

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

Application No.: 24008  
Date Filed: 7/10/24  
Fee Paid: \_\_\_\_\_  
Received By: T. Alger  
Decision \_\_\_\_\_ Date \_\_\_\_\_

Minor Subdivision Application Form

Name: Anthony Weaver Date: 7-9-24  
Mailing Address: 638 Rock Stream Rd  
Rock Stream, NY 14878  
Telephone: 315-521-1025  
Tax Map No. 31.00-4-~~38~~ 36  
Physical Address: Chase Rd, Rock Stream, NY 14878  
[w. adjacent 2208 Chase Rd]

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

A large black rectangular redaction covers the signature area, obscuring the name and any handwritten notes.

# Short Environmental Assessment Form

## Part 1 - Project Information

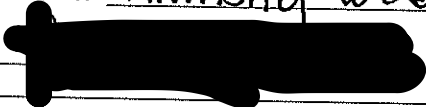
### Instructions for Completing

**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																		
<div style="text-align: right; color: blue; font-weight: bold;">36</div> Subdivision - 31.00-4- <del>38</del> , separating lot B from C																		
Name of Action or Project:																		
W. adjacent 2208 Chase Rd, Rock Stream, NY 14878																		
Project Location (describe, and attach a location map):																		
subdivision of lot C from lot B, Chase Rd 31.00-4.38																		
Brief Description of Proposed Action:																		
separating lots B+C from one another, for the purpose of selling lot C to Daniel A. Elizabeth M Avery																		
Name of Applicant or Sponsor:		Telephone: 315-521-1025																
Anthony Weaver		E-Mail: -																
Address:																		
638 Rock Stream Rd																		
City/PO:		State:	Zip Code:															
Rock Stream		NY	14878															
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 checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>											
NO	YES																	
<input checked="" 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:			<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 checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>											
NO	YES																	
<input checked="" type="checkbox"/>	<input 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="display: flex; justify-content: space-between;"> <span>16.38 acres</span> <span>TBD acres</span> <span>16.38 acres + lot B 82.578</span> </div>																		
4. Check all land uses that occur on, are adjoining or near the proposed action:																		
5. <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Urban</td> <td><input checked="" type="checkbox"/> Rural (non-agriculture)</td> <td><input type="checkbox"/> Industrial</td> <td><input type="checkbox"/> Commercial</td> <td><input checked="" type="checkbox"/> Residential (suburban)</td> </tr> <tr> <td><input checked="" type="checkbox"/> Forest</td> <td><input checked="" type="checkbox"/> Agriculture</td> <td><input type="checkbox"/> Aquatic</td> <td colspan="2"><input type="checkbox"/> Other(Specify):</td> </tr> <tr> <td><input type="checkbox"/> Parkland</td> <td colspan="4"></td> </tr> </table>				<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 checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Other(Specify):		<input type="checkbox"/> Parkland				
<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 checked="" 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
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	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?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____		<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?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?		<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?		NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<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"/> 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
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>Anthony Wezner</u>		Date: <u>7-9-24</u>
Signature: 		Title: <u>owner</u>

**PRINT FORM**

**Permission for Specific "Subdivision" Representation**

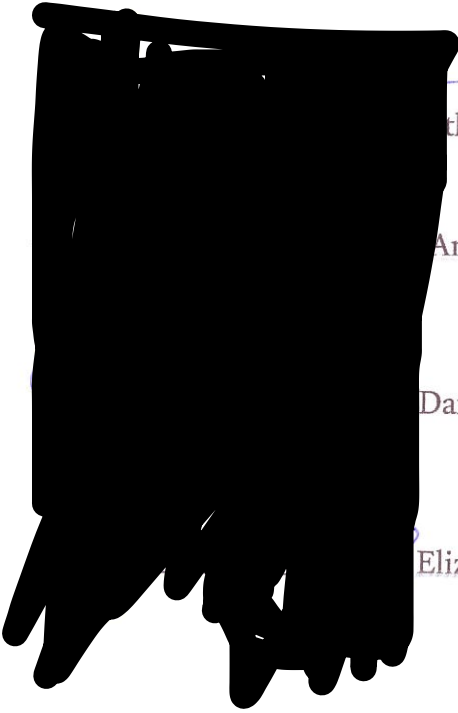
We, Anthony N Weaver and JoAnne Weaver, 638 Rock Stream Rd, Rock Stream, NY 14878,

