



New Lebanon  
Planning/Zoning Clerk  
Received: 09.19.24

445 Hamilton Avenue, 14th Floor  
White Plains, New York 10601  
T 914 761 1300  
F 914 761 5372  
cuddyfeder.com

William S. Null, Esq,  
wnull@cuddyfeder.com

09.20.2024

BY EMAIL & OVERNIGHT

Ms. Elizabeth Brutsch, Chairperson, and  
Members of the Planning Board  
Town of New Lebanon Town Hall  
14755 Route 22 North  
New Lebanon, New York 12125

RE: West Family Land, LLC: Informal Conservation Subdivision  
Premises: 263 Chair Factory Road, New Lebanon, New York

Dear Chairperson Brutsch and Members of the Planning Board:

On behalf of West Family Land, LLC (the "Applicant"), the owner of property commonly known as 263 Chair Factory Road, New Lebanon, New York (the "Property"), we respectfully submit this letter outlining its next steps for the subdivision of the Property by seeking a Conservation Subdivision. As you know, the Property initially comprised approximately 316-acres.<sup>1</sup>

The Property is situated at the southeasterly end of the Town of New Lebanon and extends into the Town of Canaan, New York. A substantial portion of the Property is forested and is contemplated to remain in that condition. All existing buildings are situated in the Town of New Lebanon and the land in the Town of Canaan is vacant. The New Lebanon portion of the Property is classified in two (2) zoning districts - the RA-2 (Residential-Agricultural) District, and the RA-5 (Residential-Agricultural) District.

Importantly, West Family Land LLC acquired the 316-acres of land with investment by Dirt Capital Partners ([www.dirtpartners.com](http://www.dirtpartners.com)), which has considerable experience collaborating with farmers to help keep land in agricultural use and working with conservation groups to protect open spaces. The knowledge and experience of Dirt Capital Partners has enabled this project to move forward to this point. After the land was purchased, the Applicant sold the main house last year having improved it considerably.

Since that time, the Applicant improved most of the existing buildings, which were in various states of disrepair. The buildings are ready to be sold and are anticipated to be purchased for full-time occupancy, subject to the granting of a Conservation Subdivision creating the smaller lots and Open

---

<sup>1</sup> Tax Map No. 29.-1-20 & No. 39.-1-7 in the Towns of New Lebanon and Canaan, respectively



New Lebanon  
Planning/Zoning Clerk  
Received: 09.19.24

09.20.2024

Page 2

Space. As a result, West Family Land LLC is at an inflection point and is asking the Planning Board to approve a Conservation Subdivision.

For your review, we respectfully enclose a conceptual Land Planning Map, prepared by CLC entitled, "West Family LLC Property," that shows the eight (8) individual lots within the HOA Lot (shaded light blue) and bounds in red the areas to be subject to conservation easements, as follows:

- (1) A 16-acre Conservation Subdivision lot including:
  - a. A 13-plus acre lot to be commonly owned by a Homeowners' Association (the "HOA Lands") and designated as Open Space, which HOA would have the individual lot owners as Members; and
  - b. Two and a half acres of individual lots comprised of the following components:
    - i. Five (5) lots containing existing residential buildings on one-quarter (1/4) acre lots;
    - ii. The existing, vacant barn building on a one-half (1/2) acre lot;
    - iii. One (1) new 1/2-acre lot for single-family development; and
    - iv. The existing workshop building on a one-quarter (1/4) acre lot.
- (2) A 29-acre lot, much of which is forested and, if a Conservation Easement is able to be secured, it would remain undeveloped. In any event, there is no current proposal to subdivide this portion of Lot 3.

Other than the conversion of the vacant barn to use as a residence and the proposed construction of a new single-family house on the westerly side of Chair Factory Road within a new 1/2-acre lot to be carved-out from Lot 3, there is no other construction or development contemplated by this Conservation Subdivision. Therefore, consistent with the RA-2 District requirements, this proposed Conservation Subdivision would create 8-lots for the existing buildings on a 16-acre parcel of land meeting the average minimum acreage requirement of 2-acres per lot. Notably, the HOA Lands will consist of forest and fields on which no new houses, or structures will be allowed, other than agricultural uses by the Members.

