

TOWN OF OLIVE PLANNING BOARD  
 APPLICATION FOR SUBDIVISION  
 (AND LOT LINE ADJUSTMENT?)

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

P.O. BOX 180  
 WEST SHOKAN, NY 12481

Date 2/14/2022

APPLICANT:

Name of Owner PATRICIA MATUS

Name of Representative BILL EGGERS

Address PO BOX 24  
OLIVEBRIDGE, NY 12461

Address 4305 US HWY 209  
STONE RIDGE NY 12446

Phone (646)286-3099

Phone (845)687-0047

Name of Surveyor BILL EGGERS, L.S. Address: \_\_\_\_\_  
MEDENBACH & EGGERS PC

Phone: \_\_\_\_\_

PROPERTY:

Subdivision Name N/A (lot line adjustment)

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

Location (Road) SHELDON HILL RD

Any part in flood hazard area? No  Yes \_\_\_\_\_

Olive Tax Map # 53.4 Block 1 Lot 6,7 & 8

Total Area of Property in Acres LOT 6=0.5, LOT 7=0.6, LOT 8=1.1 Total Lots REV LOT 6 = 0.8 AC

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

REV LOT 8 = 1.4 AC  
(REV LOT 7 = 0 AC)

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

DocuSigned by:  
Patricia Matus  
 2E2E83E1AB29465...  
 DocuSigned by:  
Manon Kieber  
 00F34CD04B2840D...  
 OWNER(S) Brian O'Connor  
 DocuSigned by:  
Cindy O'Connor  
 9BA11F86FBFA4C3... Signature(s)  
 4A7070E447CE1E2

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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Matus/O'Connor Lot Line Adjustment			
Project Location (describe, and attach a location map): 336 & 332 Sheldon Hill Rd, Olive			
Brief Description of Proposed Action: There are three parcels involved in this action, SBL 53.4-1-6,7 & 8. Patricia Matus & Marion Reeber own Lots 6 & 7. Brian & Cindy O'Connor own Lot 8. Each lot has individual well & septic systems. The parties would like to dissolve Lot 7 and split the land equally between Lots 6 & 8. The house on Lot 7 would be removed as a part of this action.			
Name of Applicant or Sponsor: Patricia Matus		Telephone: (646) 286-3099	
		E-Mail: patty.r.matus@gmail.com	
Address: PO Box 24			
City/PO: Olivebridge		State: NY	Zip Code: 12461
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? _____ 0 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? _____ 0 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			



	NO	YES	N/A
5. Is the proposed action, <ul style="list-style-type: none"> <li>a. A permitted use under the zoning regulations?</li> <li>b. Consistent with the adopted comprehensive plan?</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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?	<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: _____	<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?	<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: N/A: no construction is proposed as a part of this action	<input 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: _____ there are existing wells on each parcel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ there are existing septic systems on each lot	<input type="checkbox"/>	<input checked="" 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?	<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: _____	<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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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,  a. Will storm water discharges flow to adjacent properties?  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<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>H. Gabriel, agent for Applicant</u> Date: <u>3/1/22</u>		
Signature: <u>Heather Gabriel</u> Title: <u>project coordinator</u>		

## LETTER OF AGENT

Patricia Matus & Marion Reeber are the owner of two parcels of land located on Sheldon Hill Road in the Town of Olive, Ulster County, NY.

Tax Map Designations: Section: 53.4    Block: 1    Lot: 6  
Tax Map Designations: Section: 53.4    Block: 1    Lot: 7

I hereby authorize MEDENBACH & EGGERS PC to act as my agent to represent my interest in applying to the Town of Olive Planning Board.

<small>DocuSigned by:</small> <i>Patricia Matus</i> <small>2E2E33E1AB29465...</small>	2/17/2022
<hr/> <small>Signature</small> <small>DocuSigned by:</small> <i>Marion Reeber</i> <small>00F34CD04B2840D...</small>	<hr/> <small>Date</small> 2/18/2022
<small>Signature</small>	<small>Date</small>

## LETTER OF AGENT

Brian & Cindy O'Connor are the owner of a parcel of land located on Sheldon Hill Road in the Town of Olive, Ulster County, NY.