give Daniel A Avery and/or Elizabeth M Avery, 4586 Chubb Hollow Rd, Dundee, NY 14837

permission to speak on our behalf in regard to a subdivision application required by Town of Reading, County of Schuyler, NY,

concerning single tax parcel reference 31.00-4-36,  
also referred to in the County of Schuyler, NY administer's deed as lots "b" and "c".

Dan and/or Elizabeth Avery intend to purchase lot "c", and we intend to convey lot "c" [per survey of lot "c"] as presented in current lot "c" survey presented to the Town of Reading, to them after satisfaction of proper subdivision per Town of Reading.



Anthony N Weaver, 7-8-24 Date

Anne Weaver, 7-8-24 Date

Daniel A Avery, 7-8-24 Date

Elizabeth M Avery 7-8-24 Date

# 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)

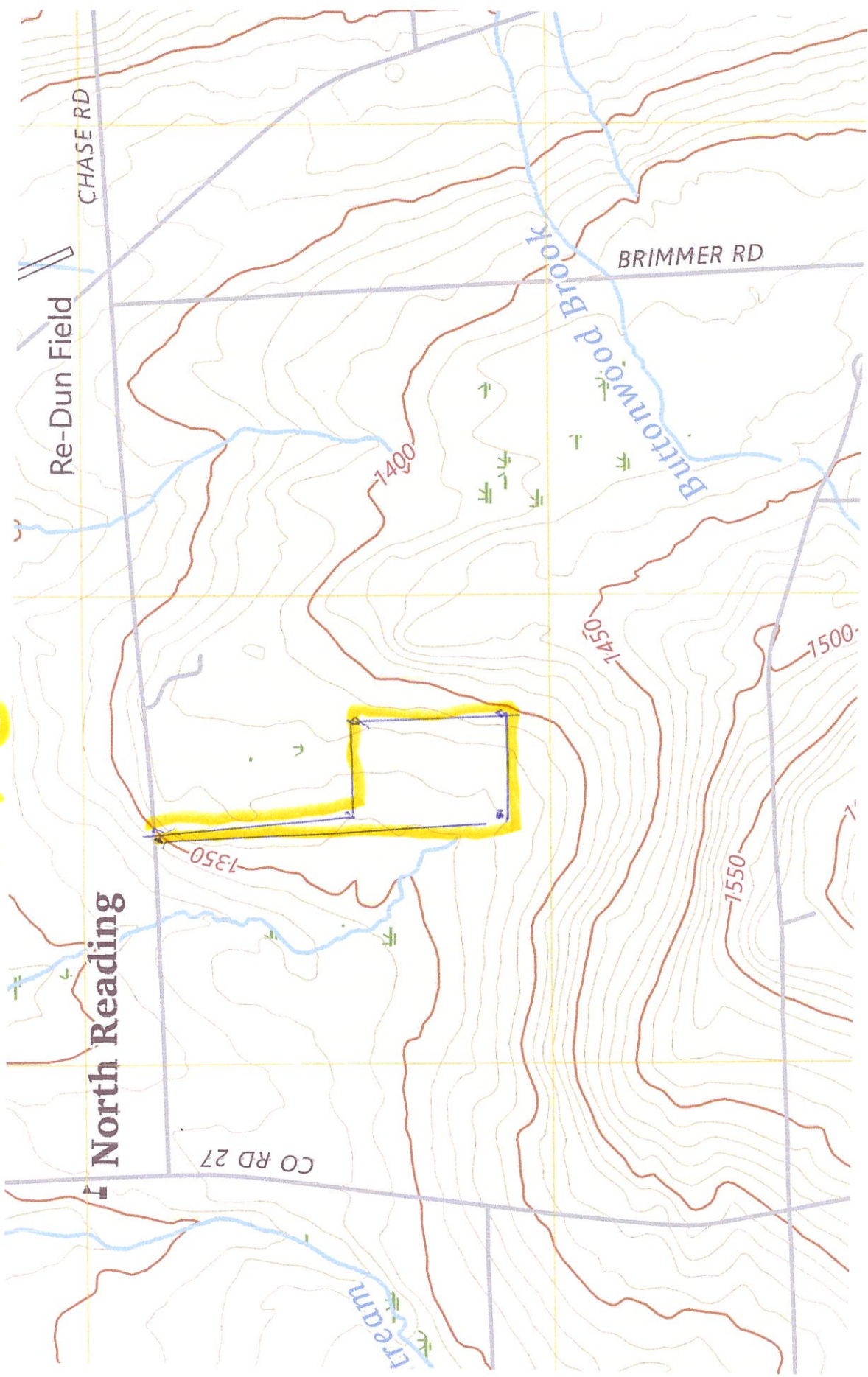
1. Applicant's Name: Anthony Weaver  
Address: 638 Rock Stream Rd  
Phone: Rock Stream, NY 14878
  