As the Applicant has stated in prior submissions to the Town, West Family Land LLC is seriously pursuing conserving the remaining lands, if feasible. Over the past year-plus, the Applicant has been seeking financial support from organizations, such as Columbia Land Conservancy, New York State Department of Agriculture and Markets, and Scenic Hudson, to purchase conservation easements for the remaining approximately 275-acres of the Property. This goal likely will require using state and or federal conservation funds available for forest conservation (rather than farmland conservation). These funding sources have limited windows for funding and the monies available in 2024 are already awarded elsewhere.

The approval of a Conservation Subdivision would enable the Applicant to sell the 8-lots and to recover substantial funds that have been invested in renovating and upgrading the buildings and



New Lebanon  
Planning/Zoning Clerk  
Received: 09.19.24

09.20.2024

Page 3

property. The Applicant intends to sell the buildings and lots at reasonable and affordable prices and to restrict resale pricing, as well.

Prior to this Board granting Minor Subdivision Approval for the Property, the Applicant had advised this Board that it intended to sell Lot 4 and to return to the Board to obtain Conservation Subdivision Approval in a manner similar to the proposal described herein. The proposed layout for the Property was illustrated on the enclosed "Site Plan" (C-100), dated July 6, 2022, presented to the Planning Board. On August 17, 2022, the Planning Board approved a Minor Subdivision for the Property, as detailed on the enclosed Filed Map, signed by the Planning Board Chair on September 21, 2022, and filed on September 22, 2022 in the Office of the Columbia County Clerk. A copy of the August 17, 2022 Resolution granting Minor Subdivision Approval also is enclosed, which refers to the concept for development of the Property.

The Applicant previously submitted a Full Environmental Assessment Form ("Full EAF") in accordance with SEQRA to enable the Planning Board to conduct its SEQRA review based on more detailed information than may otherwise be required for a Minor Subdivision. A copy of the Full EAF is enclosed. Following its review of the Full EAF, the Planning Board adopted a Negative Declaration under SEQRA finding there to be no significant adverse environmental impact arising in connection with the proposed subdivision.

As noted, the Applicant's preservation of over 75% of the forested land aligns with the spirit and intent of the Conservation Subdivision provisions of the Town's Zoning Ordinance. Accordingly, we respectfully request the opportunity to meet with the Planning Board to discuss this Conservation Subdivision prior to submitting a formal Application, which will include an engineered Subdivision Plat as compared to the conceptual plan enclosed herewith. The conceptual plan is submitted to facilitate a discussion and to obtain input from this Board, so that the formal submission will reflect your comments.

Thank you for your consideration.

Respectfully yours,

A handwritten signature in blue ink, appearing to read "William S. Null".

William S. Null

Enclosures:

- Land Planning Map, prepared by CLC entitled, "West Family LLC Property;"
- "Site Plan" (C-100), dated July 6, 2022;
- Filed Map, filed on September 22, 2022 in the Office of the Columbia County Clerk;
- August 17, 2022 Resolution granting Minor Subdivision Approval; and
- Full EAF.


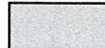
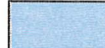
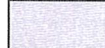
cc: (w/enclosures) Evan Thaler-Null; West Family Land, LLC; and Stephanie Ferradino, Esq.

New Lebanon  
Planning/Zoning Clerk  
Received: 09.19.24

# West Family LLC

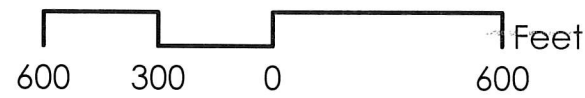
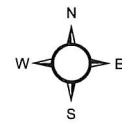
Towns of Canaan and  
New Lebanon, NY  
292.66 +/- acres

## Proposed Land Planning Map

-  Proposed Conservation Easement Area
-  HOA Current Portion of Lot 3
-  Remainder of Lot 3
-  HOA House Lots

