



Town of Olive Planning Board Transmittal

Date: March 17, 2023

Client Name: Estate of Clarke H. Ulmer

Our file # 12-220127-00

Enclosed please find the following documents for submission:

- Subdivision application
- Lot Line Adjustment Checklist
- Short Environmental Assessment Form
- 2 Copies Full list of names and address of adjoining owners
- 2 Sets of stamped, addressed envelopes
- Letter of agent to represent owner
- 7 Copies of Lot Line Adjustment Map

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TOWN OF OLIVE PLANNING BOARD
APPLICATION FOR SUBDIVISION

No. _____

P.O. BOX 180
WEST SHOKAN, NY 12481

Date March 03, 2023

LOT LINE ADJUSTMENT OF LANDS OF ESTATE OF CLARKE H. ULMER, SR.

APPLICANT:

Name of Owner ESTATE OF CLARKE H. ULMER Name of Representative Richard C. Brooks, L.S.
 Address c/o Christina Ruschil, executor Address Control Point Associates
22 Autumn Ridge Court 11 Main Street
Katonah, NY 10536 Highland, NY 12528
 Phone 914-715-3590 Phone 845-691-7339
 Name of Surveyor Richard C. Brooks Address: 11 Main St. Highland NY 12528
 Phone: 691-7339

PROPERTY:

Subdivision Name Estate of Clarke H. Ulmer, Sr., Property lies in RC10, RR3, RE1, BV1/2, BH1/2
 Location (Road) 3946-3950 Route 28 Any part in flood hazard area? No X Yes _____
 Olive Tax Map # 36.4 Block 1 Lot 39.200, 40, 44
 Total Area of Property in Acres 5.13 acres Total Lots Three lots becoming 2 lots
 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) [Signature] Signature(s)
Richard C. Brooks, L.S. Agent

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 Estate of Clarke H. Ulmer, Sr. # _____

SECTION 133-28 - SKETCH PLAN

- 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 jperry.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 _____

