

TOWN OF OLIVE PLANNING BOARD  
APPLICATION FOR SUBDIVISION

No 21-Sub-9

P.O. BOX 180  
WEST SHOKAN, NY 12481

Date 8/14/21

APPLICANT:

Name of Owner JUDY S. NAHER

Name of Representative CECIL M. HOCKER

Address 402 HOLLY LANE  
CEDAR GROVE, NJ, 07009

Address 709 VLY RD  
STONE RIDGE, NY, 12484

Phone 973-433-4101

Phone 917-623-8133

Name of Surveyor ROBERT L CAMPBELL LS  
License # 49307

Address: 21 MCGUIRE LANE, RHINEBECK NY

Phone: 845-876-1329

PROPERTY:

Subdivision Name LOT LINE ADJUSTMENT

Property lies in RC10, RA3, RE1, SV1, 2, BH1, 2

Location (Road): 727 VLY RD

Any part in flood hazard area? No  Yes

Olive Tax Map # 54:3 Block 1 Lot 21

Total Area of Property in Acres 9.49

Total Lots N/A

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 & Liten

OWNER'S: Judy S. Naher  
Signature:

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

Application Fee \_\_\_\_\_

Recreation Trust Fund \_\_\_\_\_

Total 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.

<b>Part 1 – Project and Sponsor Information</b>			
MAHER LOT LINE ADJUSTMENT			
Name of Action or Project: MAHER LOT LINE ADJUSTMENT			
Project Location (describe, and attach a location map): 727 VLY ROAD, OLIVEBRIDGE, NY [MAILING ADDRESS: 727 VLY ROAD, STONE RIDGE, NY 12484]			
Brief Description of Proposed Action: 1. MOVE AND/OR CORRECT LOT LINES SURROUNDING EXISTING DRIVEWAY 2. PLACE A SMALL PART OF 54:3-1-2 TRANSFERED TO HOOKER/OAKSMITH 54:3-1-22,2 3. CORRECT SMALL PART OF 54:3,1,22,2 TO BAMBINA/BAMBINA 54:3-1-23,1			
Name of Applicant or Sponsor: JUDY S. MAHER		Telephone: 973-433-4101 E-Mail: ajmaher1@oponline.net	
Address: 402 HOLLY LANE			
City/PO: CEDAR GROVE		State: NJ	Zip Code: 07009
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?		1.816 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?		1.796 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 checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	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 type="checkbox"/>	<input checked="" 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: _____ Wells _____		<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: _____ Private septic system _____		<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	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____ UN-NAMED SEASONAL STREAM 0% ALTERATION _____ _____				

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"/> 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"/>
_____		
_____		
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"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>JUDY S. MAHER</u>		Date: <u>SEPTEMBER 8, 2021</u>
Signature: <u><i>Judy S. Maher</i></u>		Title: <u>APPLICANT/OWNER</u>

# ROBERT L. CAMPBELL, LS

License #49307  
21 McGuire Lane  
Rhinebeck, NY 12572-2625  
Phone: (845)-876-1329  
Fax: (845)-876-1634  
E-mail: mlJett24@aol.com

## Deed description

Maher to Oaksmith & Hooker

Portion of tax parcel: 54.3-1-21

April 29, 2021

All that parcel of land situate in the Town of Olive, County of Ulster and the State of New York bounded and described as follows:

Beginning at a point on the Northwestern side of Vly Road, said point marking the Southwesterly line of Arthur & Judy Maher (Liber 1910, page 152) and the Northeasterly line of lands of Oaksmith & Hooker (Liber 6179, page 133); thence running Northwesternly along the Northeasterly line of said Oaksmith & Hooker, North 57-32-00 West 587.38 feet to a point marking the most Northerly corner of the herein described parcel and the Southwesterly line of a 25.00 foot strip of land to be conveyed to Steven & Stephanie Bambina; thence running along a new division line and through lands of said Maher and along the Southwesterly line of said 25.00 foot strip of land, North 76-15-00 East 12.94 feet, South 78-10-00 East 144.79 feet, South 74-48-00 East 133.44 feet, South 82-12-00 East 176.16 feet and South 58-06-00 East 135.61 feet to a point marking the Northwestern side of the aforementioned Vly Road; thence running along the same, South 26-00-00 West 175.95 feet to the point or place of beginning.