### Land Planning Zones

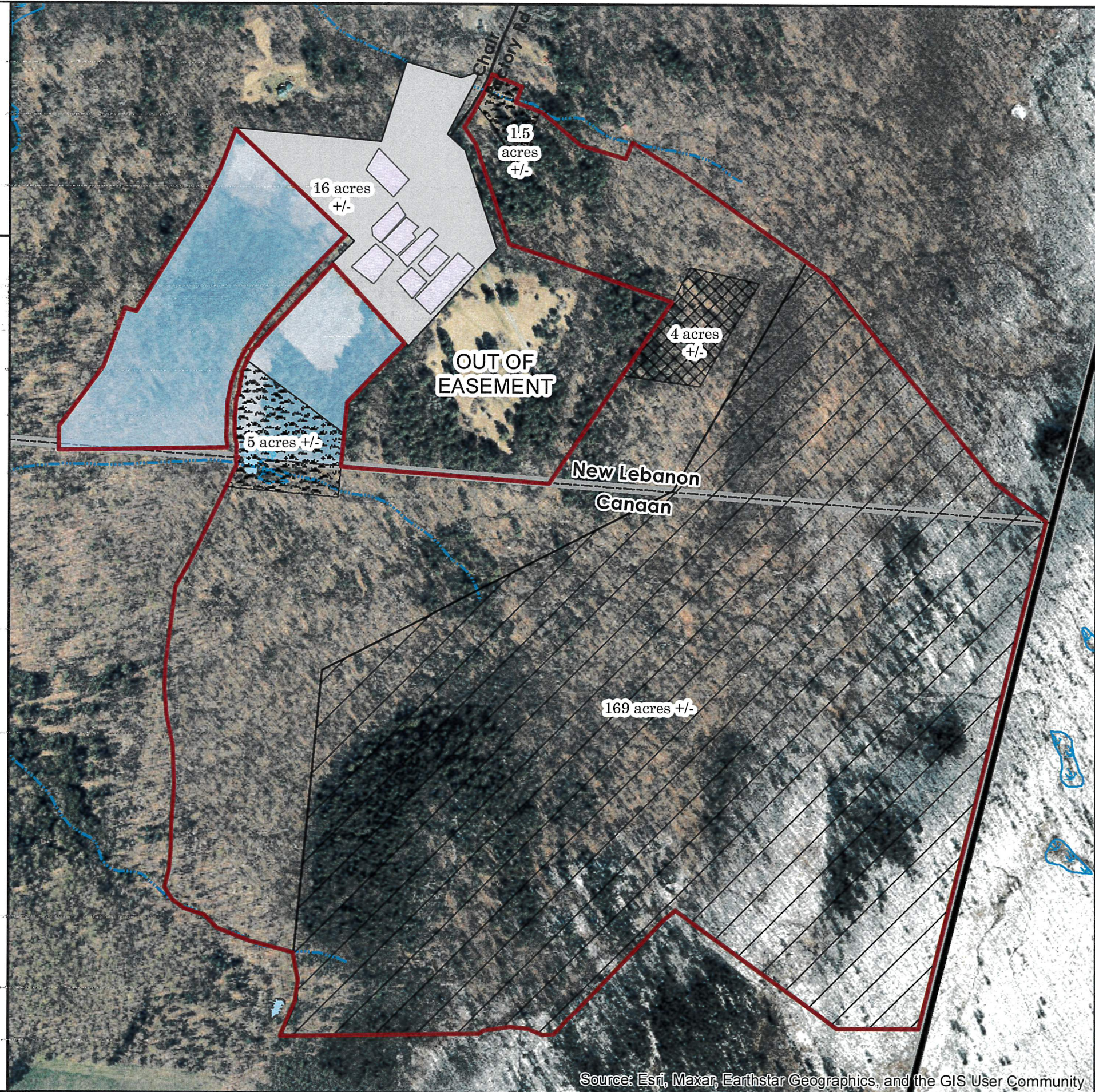
-  Acceptable Development Area
-  Limited Use Rural Enterprise Area
-  Resource Protection Area
-  Streams
-  NWI Wetlands
-  Freshwater Pond/Lake
-  Municipalities



Map created 9/27/2023 by:

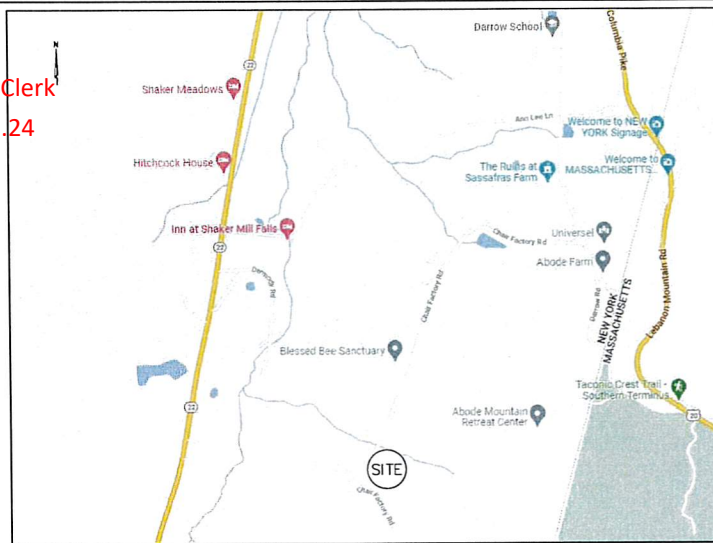


Updated: 8/9/2024



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

New Lebanon  
 Planning/Zoning Clerk  
 Received: 09.19.24



LOCATION MAP  
 SCALE: NONE

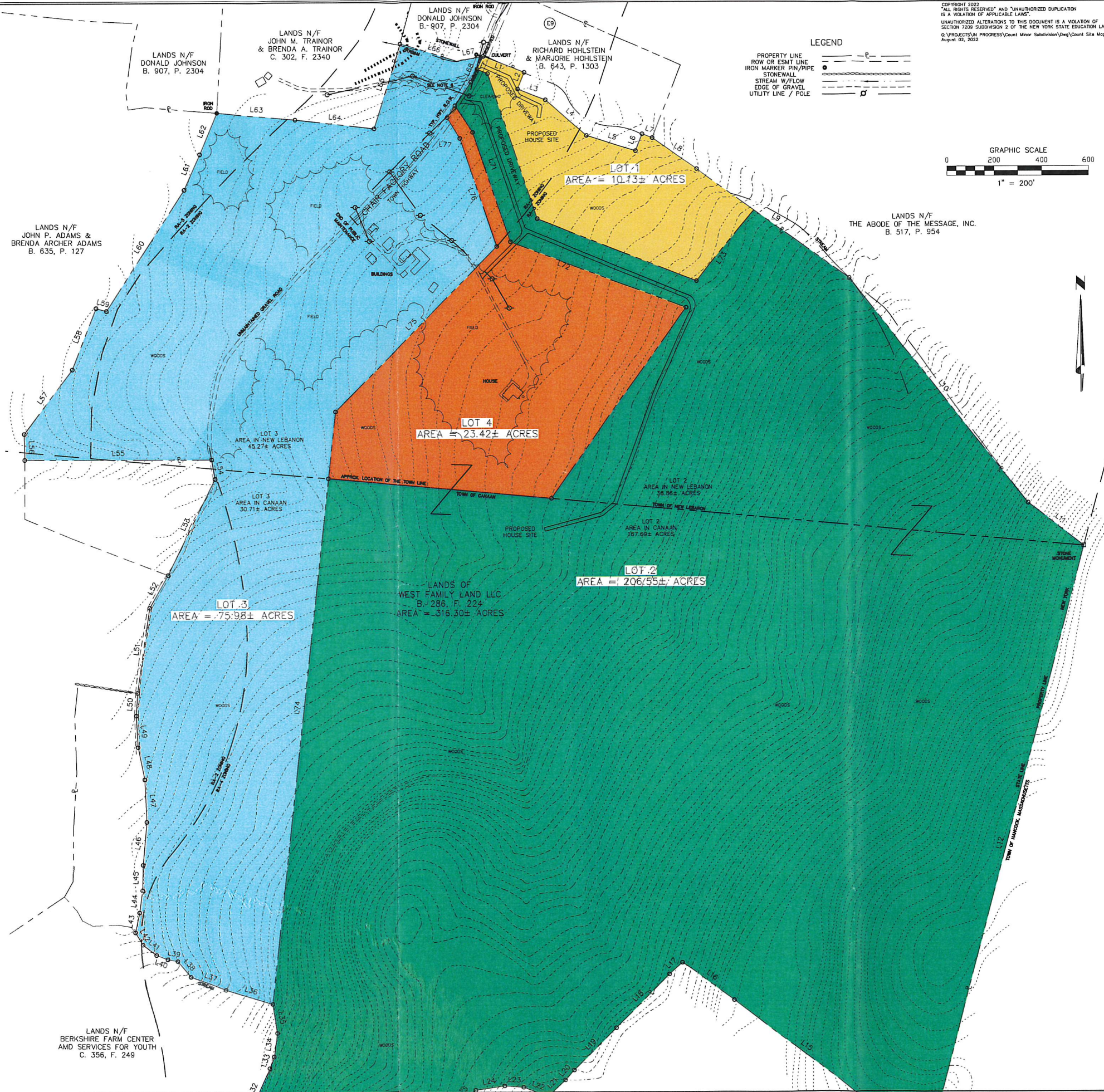
TOWN OF NEW LEBANON ZONING NOTE:  
 ALL AREAS SHOWN HEREON ARE ZONED EITHER  
 RESIDENTIAL AGRICULTURAL - 2 (RA-2)  
 MIN. LOT SIZE = 2 ACRE  
 MIN FRONT SETBACK = 75' (FROM CENTERLINE)  
 MIN. SIDE & REAR SETBACK = 50'  
 MIN. ROAD FRONTAGE = 60'  
 OR  
 RESIDENTIAL AGRICULTURAL - 5 (RA-5)  
 MIN. LOT SIZE = 5 ACRE  
 MIN FRONT SETBACK = 75' (FROM CENTERLINE)  
 MIN. SIDE & REAR SETBACK = 75'  
 MIN. ROAD FRONTAGE = 60'  
 AS ADOPTED JULY 14, 2020