Short Environmental Assessment Form

Part 1 - Project Information

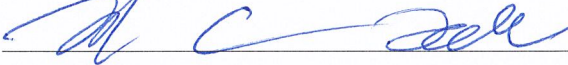
Instructions for Completing

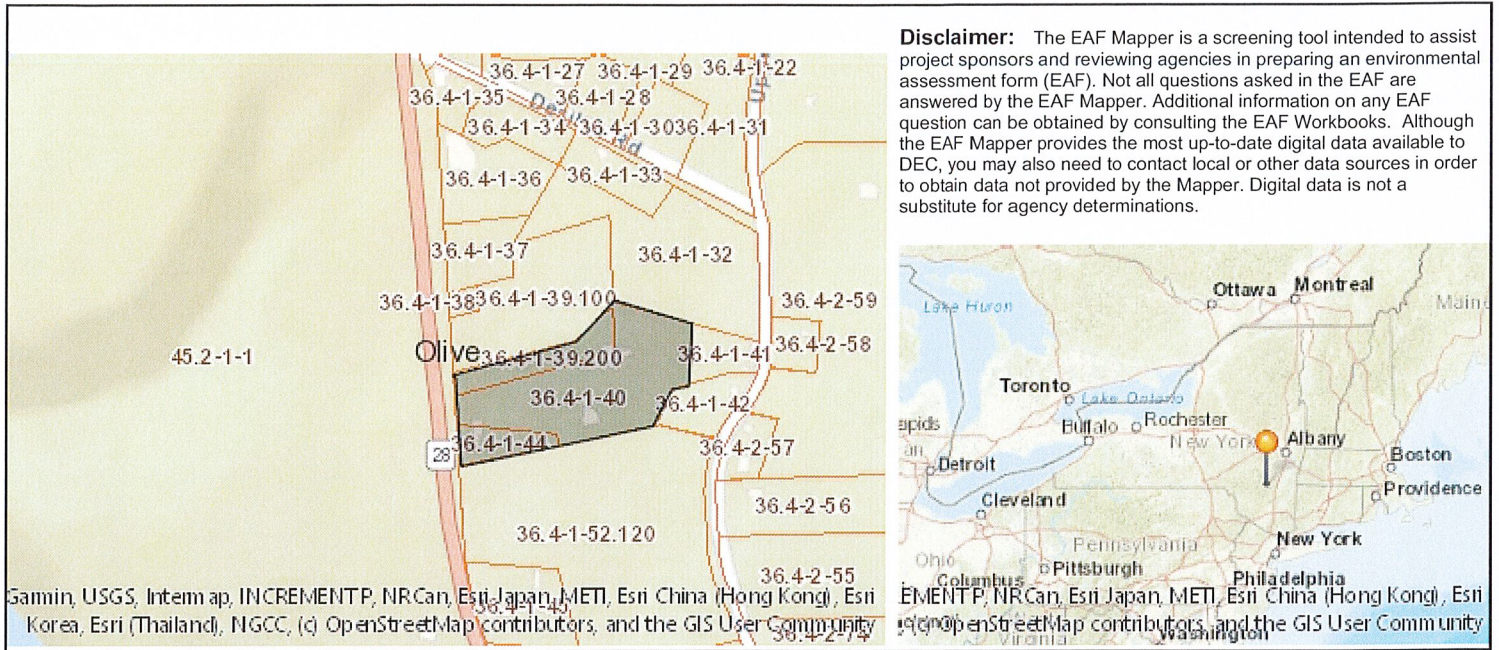
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 Revision of Lands of Clarke H. Ulmer, Sr.				
Project Location (describe, and attach a location map): 3946-3950 Route 28, Town of Olive Approximately 3000 feet southerly of Route 28A				
Brief Description of Proposed Action: Lot Line revisions between three contiguous parcels of land to create two more conforming lots. Lot 1 will be 0.59 acres with a single family residence, and lot #2 will be a 4.54 acre lot with two residences and accessory buildings. Area variances as outlined on the map were granted by the Town of Olive Zoning Board of Appeals on March 02, 2023.				
Name of Applicant or Sponsor: Control Point Associates, Inc. PC Richard C. Brooks, L.S.		Telephone: 845-691-7339 E-Mail: rbrooks@cpasurvey.com		
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 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: Town of Olive Zoning Board of Appeals area variances			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		5.13 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?		33+- 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 checked="" 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 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"/>	YES <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: Not applicable - no construction proposed	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Individual wells are in place on both lots	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Individual septic systems are in place on both lots	NO <input type="checkbox"/>	YES <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?	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: _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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 checked="" 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? Bald Eagle	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, 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"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Control Point Associates - Richard C. Brooks, L.S.</u> Date: <u>March 05, 2023</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.

Garmin, USGS, Intermap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) 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]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



LETTER OF AGENT

I, Christina Ruschil, am the Executrix of the Estate of Clarke H. Ulmer, owner of three properties located on NYS Route 28 in the Town of Olive, Tax Map Designation Section 36.4, Block 1, Lots 39.200, 40 and 44.

I hereby authorize the firm of Control Point Associates, Inc PC to act as my agent to represent my interest in applying to the Town of Olive Planning Board and Town of Olive Zoning Board of Appeals for required area variances and Lot Line Adjustment to realign the three parcels into two new parcels.

Signature:

Christina Ruschil, EXE

Date:

2-21-23

Print name

Christina Ruschil, EXE

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Control Point Associates, Inc. P.C. is pleased to announce the acquisition of Brooks & Brooks Land Surveyors, P.C.





March 05, 2023

Letter of Intent
Lot Line Revision of Lands of
Estate of Clarke H. Ulmer, Sr.

The Estate of Clarke H. Ulmer is seeking a Lot Line Revision between three contiguous parcels of land located at 3940-3950 Route 28, approximately 3,000 feet (0.55 mile) southerly of the intersection with Route 28A in Boiceville.

The proposed action seeks to reduce the number of lots from three to two and will realign the existing lot lines to substantially conform with current zoning regulations. There are currently several non-conformities and encroachments on the individual lots which will be resolved as a result of the Lot Line Revision. Area variances were granted by the Town of Olive Zoning Board of Appeals on March 02, 2023 for the lot depth and front yard setbacks that could not be met due to the locations of existing structures.

The resultant lots will be a 0.59 acre parcel with existing house and shed, and a 4.54 acre parcel with two dwellings and accessory buildings.

Thank you for your consideration of this application.

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