2. Description of proposed project:  
sale of lot C from lots B and C,  
tax number 31.00-4-38, 36  
sale to Daniel A / Elizabeth M Aveny  
future development TBD, house, garage, barn
  
3. List names and addresses of farming operations \* within 500 feet of the proposed project (attach additional sheet if necessary) AG #2 designated
  1. Carol E & Kenneth O Huff, 2150 Chase Rd, Rock Stream, NY
  2. mailing: 188 City Rd 627, Phillipsburg, NJ 14878
  3. 08865-7712
  4. Anthony & Jo Anne Weaver, Chase Rd, Rock Stream, NY  
mailing: 638 Rock Stream, Rock Stream, NY 14878
  
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  
sale of lot C, immediately w, adjacent  
2208 Chase Rd, Rock Stream, NY 14878  
- future development TBD by buyer -  
house, garage, barn on n. 1/3 of  
lot C proper

\*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.



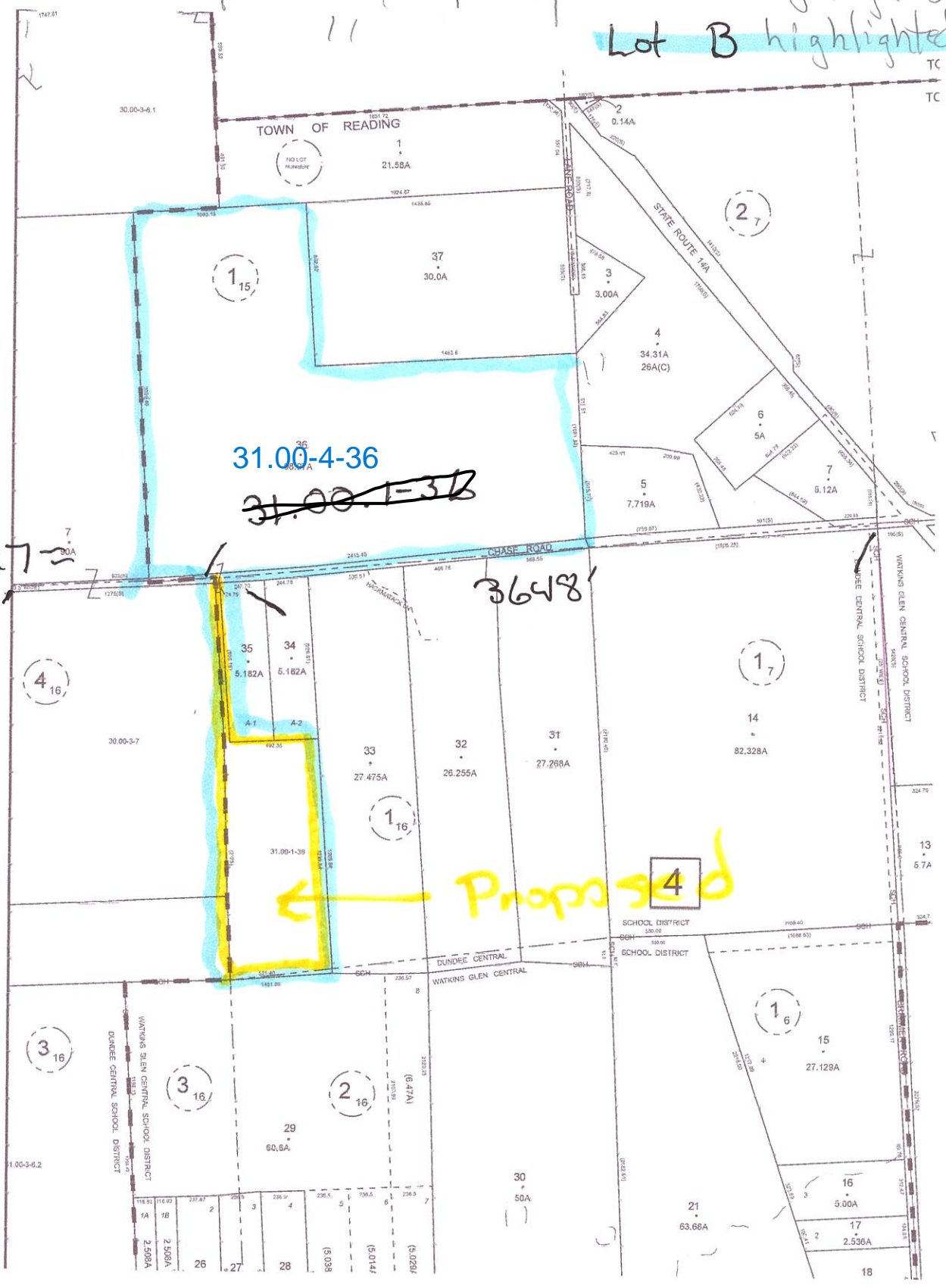
Uses Topo

Lot 2





Tax Map w/ property ~~Lot C highlighted orange~~  
 Lot B highlighted blue



31.00-4-36

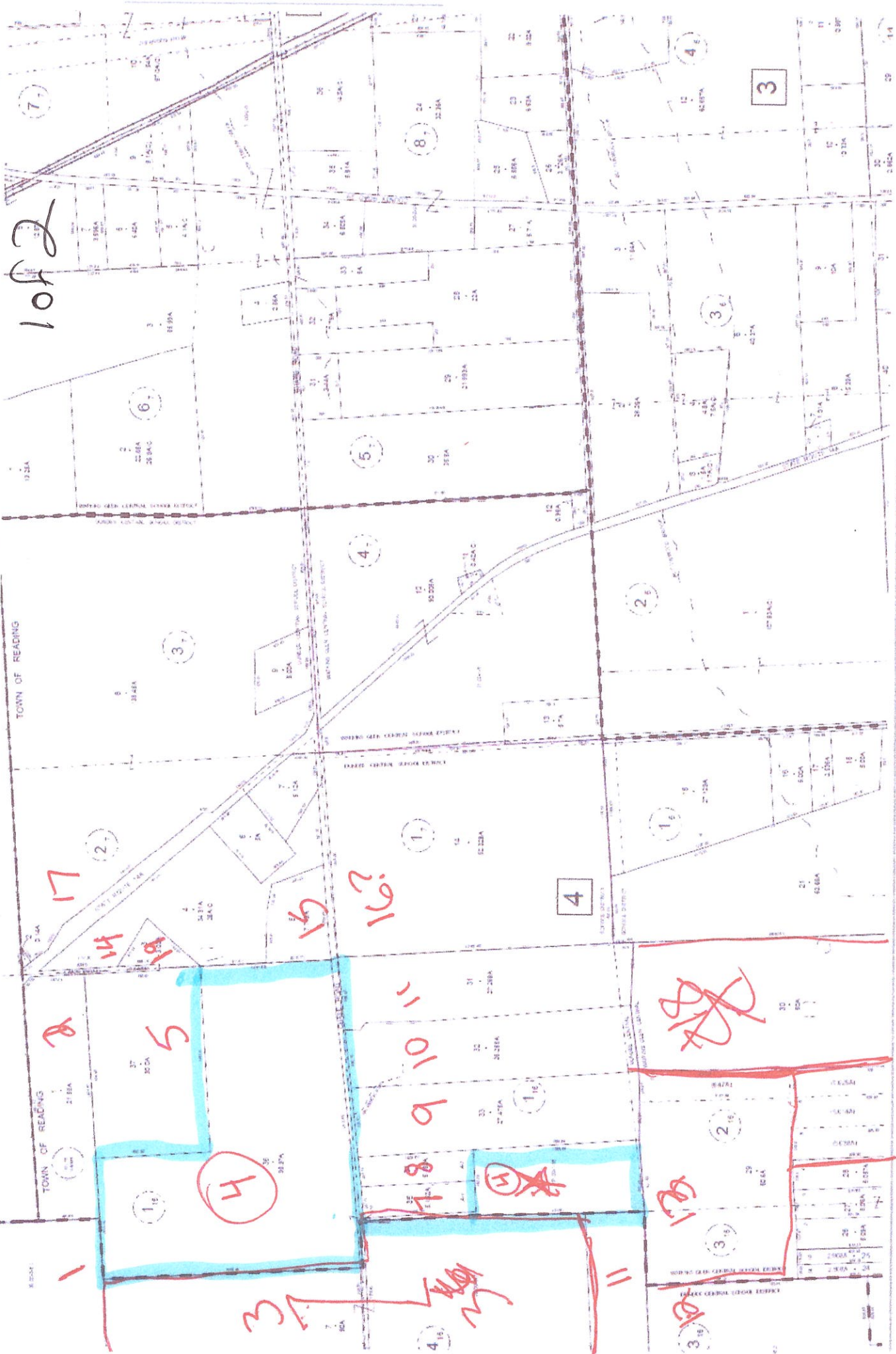
~~31.00-1-31B~~

Hwy 27 = 2464

3648'

