

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

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March 23, 2023

Mr. Stephen Dibbell, Chairman
Town of Olive Planning Board
PO Box 180
West Shokan, New York 12494

VIA EMAIL: jperry.olive@gmail.com

*Re: Proposed Lot Line Realignment, 20 & 26 Beaver Lake Road, Town of Olive, Ulster County
SBL No. 53.4-3 Lots 33.130 and 33.110; C.T. Male Project No.: 22.2190*

Dear Mr. Dibbell,

C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. (C.T. Male), on behalf of Oscar the 1st LLC and in consultation with the property owner of 20 Beaver Lake Road, is pleased to provide a project update and submit relevant materials on the above-referenced project.

The 26 Beaver Lake property (SBL No. 53.4-3-33.110) is an approximately 19.91-acre lot (inclusive of lands under water) owned by Oscar the 1st LLC. The individuals under Oscar the 1st LLC are Andres Consuegra and Mercedes Velasco, active residents of the property. The 20 Beaver Lake property (SBL No. 53.4-3-33.130) is an approximately 5-acre lot owned by Marianne Berry, active resident of the property.

The property owners are seeking the lot line realignment in order to provide adequate separation distances from an existing shed, fence and heat pump at the 26 Beaver Lake property currently in close proximity to the property line. The land to be conveyed by the 20 Beaver Lake property owner (0.41 acres) will allow for the owners of the 26 Beaver Lake property to have adequate space to maneuver around and maintain these structures without hindering the adjoining property. The project was previously presented to the Planning Board at the January 3rd, 2023 meeting.

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PROJECT UPDATE AND MATERIALS SUBMISSION

Remaining portions of the project site (20 & 26 Beaver Lake Road) were surveyed on March 13, 2023. A full survey of the project area is now completed and the new information has been incorporated into the Revised Sketch Plan (see below and attached).

Following the January 2023 Planning Board meeting, the following items are being submitted and addressed in this submission:

- Revised Sketch Plan. Sketch Plan will be signed and sealed prior to becoming final.
- Revised Application for Subdivision
- Revised Short State Environmental Quality Review (SEQR) Form - Part 1

The Revised Sketch Plan has been updated to address comments provided by the Planning Board at the January 2023 meeting. These comments included the need for the depiction of bearings, zoning district line, on-site potable water wells, on-site wastewater treatment systems, on-site wetlands per the readily available on-line sources, and lands under water for the 26 Beaver Lake property; revisions to the acreage numbers to account for lands under water (see revised table in the Revised Sketch Plan); clarification of lines abutting the northwestern portion of the project site, and inclusion of a full survey.

With regards to the depiction of the overhead electric lines along Beaver Lake Road, please notice there is no right-of-way as the property extends to the centerline of the road (i.e., road-by-use). For this reason, the electric lines are depicted inside the property and no easement for this pole line was recovered. Furthermore, C.T. Male performed a record review and no easements in relationship to these properties were recovered in the records reviewed.

A revised Application for Subdivision and a revised SEQR Form - Part 1 are included in these submission materials. These forms were revised to update the project site acreage, as it now includes lands under water.

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Ten (10) hard copies of this letter and submission materials are being provided for distribution to the Planning Board.

We look forward to further discussing this project with the Planning Board at the April 4th meeting.

Respectfully submitted,
C.T. MALE ASSOCIATES

Reviewed By:



Rosaura Andújar-McNeil, P.E.
Project Engineer



Jonathan J. Verderber, P.L.S.
Project Surveyor, IV

ec: Janelle Perry, Planning Board Secretary
Mercedes Velasco, 26 Beaver Lake Road, Property Owner
Andres Consuegra, 26 Beaver Lake Road, Property Owner
Marianne Berry, 20 Beaver Lake Road, Property Owner
Gilbert Hsiao, 26 Beaver Lake Road, Property Owner

Attachments: Enclosure - Ten (10) copies

TOWN OF OLIVE PLANNING BOARD
APPLICATION FOR SUBDIVISION

No.

P.O. BOX 180
WEST SHOKAN, NY 12481

Date 12/14/2022
Last Revised: 3/21/23 by C.T. Male

APPLICANT:

Name of Owner Oscar the 1st LLC
Andres Consuegra & Mercedes Velasco
Name of Representative Rosaura Andujar-McNeil, P.E.
Address 26 Beaver Lake Road
Town of Washington, NY
Address C.T. Male Associates
12 Raymond Avenue
Poughkeepsie, NY 12603
Phone _____
Phone (845) 454-4400
Name of Surveyor Jonathan Verderber, P.L.S.
Address: C.T. Male Associates (same as above)
Phone: same as above

16.53 acres, plus 3.375 acres of lands
under water (19.91 acres total).