Tax Map Designation: Section: 53.4 Block: 1 Lot: 8

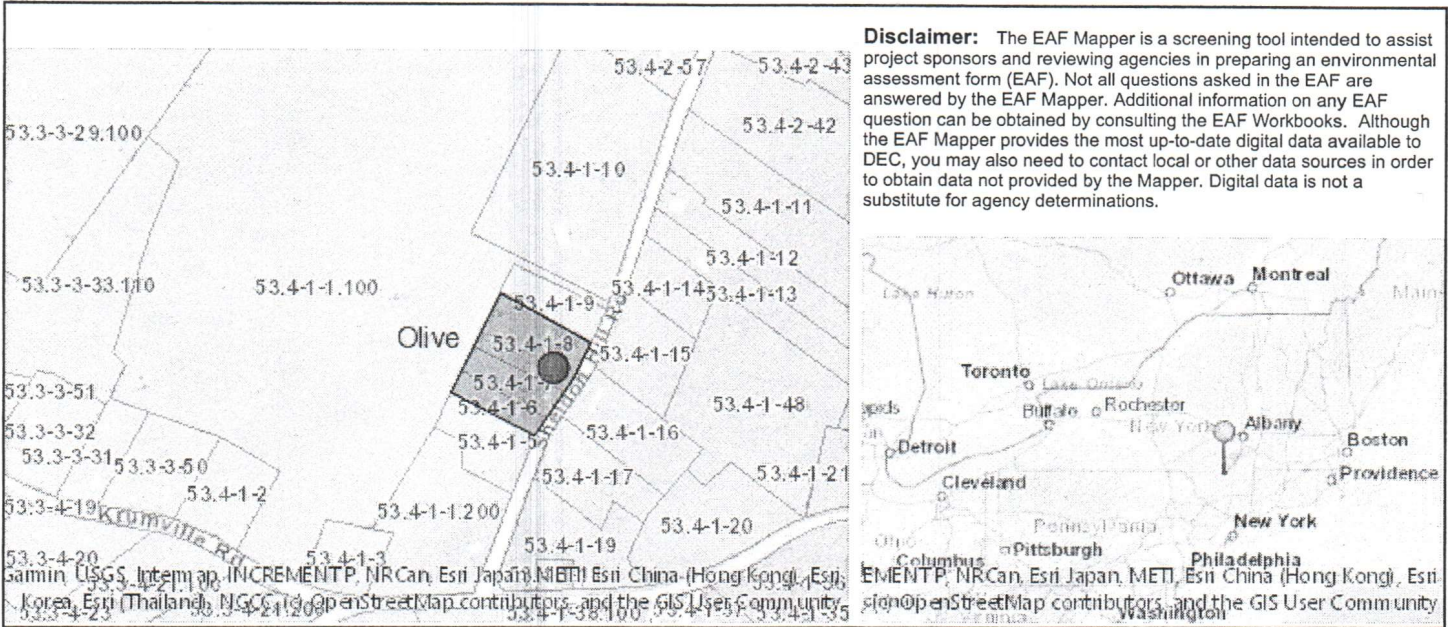
I hereby authorize MEDENBACH & EGGERS PC to act as my agent to represent my interest in applying to the Town of Olive Planning Board.

<small>DocuSigned by:</small> <i>Cindy O'Connor</i> <small>4A7079E447CF4E3...</small>	2/20/2022
<small>DocuSigned by:</small> <i>Brian O'Connor</i> <small>9BA11F86FBFA4C3...</small>	2/18/2022

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Signature	Date
Signature	Date





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]	No
Part 1 / Question 20 [Remediation Site]	No

Adjoining owners within 500' of Matus/O'Connor LLA

Parcel	Owner	Secondary_Owner	Parcel_Address	Parcel_City	Mailing_Address	Mailing2	Mailing_City	Mailing_Zip
53.4-1-6	Patricia Matus	Marion Reeber	336 Sheldon Hill Rd	Olive	25 Private Road 24		Olivebridge NY	12461
53.4-1-17	Debra Hoolahan		337 Sheldon Hill Rd	Olivebridge	337 Sheldon Hill Rd		Olivebridge NY	12461
53.4-1-1.200	Carrie Lee Amell	Donald Amell	352 Sheldon Hill Rd	Olive	352 Sheldon Hill Rd		Olivebridge NY	12461
53.4-1-20	John Wullum	Jan Wullum	1552 Co Rd 2	Olivebridge	1454 County Rd 2		Olivebridge NY	12461
53.4-1-1.100	Lance F Kolts	Susan A Kolts	Sheldon Hill Rd	Olivebridge	135 Hardenburg Ave	P.O. Box 1309	Tillson NY	12486
53.4-1-18	Olive Fire Dept No 1 Inc		1578 Co Rd 2	Olive			Olivebridge NY	12461
53.4-1-38.100	Alexandra Harkin	Patrick Keplinger	1563 Co Rd 2	Olive	1563 Co Rd		Olivebridge NY	12461
53.4-1-7	Patricia Matus	Marion Reeber	Sheldon Hill Rd	Olive	25 Private Rd 24		Olivebridge NY	12461
53.4-1-16	Leo C Smith Jr	Kimberly Smith	331 Sheldon Hill Rd	Olive	331 Sheldon Hill Rd		Olivebridge NY	12461
53.4-1-5	Josip Stepancic	Giliola Stepancic	342 Sheldon Hill Rd	Olive	1864 Mulford Ave		Bronx NY	10461
53.4-1-10	Ronald Boedigheimer	Antoinette Boedigheimer	296 Sheldon Hill Rd	Olive	296 Sheldon Hill Rd		Olivebridge NY	12461
53.4-1-14	Rose Kennedy		317 Sheldon Hill Rd	Olivebridge	84 Hoyt Street		Brooklyn NY	11201
53.4-1-9	Brian O'Connor	Cindy O'Connor	Sheldon Hill Rd	Olive	332 Sheldon Hill Rd		Olivebridge NY	12461
53.4-1-15	John G Hansen	Brunhilda Hansen	325 Sheldon Hill Rd	Olivebridge	325 Sheldon Hill Rd		Olivebridge NY	12461
53.4-1-48	Christine M.as Co-Tr Hansen	as Co-Trus Robyn E. Wylde	Sheldon Hill Rd (Off)	Olivebridge	325 Sheldon Hill Road		Olivebridge NY	12461
53.4-1-8	Brian O'Connor	Cindy O'Connor	332 Sheldon Hill Rd	Olive	332 Sheldon Hill Rd		Olivebridge NY	12461
53.4-1-19	Elena Hillmann Trust	Kai Hillman	351 Sheldon Hill Rd	Olivebridge	351 Sheldon Hill Rd		Olivebridge NY	12461
53.4-1-3	Rosa O Mejias		1590 Co Rd 2	Olivebridge	1590 Co Rd 2		Olivebridge NY	12461
53.4-1-38.210	Egidio F Tinti		1571 Co Rd 2	Olivebridge		P.O. Box 1592	Kingston NY	12402

→ Duplicate name