

Aimee R. Churchill, Esq.
611 N. Franklin Street
Watkins Glen, New York 14891
607-535-5491 (T) / 607-793-9462 (F)

December 1, 2024

Don Chutas, Chair
Town of Reading Planning Board
3914 CR 28
Watkins Glen, New York 14891

Re: Application

Dear Don:

Enclosed please find an application for a minor subdivision for Ronald and Judy Roney for property at 3811 NYS Route 14A, Watkins Glen, New York 14891. I am including the SEQR, copy of proposed survey and start of Agricultural Data Statement. Could you please let me know if we need to finalize that statement?

Please let me know if you have any other questions. Thank you for your cooperation in this matter.

Very Truly Yours,

A large black rectangular redaction box covers the handwritten signature of Aimee R. Churchill.

Aimee R. Churchill

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

Application No.: 24012
Date Filed: 12/4/24
Fee Paid:
Received By: T. Alger
Decision Date

Minor Subdivision Application Form

Name: Ronald & Judy Koney Date: 12/2/24
Mailing Address: 3555 Walnut Rd
Watkins Glen, NY 14891
Telephone: 315 - 447 - 0361
Tax Map No. 43.00 - 1 - 32
Physical Address: 3811 SR 14A
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.

_____ 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

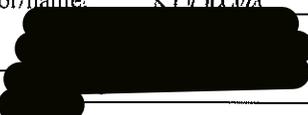
Instructions for Completing

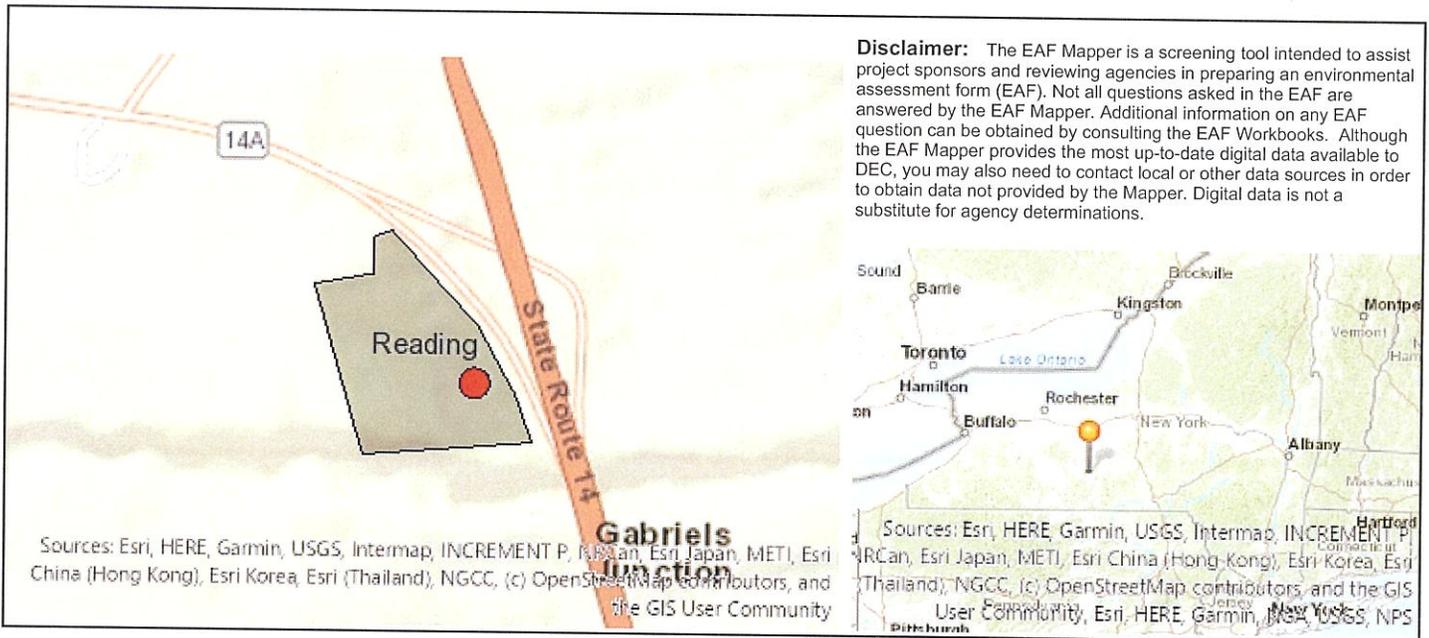
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part I. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Ronald and Judy Roney			
Name of Action or Project:			
Project Location (describe, and attach a location map): 3811 State Route 14A, Watkins Glen, New York 14891			
Brief Description of Proposed Action: Ronald and Judy Roney are the owners of real property located at 3811 NYS Route 14A, Watkins Glen, New York 14891 which consists of 14.228 acres of land. Ronald and Judy are seeking approval to divide their real property into two parcels. They proposed survey map creates Parcel A consisting of 12.228 acres of vacant land and Parcel B consisting of 2.183 acres of land and the single family residence. Parcel A will retain a right of way over the existing driveway on Parcel B for access.			
Name of Applicant or Sponsor: Ronald and Judy Roney		Telephone: 315-447-0361	
Address: 3555 Walnut Road		E-Mail: ron.ctcre@gmail.com	
City/PO: Watkins Glen,		State: NY	Zip Code: 14891
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?		14.228 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		14.228 acres	
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 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? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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 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: _____ Parcel B is already connected to an existing water supply. Parcel A does not need a water connection as it is vacant land.	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: _____ Parcel B is already connected to wastewater system. Parcel A does not need a water connection as it is vacant land.	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: _____ Adjoining property to the west has a 0.08 acre freshwater pond. Adjoining property to the south has part of a 13.97 acre Riverine. _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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 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 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"/>
<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/>		
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/>		
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/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Ronald & Judy Loney</u>	Date: <u>12/2/24</u>	
Signature: 	Title: <u>as attorney</u>	