NOTES:

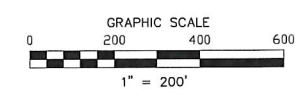
- MAPPING PREPARED BY FREDERICK J. HALEY PLS FROM AN ACTUAL FIELD SURVEY CONDUCTED IN FEBRUARY 2022.
- NORTH REFERENCE USED HEREON IS GRID NORTH PER THE NYS COORDINATE SYSTEM, NAD 83(2007).
- UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
- PARCEL SURVEYED IS SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO LANDS WITHIN THE BED OF CHAIR FACTORY ROAD, A TOWN HIGHWAY, AS SHOWN HEREON.
- GROUND CONTOURS SHOWN HEREON, IF ANY, ARE REFERENCED TO USGS MAPPING, ONLY.
- THE DRIVEWAY EXTENDING TO THE LANDS OF TRAINOR IS OUTSIDE IT'S DEED DESCRIBED BOUNDARIES BUT MAY BE ALONG WITH PRESCRIPTIVE RIGHTS.
- PARCEL SURVEYED IS SUBJECT TO UTILITY EASEMENTS IN FAVOR OF NYSE&G AND OTHERS FOR THE UTILITY POLES AND LINES SHOWN HEREON.
- PARCEL SURVEYED WITHOUT BENEFIT OF AND IS SUBJECT TO THE REVIEW OF A COMPLETE AND UP-TO-DATE ABSTRACT OF TITLE.
- AT THE TIME OF THIS SURVEY NO NEW PERCOLATION TESTS WERE PERFORMED, ANY PROSPECTIVE BUYER IS ON NOTICE THAT ANY NEW RESIDENTIAL BUILDING ON THE LOTS WILL REQUIRE HEALTH DEPARTMENT APPROVAL FOR THE DESIGN OF A SUITABLE SANITARY SYSTEM.
- PARCEL SURVEYED IS FURTHER REFERENCED TO THE TOWN OF NEW LEBANON TAX MAP PARCEL ID NO. 29-1-20 AND THE TOWN OF CANAAN TAX MAP PARCEL ID NO. 39-1-7

