

TOWN OF OLIVE PLANNING BOARD  
APPLICATION FOR SUBDIVISION

No. \_\_\_\_\_

P.O. BOX 180  
WEST SHOKAN, NY 12481

Date March 18, 2022

APPLICANT:

Name of Owner Golden Woodlands, LLC  
Address c/o Steven Golden  
13 Robandy Road  
Andover, MA 01810  
Phone 978-701-4711

Name of Representative Brooks + Brooks Land  
Address 11 Main Street  
Highland, NY 12528  
Phone 845-691-7339

Name of Surveyor Richard C. Brooks Address: 11 Main Street Highland NY 12528  
rbrooks@bnbpc.biz Phone: 845-691-7339

PROPERTY:

Subdivision Name Golden Woodlands, LLC Property lies in RC10 RR3 RE1, BV1/2, BH1/2  
Location (Road) Highpoint Mtn. Road + Any part in flood hazard area? No  Yes \_\_\_\_\_  
Bitterman Road  
Olive Tax Map # 45.004 Block 2 Lot 62.200  
Total Area of Property in Acres 43.5± Total Lots 2

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) M.C. O'Neil  
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	_____

TOWN OF OLIVE PLANNING BOARD  
DOCUMENT TO BE SUBMITTED FOR MINOR SUBDIVISION or  
~~LOT LINE ADJUSTMENT~~

SUBDIVISION NAME Golden Woodlands # \_\_\_\_\_

SECTION 133-28 - SKETCH PLAN 03/21/2022

- A. Any owner of land shall, prior to adjusting lot lines, subdividing or resubdividing land, submit to the Clerk of the Planning Board (via the Building Department) at least 14 days prior to the regular meeting of the Board four (4) copies of the application, including four copies (see Section 133-37) of a sketch plan of the proposed lot line adjustment or subdivision, which shall comply with the requirements set forth below for the purposes of classification and preliminary discussion. **A pdf version of the sketch plan must be emailed to [jerry.olive@gmail.com](mailto:jerry.olive@gmail.com).** The Code Enforcement Officer must review the submission before it is passed on to the Clerk of the Planning Board.
- B. The sketch plan initially submitted to the Planning Board shall be based on tax map information or some other similarly accurate base map at a scale (preferably) not less than 200 feet to the inch, to enable the entire tract to be shown on one sheet. The sketch plan shall be submitted, showing the following information: (Application Fee will be determined at the initial review meeting)
- (1) The location of that portion which is to be adjusted or subdivided in relation to the entire tract, and the distance to the nearest existing street intersection. ✓
  - (2) All existing structures, wooded areas, streams and other significant physical features within the portion to be subdivided and within 200 feet thereof. If topographic conditions are significant, contours shall also be indicated at intervals of not more than 20 feet. ✓
  - (3) The name and signature of the owner(s) and the names of all surrounding property owners as disclosed by most recent tax records. ✓
    - A. A list of names and addresses w/SBL# (in duplicate) ✓
    - B. 2-sets Legal envelopes with name, address and stamped ✓  
\*\*Also include two envelopes addressed to the applicant.
  - (4) Planning Board Endorsement block with two signature lines. ✓
  - (5) The tax map sheet, block and lot numbers, if available. ✓
  - (6) All the utilities available, and all streets which are either proposed, mapped or built. ✓
  - (7) The proposed pattern of lots (including lot width and depth), street layout, recreation areas, systems of drainage, sewerage, and water supply within the subdivided area. ✓
  - (8) All existing restrictions on the use of land including easements, covenants, or zoning lines. ✓
  - (9) The proposed subdivision name, name of the town and county in which it is located. ✓
  - (10) Licensed Surveyor signature, date and seal. ✓
  - (11) The date, North point, map scale, name & address of the subdivider. ✓

CHAIRMAN \_\_\_\_\_ DATE COMPLETED \_\_\_\_\_

## LETTER OF INTENT

Owner/applicant Golden Woodlands, LLC proposes a two lot subdivision of a 44.8 +/- acre parcel of land located on High Point Mountain Road and Bitterman Road. The subdivision will separate the 29.3 +/- acre portion of land located on the northeasterly side of Highpoint Mountain Road from the 15.52 acre parcel located on the southeasterly side of Highpoint Mountain Road. The 15.52 acre parcel will have road frontage on both Bitterman Road and High Point Mountain Road.

