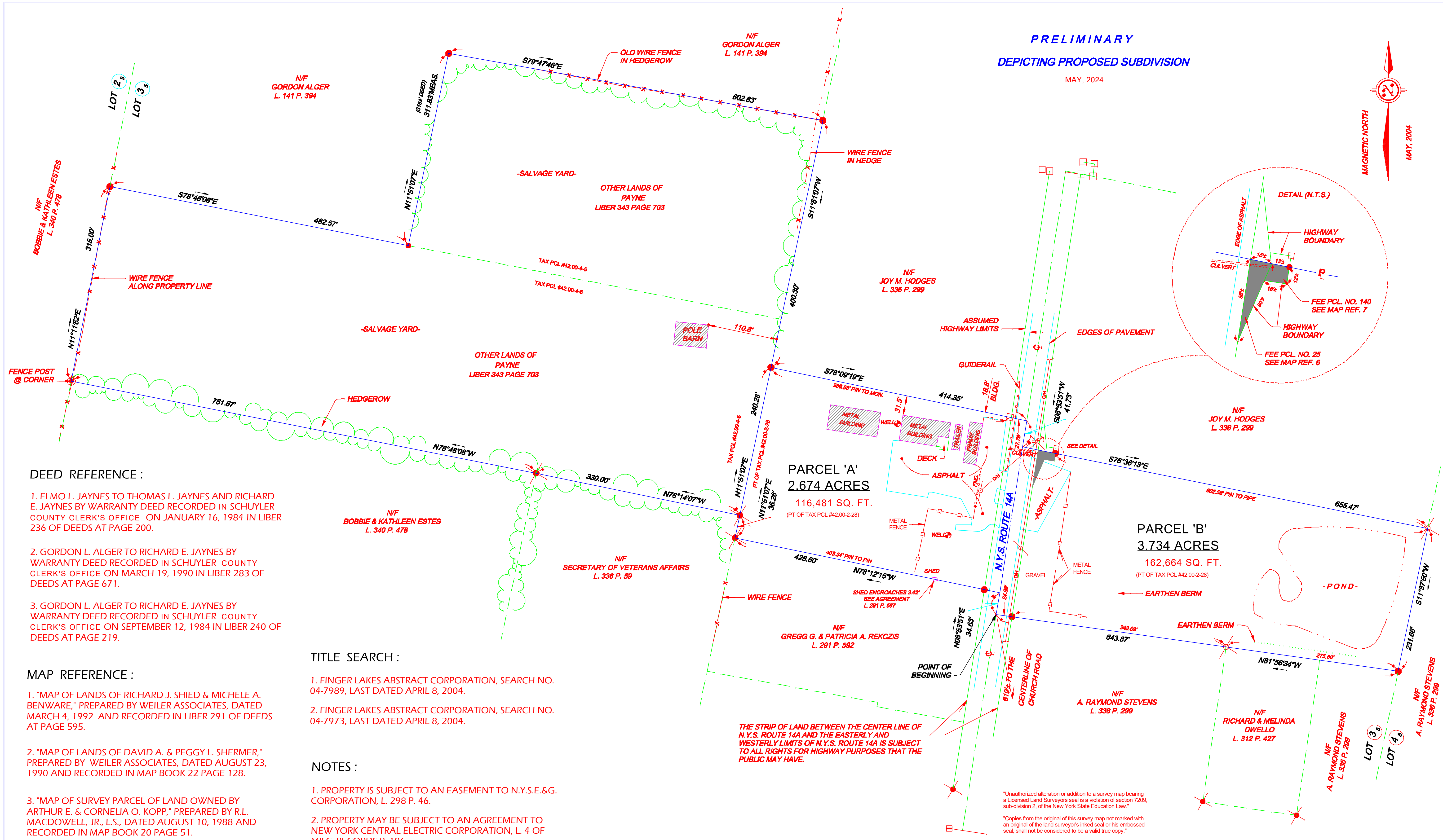
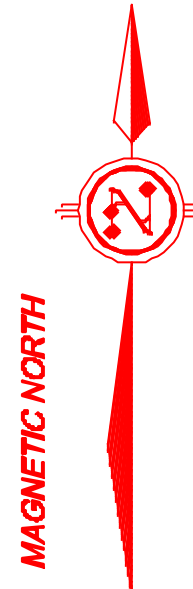
Anthony and Julie Hostetler, 2571 Church Rd, Rock Stream NY 14878
Frederick A. and Janet K. Tanner, P.O. Box 8, Reading Center NY 14876

42.00-4-10
42.00-2-4



PRELIMINARY
DEPICTING PROPOSED SUBDIVISION

MAY, 2024



DEED REFERENCE :

1. ELMO L. JAYNES TO THOMAS L. JAYNES AND RICHARD E. JAYNES BY WARRANTY DEED RECORDED IN SCHUYLER COUNTY CLERK'S OFFICE ON JANUARY 16, 1984 IN LIBER 236 OF DEEDS AT PAGE 200.
2. GORDON L. ALGER TO RICHARD E. JAYNES BY WARRANTY DEED RECORDED IN SCHUYLER COUNTY CLERK'S OFFICE ON MARCH 19, 1990 IN LIBER 283 OF DEEDS AT PAGE 671.
3. GORDON L. ALGER TO RICHARD E. JAYNES BY WARRANTY DEED RECORDED IN SCHUYLER COUNTY CLERK'S OFFICE ON SEPTEMBER 12, 1984 IN LIBER 240 OF DEEDS AT PAGE 219.