Containing 1.43 acres of land, more or less.

The above described parcel is to become part of other lands of Oaksmith & Hooker (Liber 6179, page 133).

Subject to restrictions, restrictive covenants, easements and/or agreements of record, if any.

# ROBERT L. CAMPBELL, LS

License #49307  
21 McGuire Lane  
Rhinebeck, NY 12572-2625  
Phone: (845)-876-1329  
Fax: (845)-876-1634  
E-mail: millett24@aol.com

## Deed description

Oaksmith & Hooker to Bambina  
Portion of tax parcel: 54.3-1-22.2

April 29, 2021

All that parcel of land situate in the Town of Olive, County of Ulster and the State of New York bounded and described as follows:

Beginning at a point marking the most Northerly corner of Oaksmith & Hooker (Liber 1679, page 133), the Westerly line of Maher (Liber 1910, page 152) and the Easterly line of lands of Bambina (Liber 5137, page 48); thence running Southeasterly along the division line of Oaksmith/Hooker and Maher, South 57-32-00 East 58.51 feet; thence running Westerly along a new division line and thorough lands of said Oaksmith & Hooker, South 76-15-00 West 41.01 feet to a point marking the Westerly line of said Oaksmith & Hooker and the Easterly line of the aforementioned Bambina; thence running along the same, North 13-01-10 West 42.25 feet to the point or place of beginning.

Containing 0.02 acres of land, more or less.

The above described parcel is to become part of other lands of Steven & Stephanie Bambina (tax parcel: 54.3-1-23.1 and at Liber 5137, page 48).

Subject to restrictions, restrictive covenants, easements and/or agreements of record, if any.

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Rhinebeck, NY 12572-2625  
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E-mail: millett24@aol.com

Deed description

Maher to Bambina

Portion of tax parcel: 54.3-1-21

April 29, 2021

All that parcel of land situate in the Town of Olive, County of Ulster and the State of New York bounded and described as follows:

Beginning at a point on the Northwesterly side of Vly Road, said point marking the Southwesterly line of the herein described parcel and the Northeasterly line of a 1.43 acre parcel to be conveyed to Oaksmith & Hooker and said point of beginning being North 26-00-00 East 175.95 feet from the Southwesterly line of said Maher and the Northeasterly line of said Oaksmith & Hooker (Liber 6179, page 133); thence running through lands of said Maher and along the Southwesterly line of the herein described parcel, North 58-06-00 West 135.61 feet, North 82-12-00 West 176.16 feet, North 74-48-00 West 133.44 feet, North 78-10-00 West 144.79 feet and South 76-15-00 West 12.94 feet to a point marking the Northeasterly line of the aforementioned Oaksmith & Hooker and the Southwesterly line of lands of said Maher; thence running along said division line, North 57-32-00 West 58.51 feet to a point marking the most Westerly corner of the herein described parcel and the most Northerly corner of said Oaksmith & Hooker; thence continuing through lands of said Maher, South 87-04-30 East 64.37 feet, South 78-10-00 East 148.37 feet, South 74-48-00 East 132.56 feet, South 82-12-00 East 179.86 feet and South 58-06-00 East 138.38 feet to a point marking the Northwesterly side of the aforementioned Vly Road; thence running along the same, South 26-00-00 West 25.12 feet to the point or place of beginning.

Containing 0.366 acres of land, more or less.

The above described parcel is to become part of other lands of Steven & Stephanie Bambina (tax parcel 54.3-1-23.1 and at Liber 5137 page 48)

Subject to restrictions, restrictive covenants, easements and/or agreements of record, if any.

## Names and Addresses Adjoining Properties

1. Judy Maher SBL# 54:3-1-21  
402 Holly Lane  
Cedar Grove, NJ 07009
2. Steven & Stephanie Bambina SBL#54:3-1-23.1  
717 Vly Road  
Stone Ridge, NY 12484
3. Laura Oaksmith & Cecil Hooker SBL# 54:3-1-22.2  
709 Vly Road  
Stone Ridge, NY 12484
4. Linda Flanagan SBL# 54:3-1-22.1  
705 Vly Road  
Stone Ridge, NY 12484
5. DDG Industries, LLC SBL#53:4-5-21  
26 Warren Street  
New York, NY 10007
6. John Covington SBL#53:4-5-20.1  
281 Krumville Road  
Olivebridge, NY 12461