PROPERTY:

Subdivision Name Lot Line Realignment - 20 & 26 Beaver Lake
Property lies in RC10. RR3. RE1. BV1/2. BH1/2
Location (Road) 20 & 26 Beaver Lake Road
Any part in flood hazard area? No ___ Yes X
Olive Tax Map # 53.4 Block 3 Lot 33.110 (26 Beaver Lake Road - Owned by Oscar the 1st LLC)
53.4 Block 3 Lot 33.130 (20 Beaver Lake Road - Owned by ~~Hsiao~~/Berry)
Total Area of Property in Acres 26 Beaver Lake Rd. - 16.67 Acres
20 Beaver Lake Rd. - 4.8 Acres
Total Lots 2
A list of names and addresses of abutting land owners is required with the maps.

5.0
Sketch Plan 3 Maps Required
Preliminary Plan 4 Maps Required
Final Plan 7 Maps Required & Linen

OWNER(S) Mercedes Velasco
Signature(s)
Mercedes Velasco - Oscar the 1st LLC
OWNER(S) Andres Consuegra
Signature(s)
Andres Consuegra - Oscar the 1st LLC

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

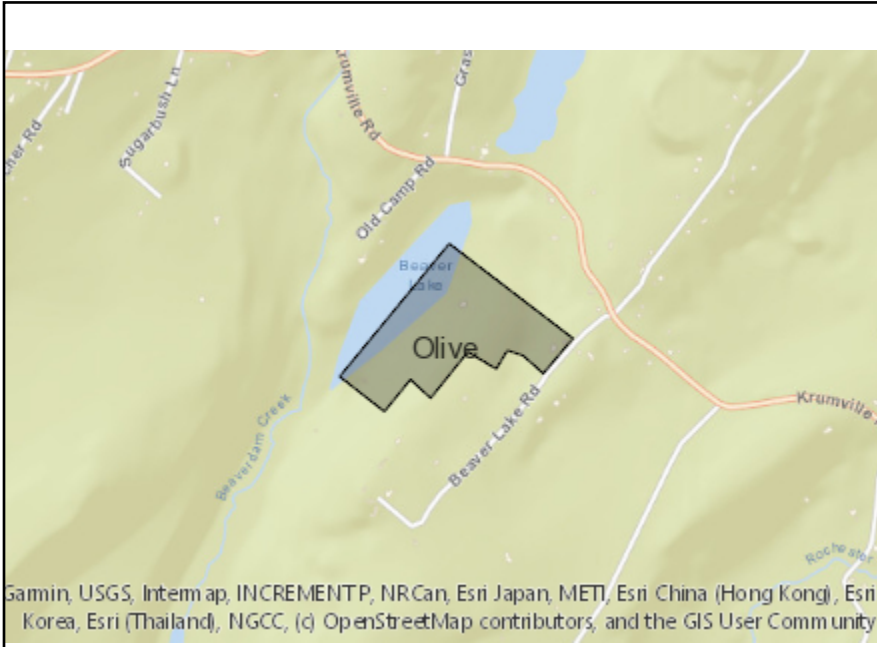
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Name of Action or Project: Lot Line Realignment - 20 & 26 Beaver Lake Road			
Project Location (describe, and attach a location map): 20 & 26 Beaver Lake Road, Town of Olive, Ulster County, New York			
Brief Description of Proposed Action: The 26 Beaver Lake property (SBL No. 53.4-3-33.110) is an approximately 19.91-acre lot (16.53 acres, inclusive of 3.375 acres of lands under water) owned by Oscar the 1st LLC The individuals under Oscar the 1st LLC are Mr. Andres Consuegra and Mercedes Velasco, active residents of the property. The 20 Beaver Lake property (SBL No. 53.4-3-33.130) is an approximately 5-acre lot owned by Marianne Berry, active residents of the property. Both properties are in the R/R-3A and R/E-1A Districts. The property owners are seeking the lot line realignment in order to provide adequate separation distances from an existing shed, fence and heat pump at the 26 Beaver Lake property currently in close proximity to the property line. The land to be conveyed by the 20 Beaver Lake property owner (0.41 acres) will allow for the owners of the 26 Beaver Lake property to have adequate space to maneuver around and maintain these structures without hindering the adjoining property.			
Name of Applicant or Sponsor: Oscar the 1st, LLC		Telephone: 305-761-1731 E-Mail: merc1@me.com; andy@webbbanks.com	
Address: 26 Beaver Lake Road			
City/PO: Town of Olive		State: New York	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 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? _____ 24.91 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? _____ 24.91 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 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			

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? Town of Olive does not have a 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 <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 checked="" type="checkbox"/> <input checked="" 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 <input 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. Lot line realignment will not warrant the use of additional utilities. _____	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. Lot line realignment will not warrant the use of additional utilities. _____	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 type="checkbox"/>	YES <input type="checkbox"/> <input checked="" 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: _____ _____ _____	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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" 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"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p style="text-align: right;">Rev. 1/29/2023</p> <p>Applicant/sponsor/name: <u>Rosaura Andujar-McNeil, P.E. on behalf of Oscar the 1st LLC</u> Date: <u>12/20/2022 (R. 3/21/23)</u></p> <p>Signature: <u><i>Rosaura Andujar-McNeil</i></u> Title: <u>Engineer</u></p>		



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.



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