Proposed 4

Adjacent Landowners for address sheet



10 of 2

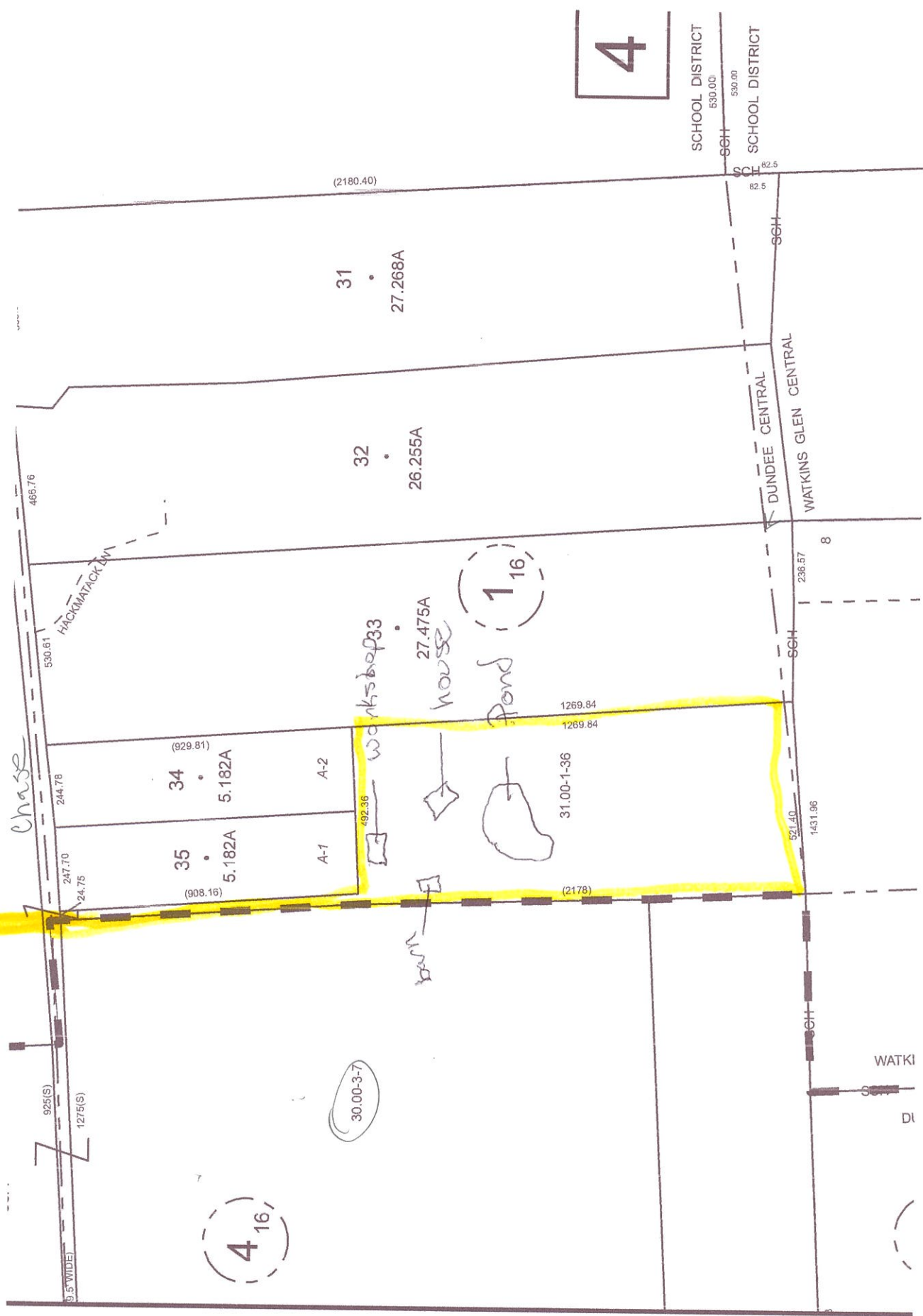
Adjacent Landowners for  
Address sheet 2 of 2