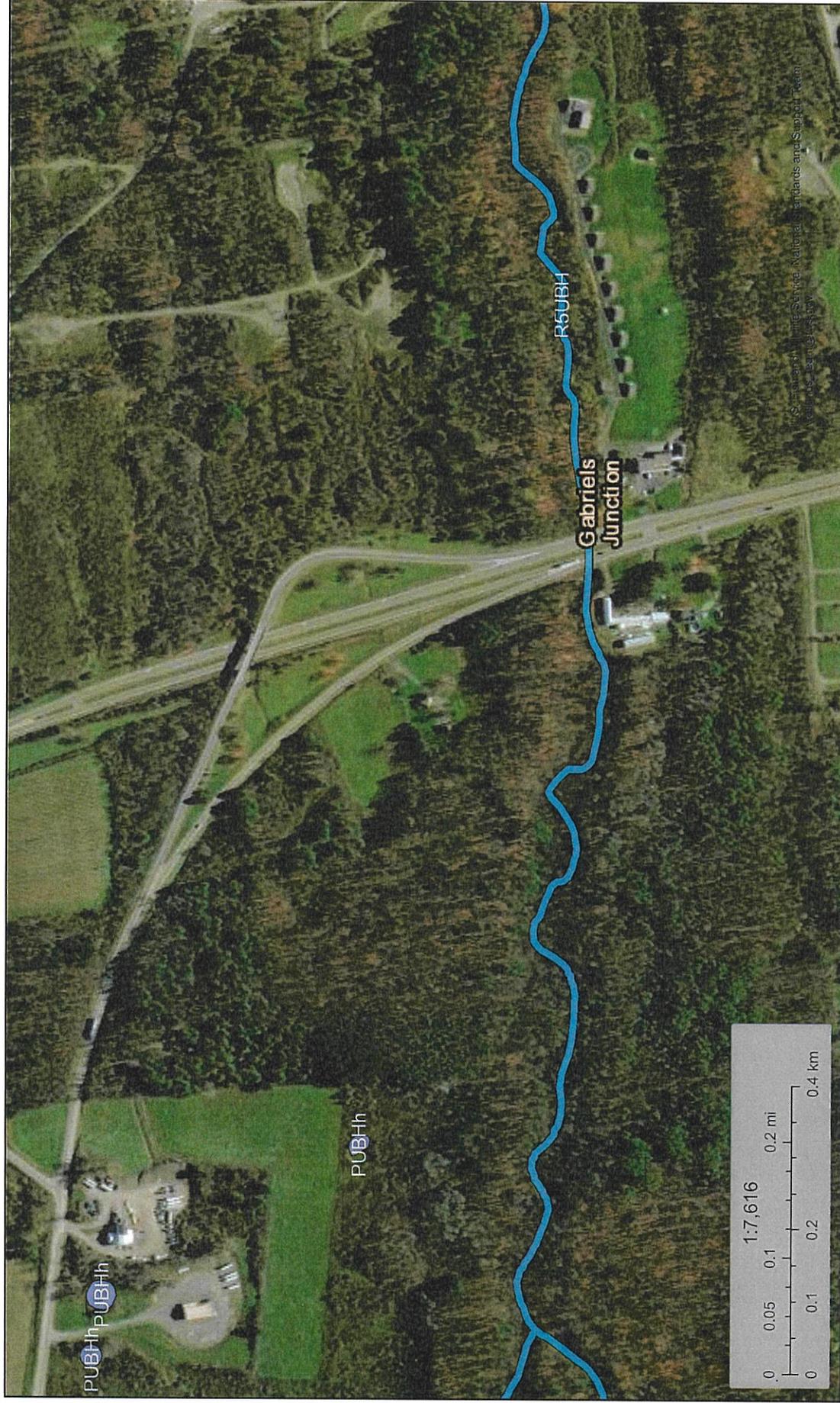
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No



