

APPLICATION FOR SUBDIVISION APPROVAL  
TOWN OF FALLSBURG  
FORM 92A

*Office  
copy*

Name of Proposed Development: \_\_\_\_\_

Applicant Name, Address, Phone

Architect/Engineer/Surveyor  
Name, Address, Phone

Edward PATTISON  
3732 Olinville Ave  
Bx NY 10467  
347-622-2328

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Owner (if different proxy form is needed): \_\_\_\_\_

Ownership Intentions: Reduce my tax Burden

Location of Site: 63 Meyerhoff Rd HURLEYVILLE NY 12747

Tax Map Description: SBL : 26.7-S Zoning District: \_\_\_\_\_

Total Acres of Subdivision: 82.4 Total # of Lots: 1

Will Development Be Phased? NA SEQRA: Short Form: \_\_\_\_\_ Long Form: \_\_\_\_\_

FEE SCHEDULE: ALL FEES MUST BE PAID PRIOR TO APPEARANCE

Conceptual Review (optional):

Preliminary Approval: Simple \$100.00 review plus \$50 per lot Amount: \$ \_\_\_\_\_

Major \$100.00 review plus \$100 per lot Amount: \$ \_\_\_\_\_

Final Approval: \$100.00 review plus \$50 per lot Amount: \$ \_\_\_\_\_

Major \$100.00 review plus \$100 per lot Amount: \$ \_\_\_\_\_

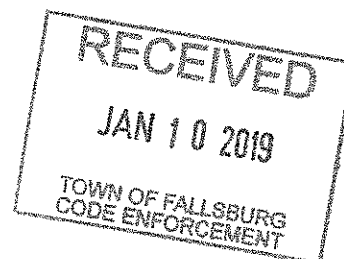
(Ten (12) Sets of Information, i.e. plans, SEQRA are required)

STIPULATIONS THAT MUST APPEAR ON ALL SUBDIVISION MAPS:

1. There will be no further subdivision without Town of Fallsburg Planning Board Approval.
2. Percolation test locations and results (if percolation test results are poor, actual sewer design must be shown on the map).
3. (After field Verification) Utilities (Electric) are or are not available to each lot.
4. Each homeowner shall be provided with a copy of the approved subdivision map.
5. Where future property owners propose to relocate septic systems in excess of 200 feet away from the plan locations shown on this sheet, an additional percolation test and deep test pit shall be performed by the Engineer in the new location, with the results submitted to the Town of Fallsburg Building Department prior to issuance of a building permit.

Technical Review Completed \_\_\_\_\_

Where needed, consultation with County, State and Federal  
Agencies \_\_\_\_\_



617.20  
Appendix B  
Short Environmental Assessment Form

**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: <div style="text-align: center; font-family: cursive;">Tax Burden Reduction</div>							
Project Location (describe, and attach a location map): <div style="text-align: center; font-family: cursive;">Prince Road Hurleyville NY      See attachment A + B</div>							
Brief Description of Proposed Action: <div style="text-align: center; font-family: cursive;">decrease tax Burden by selling 1-82 acres of land</div>							
Name of Applicant or Sponsor: <div style="text-align: center; font-family: cursive;">Edward Paltan</div>		Telephone: 347-622-2308 E-Mail: EPALTAN@AOL.COM					
Address: <div style="text-align: center; font-family: cursive;">3730 Oliveville Ave</div>							
City/PO: <div style="text-align: center; font-family: cursive;">Bronx</div>		State: <div style="text-align: center; font-family: cursive;">NY</div>	Zip Code: <div style="text-align: center; font-family: cursive;">10467</div>				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		106- acres					
b. Total acreage to be physically disturbed?		82 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		106 acres					
4. Check all land uses that occur on, adjoining and 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 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, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	N/A <input checked="" 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) 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 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? If the proposed action will exceed requirements, describe design features and technologies: _____	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: <u>well water</u>	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: <u>not being used for housing</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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 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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <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? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <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"/> NO <input type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: Edward Patterson Date: 1/8/19

Signature: Edward Patterson

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance.** The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<div style="display: flex; justify-content: space-between;"> <div> <p>_____ Name of Lead Agency</p> <p><u>Edward Pattison</u> Print or Type Name of Responsible Officer in Lead Agency</p> <p><u>Edward Patti</u> Signature of Responsible Officer in Lead Agency</p> </div> <div> <p><u>1/9/19</u> Date</p> <p><u>Property Owner</u> Title of Responsible Officer</p> <p>_____ Signature of Preparer (if different from Responsible Officer)</p> </div> </div>	



## Description of property

Beginning at a point in the center of travelled way of the Prince Road the following course and distances: S.  $26^{\circ} 51' 28''$  W. 3208.8 feet, S.  $66^{\circ} 09' 42''$  E. 1211.90 feet and N.  $26^{\circ} 54' 35''$  E. 2438.00 feet, N.  $60^{\circ} 50' 00''$  W. 64.87 feet, N.  $66^{\circ} 59' 05''$  W. 152.17 feet,  $63^{\circ} 36' 35''$  W. 108.73 feet, N.  $57^{\circ} 44' 47''$  W. 101.21 feet, N.  $48^{\circ} 22' 41''$  W. 61.70 feet, N.  $35^{\circ} 23' 38''$  W. 280.13 feet, N.  $37^{\circ} 46' 29''$  W. 181.07 feet, N.  $33^{\circ} 24' 50''$  W. 245.04 feet N.  $41^{\circ} 42' 24''$  W. 110.24 feet.

attachment B

Assessor's Office  
Town of Fallsburg

THIS YEAR 2014

NEXT YEAR \_\_\_\_\_

PARCEL CHANGES

New \_\_\_\_\_ Change ☒

Date: 4/16/14 Merge # 14032

SBL#: 26-1-5

NAME: Pattison, Edward F Jr.

Prior Assessment: Land 23,400 Total 135,500

Current Assessment Land 100,000 Total 212,100

Equalization Increase 76,600

Equalization Decrease \_\_\_\_\_

Physical Increase \_\_\_\_\_

Physical Decrease \_\_\_\_\_

Classification \_\_\_\_\_

Property Size 107.68

Exemption Code \_\_\_\_\_ Amt \_\_\_\_\_ Pct \_\_\_\_\_ Int \_\_\_\_\_ Term \_\_\_\_\_

Sewer Units \_\_\_\_\_ FD \_\_\_\_\_ GB \_\_\_\_\_ School \_\_\_\_\_

WD \_\_\_\_\_ LT \_\_\_\_\_ PD \_\_\_\_\_

SCANNED

APR 23 2014

COMMENTS: Combined 26-1-5 with 26-1-1.2

Data Collector

Requested By: (1) Assessor, (2) Town, (3) Deputy Assessor, (4) B.D, (5) CO, (6) CEO, (7) W.D.

COMMENTS: \_\_\_\_\_

Computer 4/16/14  
File \_\_\_\_\_

Map \_\_\_\_\_  
Billing \_\_\_\_\_

Date Reviewed \_\_\_\_\_



SEE PLANS

IN FILE