

TOWN OF OLIVE PLANNING BOARD
APPLICATION FOR SUBDIVISION

No. _____

P.O. BOX 180
WEST SHOKAN, NY 12481



APPLICANT:

Name of Owner Nasas Properties LLC

Name of Representative Sean Rivera

Address 10 Aviemore Drive
New Rochelle, NY
10804

Address _____

Phone 917 685 1916

Phone _____

Name of Surveyor Tom Conrad Address: 74 Main St. Saugerties, NY 12477

Phone: 845 246 3671

PROPERTY:

Subdivision Name 572 Acorn Hill Minor Subdivision

Property lies in RC10. RR3. RE1. BV1/2. BH1/2

Location (Road) Acorn Hill / Grassy Ridge

Any part in flood hazard area? - No Yes _____

Olive Tax Map # 53.4 Block 3 Lot 12 113

Total Area of Property in Acres 132.40

Total Lots 1

A list of names and addresses of abutting land owners is required with the maps.

- Sketch Plan 3 Maps Required
- Preliminary Plan 4 Maps Required
- Final Plan 7 Maps Required & Linen

OWNER(S) Sean Rivera
Signature(s)

PLANNING BOARD USE ONLY

DATE APPROVED	DATE	Approved by	DATE
Sketch Plan _____	Public Hearing Notice in Paper _____	County Health _____	
Preliminary Plan _____	Public Hearing _____	NYC EPA _____	
Final Plan _____	Other Approved _____	Town Highway Dept. _____	
No. of Lots _____	Amount per Lot _____		
_____ X	Application Fee _____ =		
_____ X	Recreation Trust Fund _____ =		
Date Fees Sent to Town Supervisor: _____	Application Fee _____	Trust Fund _____	

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

Sean Rivera c/o Nasas Properties LLC

Name of Action or Project:

572 Acorn Hill Road Minor Sub-division

Project Location (describe, and attach a location map):

Entire piece of road frontage property on Grassy Ridge Road

Brief Description of Proposed Action:

Minor sub-division of 22 acres from the existing parcel to be sold to one buyer in December 2021, land will not be designated as buildable on map as buyer will need BOH approval to build.

Name of Applicant or Sponsor:

Sean Rivera c/o Nasas Properties LLC

Telephone: 917 685 1916

E-Mail: Sean.rivera38@gmail.com

Address:

10 Aviemore Drive

City/PO:

New Rochelle

State:

NY

Zip Code:

10804

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?

NO

YES

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.

2. Does the proposed action require a permit, approval or funding from any other government Agency?

NO

YES

If Yes, list agency(s) name and permit or approval:

3. a. Total acreage of the site of the proposed action?

22 acres

b. Total acreage to be physically disturbed?

0 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

135.2 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

Urban

Rural (non-agriculture)

Industrial

Commercial

Residential (suburban)

Forest

Agriculture

Aquatic

Other(Specify):

Parkland

5. Is the proposed action,		NO	YES	N/A
a.	<u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	<u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u> If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	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. <u>Does the proposed action meet or exceed the state energy code requirements?</u> If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
10. <u>Will the proposed action connect to an existing public/private water supply?</u> If No, describe method for providing potable water: _____ Not a buildable lot at time of sub-division		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
11. <u>Will the proposed action connect to existing wastewater utilities?</u> If No, describe method for providing wastewater treatment: _____ Not a buildable lot at time of sub-division		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
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. <u>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?</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
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: _____ _____ _____		<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:

- Shoreline
 Forest
 Agricultural/grasslands
 Early mid-successional
 Wetland
 Urban
 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?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

<input checked="" 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 checked="" 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?

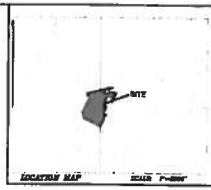
If Yes, describe:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Nasas Properties LLC c/o Sean Rivera Date: 11/17/2021

Signature: Sean Rivera Title: Owner



N/O NASAS PROPERTIES, LLC
TAX ID: 334 BLOCK 3 LOT 12E

N/Y HITES
TAX ID: 334 BLOCK 3 LOT 17

N/Y KESICK
TAX ID: 334 BLOCK 4 LOT 24A

ZONING CHART: TOWN OF OLIVE

PERMITTED R.U.S.-R		USE AND RESTRICTIONS SIGN, RESIDENTIAL-1 ZONING	
TYPE	AREA	TYPE	AREA
1	100	1	100
2	100	2	100
3	100	3	100
4	100	4	100
5	100	5	100
6	100	6	100
7	100	7	100
8	100	8	100
9	100	9	100
10	100	10	100

N/Y ANDRASKA
TAX ID: 334 BLOCK 3 LOT 2

LOT 1
AREA: 11,000 +/- AC

N/Y BIRK
TAX ID: 334 BLOCK 3 LOT 13

N/Y SCHACHTER
TAX ID: 334 BLOCK 3 LOT 7A1

N/Y SAMUEL
TAX ID: 334 BLOCK 3 LOT 10

N/Y ELMENDORF
TAX ID: 334 BLOCK 3 LOT 15

N/Y CRAVEN
TAX ID: 334 BLOCK 3 LOT 12

N/Y LYDARD'S
TAX ID: 334 BLOCK 3 LOT 18

N/Y MOWHAN
TAX ID: 334 BLOCK 3 LOT 2E11

LOT 1
AREA: 11,000 +/- AC

N/Y BROWN, JR.
TAX ID: 334 BLOCK 3 LOT 13

N/Y FUGEL & MAYFAIR
TAX ID: 334 BLOCK 3 LOT 19

N/Y STRALE
TAX ID: 334 BLOCK 3 LOT 19

I HEREBY GRANT MY APPROVAL TO THIS PLAN.

NAME: _____
TITLE: _____

APPROVED BY THE PLANNING BOARD
TOWN OF SAUGERTON, ULSTER COUNTY, N.Y.

NAME: _____
TITLE: _____

N/O NASAS PROPERTIES, LLC
TAX ID: 334 BLOCK 3 LOT 17

N/Y SAVERICK
TAX ID: 334 BLOCK 3 LOT 2E17

N/Y BINAUDO
TAX ID: 334 BLOCK 3 LOT 3E

PRELIMINARY MAP

PRAETORIUS AND CONRAD, P.C.
PROFESSIONAL ENGINEERING AND LAND SURVEYING
PO BOX 886-54 SAUGERTON TOWNSHIP, N.Y. 12477

SUBDIVISION MAP

DR. BY: TNC
CHK. BY: TNC
DATE: 28 MAY 2021

PREPARED FOR
NASAS PROPERTIES LLC

TOWN OF SAUGERTON, ULSTER COUNTY, N.Y.

SCALE: 1"=100'
JOB NO. 221-028

© 2021 PRAETORIUS AND CONRAD, P.C.

Notice that the subject of this map is a preliminary map and is not a final map. It is subject to change without notice and is not to be used for any purpose other than for the purpose for which it is prepared.

Consent of the State of New York is hereby given to the issuance of this preliminary map by the State of New York.

STATE OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL CONSERVATION