U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands



U.S. Fish and Wildlife Service, National Standards and Support Team
Wetlands_Lam@fws.gov

November 18, 2024

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

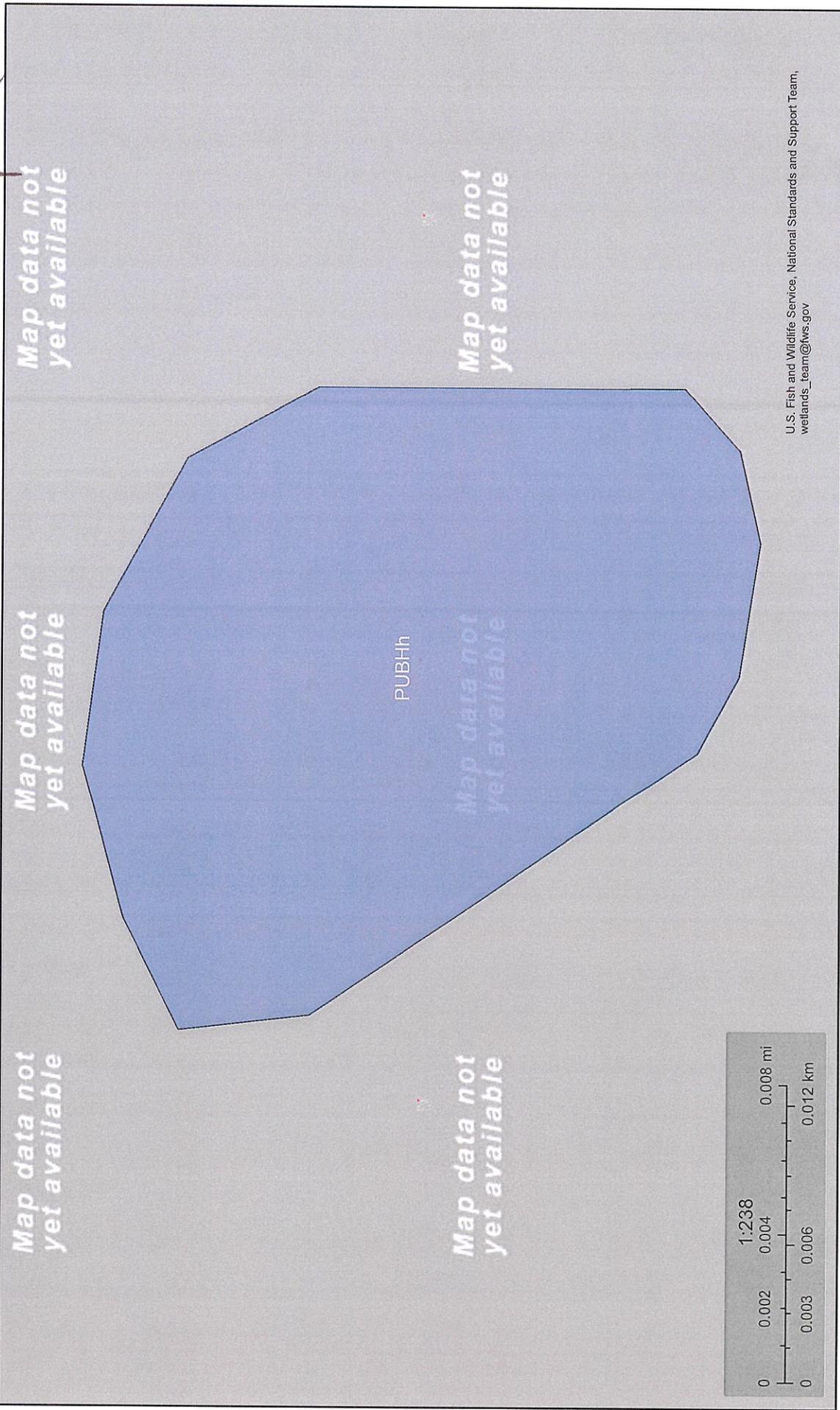