MAP LEGEND	Tax ID	Address	Owner	Ag District	Acres
1	30.00-3-6.1	4721 State Route 14A	MORROW CHARLES G & MORROW SARAH B VAN ORDEN	2	82.929
2	31.00-4-1	4657 Lane Rd	MARTIN GEORGE W	2	21.58
3	30.00-3-7	2150 Chase Rd	HUFF KENNETH O. & CAROL E.	2	90.00
4	31.00-4-36	Chase Rd	(Anthony Weaver?) LUFFRED MICHAEL A	2	98.97
5	31.00-4-37	4615 Lane Rd	(Steve Burkholder?) LUFFRED MICHAEL A	2	30.00
7	31.00-4-35	2208 Chase Rd	GELUSO FRANK S & GLEASON DEBRA L (Tenants in comm)	-	5.182
8	31.00-4-34	2222 Chase Rd	TIERNEY RICHARD J JR & PAMELA L	-	5.182
9	31.00-4-33	2240 Chase Rd	SUTHERLAND TREVOR L & MATTIE	-	27.475
10	31.00-4-32	2270 Chase Rd	SUTHERLAND TREVOR L & MATTIE	-	26.255
11	31.00-4-31	Chase Rd	SUTHERLAND TREVOR L & MATTIE	-	27.268
12	<del>41.00-3-6.1</del>	<del>2455 Altay Rd</del>	<del>CONKLIN JESSICA &amp; JENNIFER &amp; JAGLYN &amp; ANDREW &amp; L*</del>	-	5
13	31.00-4-29	2219 Altay Rd	VEDDERS RONALD L	-	60.60
14	31.00-4-4	4591 State Route 14A	FORD FAMILY IRREVOCABLE TRUST & L/E FORD ROBERT T*	2	26.00
15	31.00-4-5	2329 Chase Rd	CLANCEY DAVID D & JENNIFER J	-	7.719
16	31.00-4-14	Chase Rd	COOK BRADLEY	-	82.328
17	31.00-4-8	State Route 14A	FAUS NOWEL A & CHRISTINE J 1/2 & FAUS NAAMAN R &*	-	138.45
18	31.00-4-30	2275 Altay Rd	SPECCHIO ANTHONY J & ANNABEL	2	50.00
19	31.00-4-3	4636 Lane Rd	FORD JOHN M	2	3.00

(12) 30.00-3-10.11, PO Box 206 Newark Valley, NY 13811, Sandra Oliveri, non Ag, 93 acres



# Ag Data Statement Map



7-9-2024

Town of Reading

Concerning application for subdivision, with the intention of purchase  
Lot c of tax number 31.00-4-38

Dan and Elizabeth Avery  
4586 Chubb Hollow Rd  
Dundee, NY14837

Dan 605-670-2405  
Elizabeth 605-659-5492

## Overview

Our intentions are to purchase lot c, within tax number 31.00-4-38.

After purchase, we intend to clear enough trees to build the following:

- 1) garage/workshop, approximately 1500 square feet
- 2) House, approximately 2400 square feet or less
- 3) on small animal barn, 1500 square feet or less

We have not determined any specifics or suitability to this end, as this is only our intent. As we develop firm plans, we will submit these plans for the appropriate permitting.

Thank you,



Dan Avery

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.



Legend of Symbols

- N/F now or formerly
- (d/m/meas.) deed/map/measured
- pin/rebar found (IRF)
- iron pipe found (IPF)
- survey marker set (SMS)
- X computed point
- utility pole
- ..... overhead wires
- - - - - right-of-way (assumed)
- X-X- fence
- town lot line

Deed Reference:

Deed to Anthony N. & JoAnee Weaver, dated Sept. 7, 2023, and recorded in Liber 421 of Deeds at page 351

Map References:

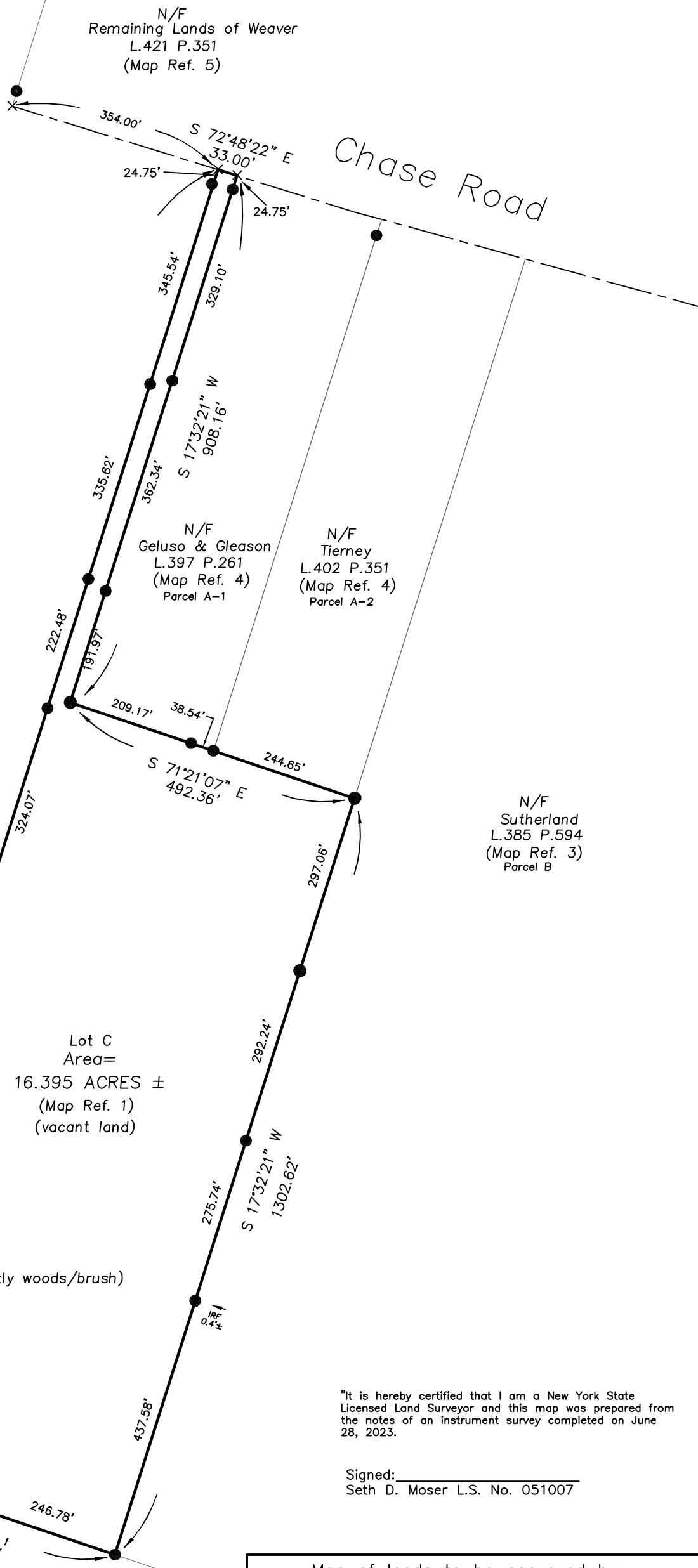
1-Map of Part of Lands of Richard W. & Katherine L. Huey' dated October 7, 1994, made by Weiler Associates and filed in Schuyler County Clerk's Office in Liber 27 of Maps at page 100 on November 9, 1994.

2-'Division of Lands of Stephen H. Harman & Gregory S. Gass & Christopher Denton' last dated February 7, 2003, made by Dennis J. Wieland, L.S. and filed in Schuyler County Clerk's Office in Liber 337 of Deeds at page 549 on April 1, 2003.

3-Map by Larson & Simolo dated Mar. 27, 2013, recorded in Liber 385 of Deeds at page 599.

4-Map by Larson & Simolo last revised Dec. 10, 2016, recorded in Liber 384 of Deeds at page 541.

5-'Division of part of lands of Richard W. & Katherine L. Huey' dated October 7, 1994, made by Weiler Associates and filed in Schuyler County Clerk's Office in Book 27 of Maps at page 94 on October 27, 1994.



Lot C  
Area=  
16.395 ACRES ±  
(Map Ref. 1)  
(vacant land)

(mostly woods/brush)

"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 June 28, 2023.

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

"Alteration of or addition to a Survey Map bearing a licensed Land Surveyor's Seal is a violation of Section 7209, of the New York State Education Law except as provided by Section 7209(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."

Map of lands to be conveyed by  
**Anthony N. & JoAnne Weaver**

Scale: 1" = 200' Drawing No. 23-158.SM2 Drawn by: SDM

Date: July 5, 2023 Part of Tax Parcel: 31.00-4-36

Chase Road  
Town of Reading  
County of Schuyler, State of New York

Revised: 7/1/24 Job No. 23-158

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