Both lots are vacant and no construction is proposed at this time.

S:\PROJECTS\8646\DOCUMENTS\3 21 2022 Letter of Intent Golden.docx

A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise  
and a NY City Certified Women's Business Enterprise

Member:

National Society of Professional Surveyors -New York State Association of Professional Land Surveyors  
American Planning Association-New York Planning Federation  
NYS GIS Association

**LETTER OF AGENT**

I, Steven Golden, representative of Golden Woodlands, LLC, am the owner of property located on Highpoint Mountain Road and Bitterman Road in the Town of Olive, Tax Map Designation Section 45.4, Block 2, Lot 62.2.

I hereby authorize the firm of Brooks & Brooks Land Surveyors, P.C., to act as my agent to represent my interest in applying to the Town of Olive Planning Board for a Two Lot Subdivision.

Signature:

Steve Gold  
Steven Golden

Date:

03-21-2022

Print name

S:\PROJECTS\8646\DOCUMENTS\03.02.2020.LOA.Golden.docx

# Short Environmental Assessment Form

## Part 1 - Project Information

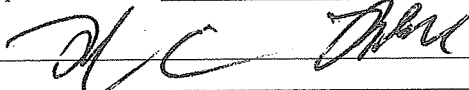
### Instructions for Completing

**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.

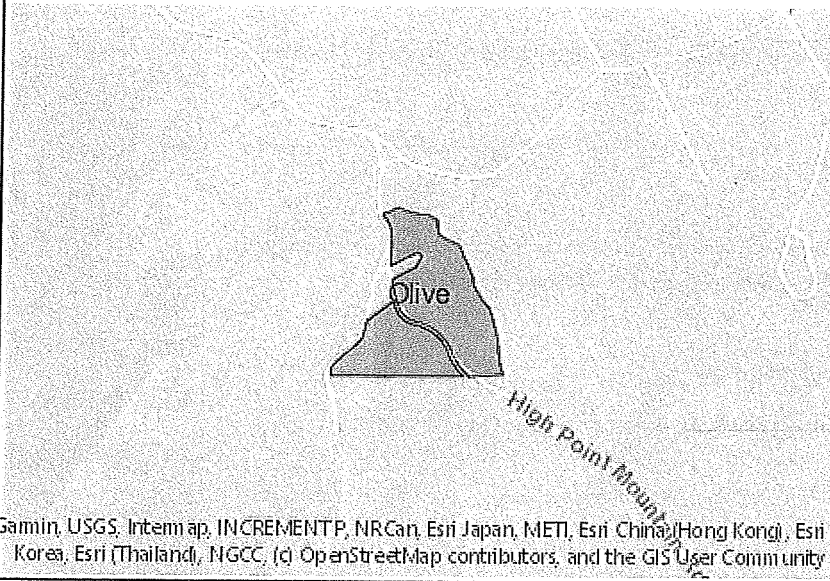
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project: Subdivision of Lands of Golden Woodlands, LLC				
Project Location (describe, and attach a location map): Intersection of Highpoint Mountain Road with Bitterman Road in the Town of Olive as shown on attached map				
Brief Description of Proposed Action: Two lot subdivision of a 44.8 + _ acre parcel of land to separate the 29.3 +- acre portion of land located on the northeasterly side of Highpoint Mountain Road from the 15.52 acre parcel located on the southeasterly side of Highpoint Mountain Road				
Name of Applicant or Sponsor: Brooks & Brooks Land Surveyors, P.C.		Telephone: 845-691-7339 E-Mail: pbrooks@bnbpc.biz		
Address: 11 Main Street				
City/PO: Highland		State: New York	Zip Code: 12528	
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?		44.8 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?		44.8 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 checked="" 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,	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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input 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: _____ Not applicable - no construction proposed	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Not applicable - no construction proposed	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Not applicable - no construction proposed	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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: _____ There are no mapped regulated wetlands on this parcel in accordance with published mapping	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <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"/> 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? Timber Rattlesnake	NO	YES
	<input type="checkbox"/>	<input checked="" 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)?	<input 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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Brooks &amp; Brooks Land Surveyors, P.C.</u>		Date: <u>March 21, 2022</u>
Signature: <u></u>		Title: <u>Land Surveyor/Agent</u>