U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands

0.08 acre pond



November 18, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

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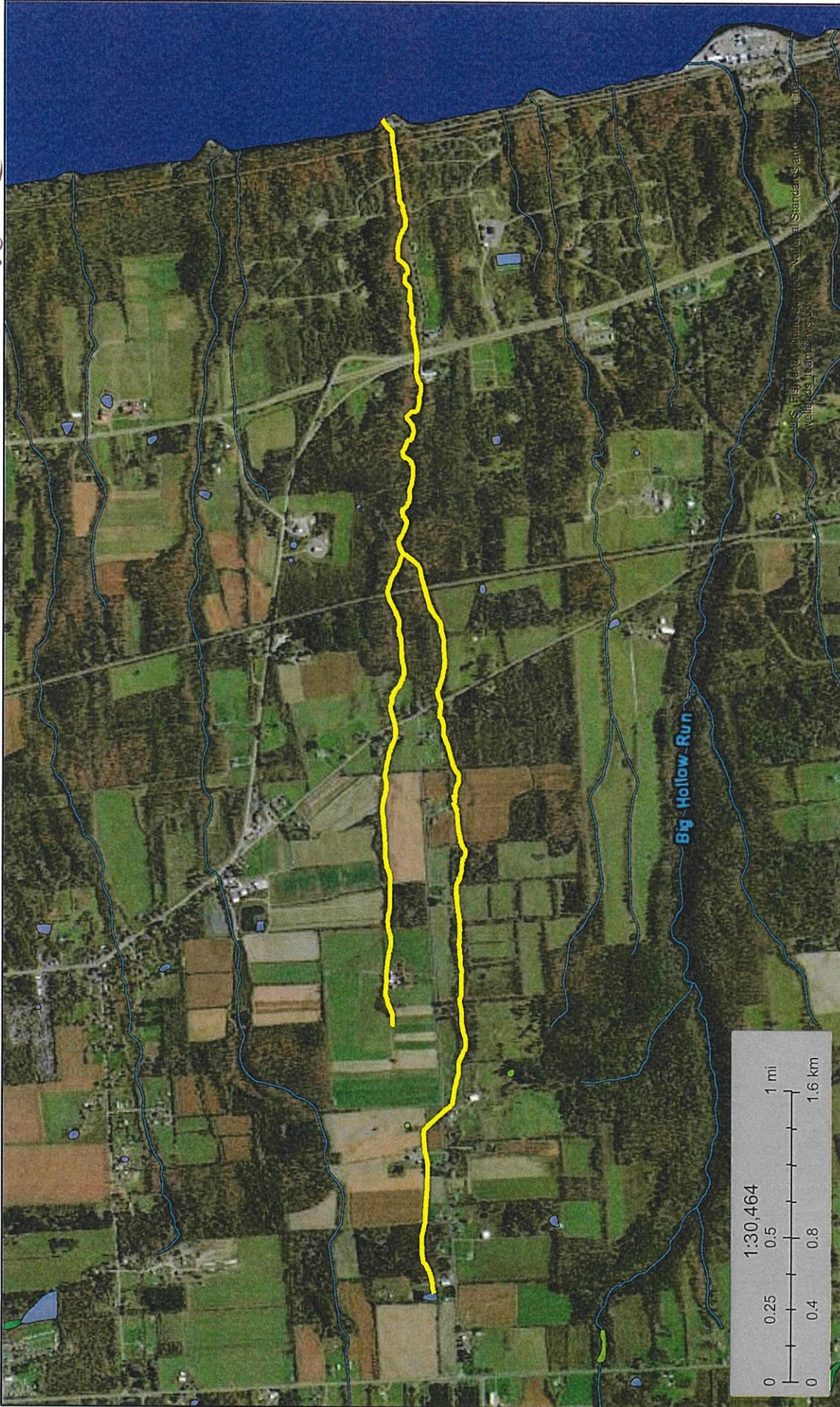