MAP REFERENCE :

1. "MAP OF LANDS OF RICHARD J. SHIED & MICHELE A. BENWARE," PREPARED BY WEILER ASSOCIATES, DATED MARCH 4, 1992 AND RECORDED IN LIBER 291 OF DEEDS AT PAGE 595.
2. "MAP OF LANDS OF DAVID A. & PEGGY L. SHERMER," PREPARED BY WEILER ASSOCIATES, DATED AUGUST 23, 1990 AND RECORDED IN MAP BOOK 22 PAGE 128.
3. "MAP OF SURVEY PARCEL OF LAND OWNED BY ARTHUR E. & CORNELIA O. KOPP," PREPARED BY R.L. MACDOWELL, JR., L.S., DATED AUGUST 10, 1988 AND RECORDED IN MAP BOOK 20 PAGE 51.
4. "MAP OF STONY ACRES," PREPARED BY A.J. LaBANCA, L.S., DATED JUNE 28, 1949 AND RECORDED IN MAP BOOK 13 PAGE 118.
5. "PLAN OF LANDS TO BE CONVEYED TO BOBBIE R. & KATHLEEN M. ESTES," PREPARED BY McCONNELL & MULLER LAND SURVEYORS DATED NOVEMBER 11, 2003 AND RECORDED IN MAP BOOK 37 PAGE 49.
6. "NOTICE OF APPROPRIATION BY COMMISSIONER OF TRANSPORTATION," PREPARED BY N.Y.S.D.P.W. RECORDED AUGUST 25, 1952 AND IDENTIFIED AS MAP NO. 99 PARCEL 25 ON S.H. 5334.
7. "NOTICE OF APPROPRIATION BY COMMISSIONER OF TRANSPORTATION," PREPARED BY N.Y.S.D.O.T. RECORDED SEPTEMBER 11, 1984 AND IDENTIFIED AS MAP NO. 99 PARCEL 140 ON S.H. 5334.

TITLE SEARCH :

1. FINGER LAKES ABSTRACT CORPORATION, SEARCH NO. 04-7989, LAST DATED APRIL 8, 2004.
2. FINGER LAKES ABSTRACT CORPORATION, SEARCH NO. 04-7973, LAST DATED APRIL 8, 2004.

NOTES :

1. PROPERTY IS SUBJECT TO AN EASEMENT TO N.Y.S.E.&G. CORPORATION, L. 298 P. 46.
2. PROPERTY MAY BE SUBJECT TO AN AGREEMENT TO NEW YORK CENTRAL ELECTRIC CORPORATION, L. 4 OF MISC. RECORDS P. 186.

LEGEND :

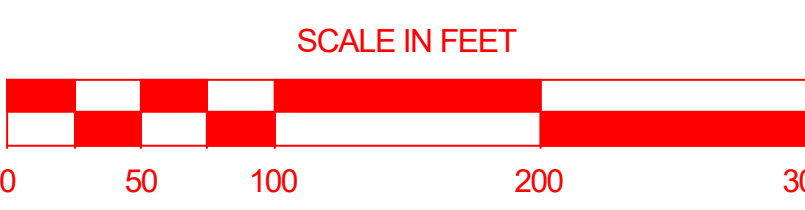
- EXISTING CONCRETE MONUMENT
- 5/8" REBAR TO BE SET
- ⊕ EXISTING IRON ROD
- ⊖ EXISTING IRON PIPE
- N.F. NOW OR FORMERLY
- OH OVERHEAD UTILITY LINE
- ⊘ UTILITY POLE

CERTIFICATION :

THIS IS TO CERTIFY THAT I AM A NEW YORK STATE LICENSED LAND SURVEYOR AND THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION ON JUNE 8, 2024 USING FIELD NOTES FROM AN INSTRUMENT SURVEY DATED JUNE 7, 2024.

SIGNED: _____
JEFFREY J. GILBERT, P.L.S. 050512

REVISED JUNE 7, 2024 TO SUBMIT DEED TAX PCL. #201-28 INTO PARCELS A & B



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GILBERT LAND SURVEYING SERVICES	9890 MUTTON HOLLOW ROAD PRATTSBURGH, NEW YORK 14873 PHONE AND FAX 807 522 7534	JEFFREY J. GILBERT, P.L.S. NEW YORK STATE LICENSED LAND SURVEYOR
PLAN OF LANDS OWNED BY: JOHN PAYNE IN THE TOWN OF READING SCHUYLER COUNTY, NEW YORK		
SCALE: 1" = 100'	DWG BY: J.J.G.	CHK BY: J.J.G.
TAX PARCEL NO: 42.00-01-5.8.28	JOB NO: GLS-2122	

*Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyors seal is a violation of section 7209, sub-section 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 his embossed seal, shall not be considered to be a valid true copy.