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Map data © OpenStreetMap contributors, and the GIS User Community

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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Timber Rattlesnake
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No





Ulster County  
Nina Postupack  
County Clerk  
Kingston, NY 12401

4915 / 202  
45.4 - 2 - 62.20  
Subject

Volm-4915 Pg-202

Instrument Number: 2010- 00004681

As  
D01 - Deed

Recorded On: April 08, 2010

Parties: GOLDEN SIBYL R  
To  
GOLDEN WOODLANDS LLC

Billable Pages: 4

Recorded By: ROBERT C GRIECO

Num Of Pages: 4

Comment:

**\*\* Examined and Charged as Follows: \*\***

D01 - Deed	60.00	RP5217-125	125.00	Tax Affidavit TP 584	5.00
Recording Charge:	190.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	0.00	0.00	3170	Basic	0.00
OLIVE				Special Additional	0.00
				Additional	0.00
				0.00 Transfer	0.00
Tax Charge:	0.00				

**\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\***

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County,

**File Information:**

Document Number: 2010- 00004681  
Receipt Number: 903459  
Recorded Date/Time: April 08, 2010 09:51:16A  
Book-Vol/Pg: Bk-D VI-4915 Pg-202  
Cashier / Station: rsec / Cashier Workstation 2

**Record and Return To:**

ROBERT C GRIECO ESQ  
PO BOX 3127  
KINGSTON NY 12402



*Nina Postupack*

Nina Postupack Ulster County Clerk

4  
07/00/00

**BARGAIN & SALE DEED  
WITH COVENANTS AGAINST GRANTOR'S ACT  
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT  
THIS DOCUMENT SHOULD BE USED BY LAWYERS ONLY**

THIS INDENTURE, made this 11<sup>th</sup> day of January, 200~~9~~<sup>10</sup>

BETWEEN Sibyl R. Golden, residing at 140 Riverside Drive, Apartment 6J, New York, New York 10024 and Pamela P. Golden, residing at 11850 E. Mesquite Grove Court, Tucson, Arizona, party of the first part, and

Golden Woodlands, LLC, with a principal address of 140 Riverside Drive, Apt. 6J, New York, New York 10024, party of the second part.

WITNESSETH, that the party of the first part, in consideration of TEN and 00/100 DOLLARS (\$10.00) paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL THAT TRACT OR PARCEL OF LAND, situate at or near Brodhead, West Shokan, Town of Olive, County of Ulster and State of New York and being more particularly bounded and described as follows:

Beginning at an iron stake driven in the ground on the southern side of the Brodhead Road at the end of the remnants of a stone wall on the western bounds of the lands now or formerly of Jennie Miller, thence from said point of beginning, S 3°-08'-00" W, 481.10 feet along the western bounds of the lands now or formerly of said Jennie Miller to an iron stake set in the end of an intersecting wall, thence S 72°-53'-50" E, 305.77' generally along a stone wall and old fence line on the northern side of a small brook and along the southern bounds of the lands now or formerly of Jennie Miller to an iron stake set in said stone wall, a corner of the lands now or formerly of Jennie Miller and the lands of formerly William Jordan, thence S 15°-08'-50" E, 179.10 feet along the lands of formerly William Jordan to the end of a stone wall, thence S 61°-01'-50" E, 253.46' and S 23°-57'-20" E, 382.80 feet generally along said stone wall and western bounds of the lands now or formerly of William Jordan to an iron stake and stones set at the top of a knoll, thence S 29°-27'-20" E, 394.32 feet, S 18°-26'-40" E, 244.63 feet and S 8°-00'-40" E, 459.60 feet along a lane on the western bounds of the lands now or formerly of William Jordan to an iron stake driven in the ground on the northeast corner of the lands of formerly Crispell, now or formerly Lipfert, thence S 86°-18'-40" W, 425.85 feet along an old fence line on the northern bounds of said now or formerly Lipfert and crossing the Highpoint Mtn. town road to a pile of stones on the south side of said road, thence N 86°-16'-50" W, 1514.62 feet along aforesaid fence line on the northern bounds of the lands now or formerly of Lipfert to an iron pipe driven in the ground at the end of a stone wall located between two private drives, said point being the northwestern corner of the lands now or formerly of said Lipfert and on the division line between the Hardenburg and Marletown Patents, thence the following four courses and distances along the town road leading to Highpoint Mtn. Road; N 20°-52'-50" E, 109.96 feet; N 48°-54'-20" E 420.06 feet, N 26°-41'-10" E 88.71 feet and N 10°-38'-40" E, 108.23 feet to the southwest corner of the lands now or formerly of Frank Roosa as described in the deed of John Bell and Viola Bell to Frank Roosa and recorded in Liber 425, page 71, thence N 53°-37'-20" E, 390.51' along the southern bounds of the lands of said Frank Roosa to the western side of Highpoint Mtn. Road, thence N 6°-02'-40" W, 242.00' along said road to the southwestern corner of lands now or formerly of Lawrence Shurter, said point being the southern side of a small brook, thence N 65°-04'-30" E, 285.14 feet and N 30°-42'-40" E, 153.12 feet along said brook on the bounds of the lands now or formerly of Lawrence Shurter to a large hickory tree, thence still along the lands now or formerly of said Lawrence Shurter N 58°-17'-20" W, 75.77 feet to a concrete monument, thence S 62°-27'-10" W, 324.07 feet to the eastern side of Highpoint Mtn. Road, said point being the northwestern corner of lands now or formerly of said Lawrence Shurter, thence the following five courses and distances along said Highpoint Mtn. Road; N 6°-02'-40" W, 158.58 feet, N

CHECKED       
ENTERED       
MARK/OFF

3°-02'-00" W 278.32 feet; N 36°-40'-50" W, 130.58 feet; N 6°-56'-40" W, 265.94 feet and N 3°-26'-50" E, 253.74 feet to the intersection of said Highpoint Mtn. Road with Brodhead Road, thence N 61°-45'-10" E, 203.44 feet and S 65°-47'-50" E, 188.22 feet along said Brodhead Road to the point or place of beginning and containing forty-eight and fifty-seven hundredths (48.57) acres.

Excepting and reserving from above described lands any lands previously acquired for Town Highway purposes and any Telephone and Power easements previously acquired.

BEING the same premises conveyed by George Heidenstrom to William T. Golden and Sibyl L. Golden, his wife, by deed dated December 9, 1960 and recorded in the Ulster County Clerk's Office on December 13, 1960 in Liber 1101 of Deeds at Page 1173.

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**AND** the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

Sibyl R. Golden  
Sibyl R. Golden, Seller

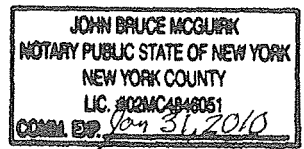
Pamela P. Golden by Catherine M. Cosgrove  
Pamela P. Golden, Seller  
Catherine M. Cosgrove, Agent

State of New York )

County of New York ) ss:

On the 11<sup>th</sup> day of January in the year 2009 before me, the undersigned, personally appeared Sibyl R. Golden, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

John Bruce McGuirk  
Notary Public

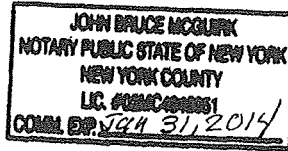


STATE OF NEW YORK )

COUNTY OF NEW YORK) : SS.:

On the 11<sup>th</sup> day of January in the year 2010 before me, the undersigned, personally appeared Catherine M. Cosgrove, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public



✓ Record and Return to:  
Robert C. Grieco, Esq.  
PO Box 3127  
Kingston, NY 12402  
45.4-2-62