U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands

13.97 acres
Riverine



November 18, 2024

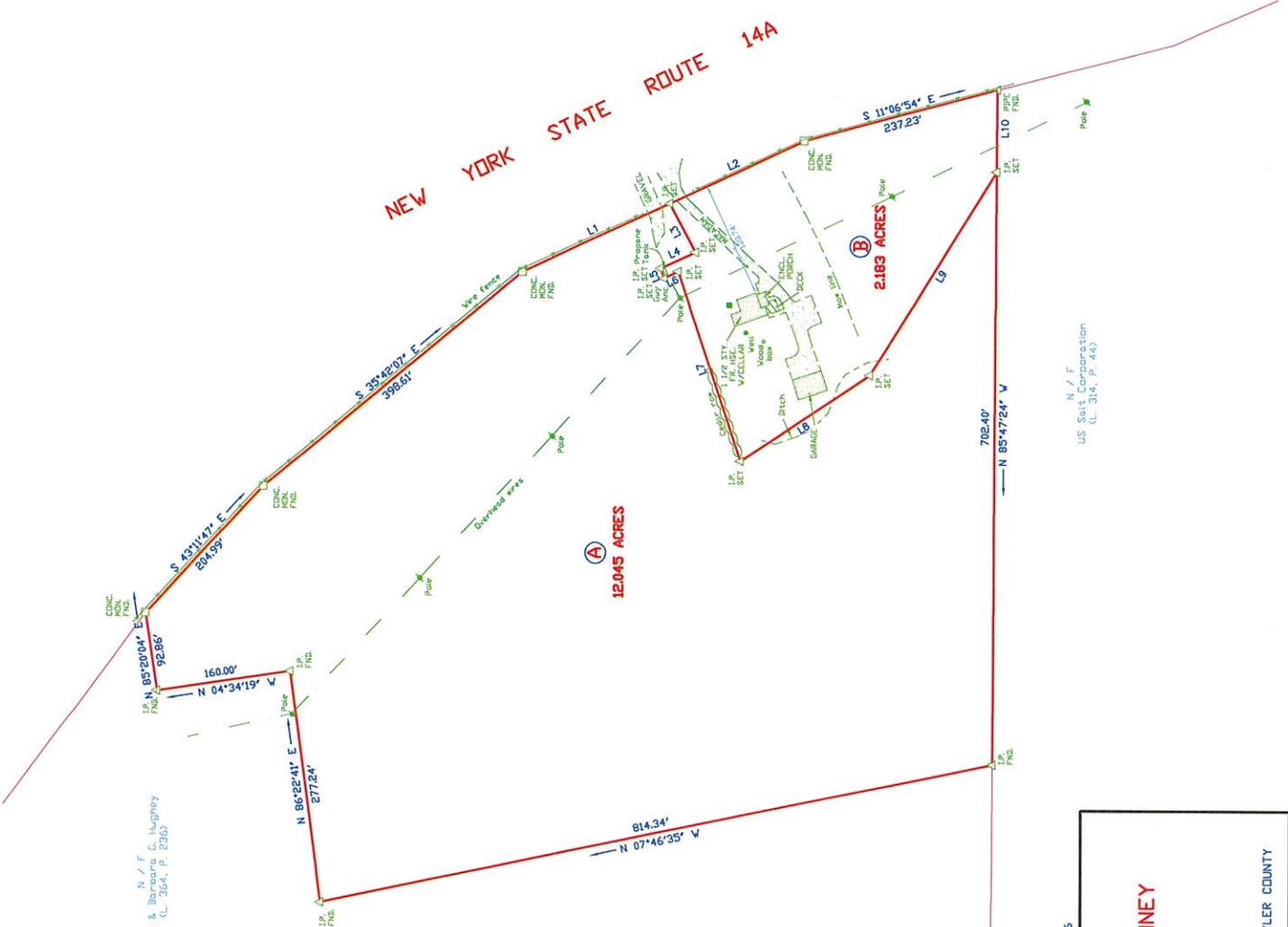
Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

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NEW YORK STATE ROUTE 14A



LINE	BEARING	DISTANCE
L1	S 21°01'31" E	192.65'
L2	S 21°01'31" E	176.04'
L3	S 66°04'48" W	65.39'
L4	S 72°49'09" W	43.85'
L5	S 72°49'09" W	43.85'
L6	S 22°27'05" E	18.18'
L7	S 75°20'13" W	235.41'
L8	S 29°39'21" E	183.69'
L9	S 85°47'24" E	65.75'
L10	N 85°47'24" E	67.01'

Rick & Barbara C. Hegarty
(L. 304, P. 230)

N / F
Rick & Barbara C. Hegarty
(L. 354, P. 230)

REFERENCE MAP: Map of lands to be conveyed to Michael A. Lisowski - Map Book 32, Page 26

<p>DATE APRIL 25, 2022</p> <p>REVISION OCT. 30, 2024</p> <p>TAX MAP REF. L-413, P. 346</p> <p>JOB NO. 22219</p>		<p>LOCATED AT 3811 NEW YORK STATE ROUTE 14A NEW YORK SCHUYLER COUNTY</p>	
<p>MAP OF LANDS OF RONALD A., JR. & JUDY M. RONEY</p>		<p>TOWN OF READING NEW YORK TWIN TIERS LAND SURVEYING 116 SOUTH MAIN STREET HORSEHEADS, NEW YORK</p>	
<p>SCALE 1" = 100'</p>		<p>TOWN OF READING NEW YORK SCHUYLER COUNTY</p>	

N / F
US Salt Commission
(L. 314, P. 44)

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: Ronald & Judy Loney
Address: 3555 Walnut Road, Watkins Glen, NY 14891
Phone: 315-447-0361

2. Description of proposed project: _____
Divide parcel into 2 pieces
Tax Parcel 43.00-1-312 14.2 acres
3811 ~~A~~ NYSR 14A

3. List names and addresses of farming operations * within 500 feet of the proposed project (attach additional sheet if necessary)
 1. David Stamp 43.00-1-35.12 4031 NYS Route 14, Rockstream NY 14878
 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
3811 NYSR 14A, 14.2 Acres divided
into a 2.2 acre Parcel B and
12.0 Acre Parcel A

*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 43.00-1-32, Ronald & Judy Roney, 3811 State Route 14A, Watkins Glen NY