MAP REFERENCES:

- "ABODE VILLAGE SUBDIVISION, FINAL SUBDIVISION PLAN", DATED MARCH 4, 2008 AS PREPARED BY CLARK ENGINEERING & SURVEYING, P.C. AND AS FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 08-76
- "SURVEY OF PROPERTY OF FREDERICK C. BOUGHTON, JR. AND HOLLY J. BOUGHTON", DATED MARCH 21, 2000 AS PREPARED BY ALVIN B. HUEHNEL, L.S. AND AS FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 00-63
- "SURVEY AND MAP OF A PORTION OF THE LAND OF FRANCIS AND HELEN E. TRAINOR", DATED SEPTEMBER 8, 1992 REVISED TO MAY 14, 1997 AS PREPARED BY FRANK F. AMBROSIO, L.S. AND AS FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 97-104



LEGEND  
 PROPERTY LINE  
 IRON OR IRON LINE  
 IRON MARKER PIN/PIPE  
 STONEWALL  
 STREAM W/FLOW  
 EDGE OF GRAVEL  
 UTILITY LINE / POLE



LANDS N/F  
 THE ABODE OF THE MESSAGE, INC.  
 B. 517, P. 954

COPYRIGHT 2022  
 "ALL RIGHTS RESERVED" AND "UNAUTHORIZED DUPLICATION  
 IS A VIOLATION OF APPLICABLE LAWS".  
 UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF  
 SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW  
 G:\PROJECTS\IN PROGRESS\Court Minor Subdivision\Draw\Count Site Map.dwg  
 August 02, 2022

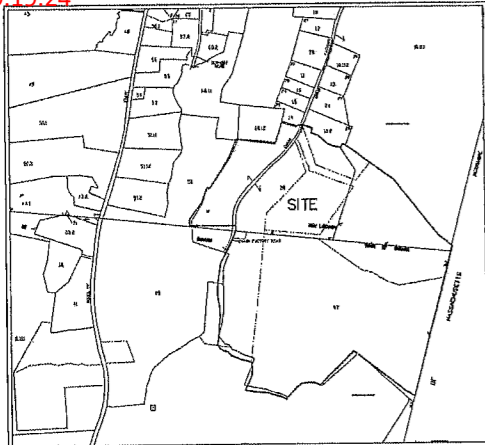
DERRICK D. GARDNER, P.E.  
 55 BARBARA WAY  
 STEPHENTOWN, NY 12168  
 518-429-3819



TAX MAP #29-1-20 & #39-1-7  
 CHAIR FACTORY ROAD  
 WEST FAMILY LAND LLC.  
 MINOR SUBDIVISION  
 TOWN OF NEW LEBANON & CANAAN, COLUMBIA COUNTY, NEW YORK

REVISIONS:	
NO.	DATE

SCALE: 1" = 200'	PROJECT NO. 2002203
DRAWN BY: DGG	DRAWING NAME 2002203-C100.DWG
CHECKED BY: DGG	DRAWING NO. C100
APPROVED BY: DGG	
TITLE SITE PLAN	



LOCATION MAP  
 TOWN OF NEW LEBANON & TOWN OF CANAAN TAX MAPS  
 SCALE: NONE

**TOWN OF NEW LEBANON ZONING NOTE:**  
 ALL AREAS SHOWN HEREON ARE ZONED EITHER RESIDENTIAL AGRICULTURAL - 2 (RA-2)  
 MIN. LOT SIZE = 2 ACRE  
 MIN. FRONT SETBACK = 75' (FROM CENTERLINE)  
 MIN. SIDE & REAR SETBACK = 50'  
 MIN. ROAD FRONTAGE = 60'  
 OR  
 RESIDENTIAL AGRICULTURAL - 5 (RA-5)  
 MIN. LOT SIZE = 5 ACRE  
 MIN. FRONT SETBACK = 75' (FROM CENTERLINE)  
 MIN. SIDE & REAR SETBACK = 75'  
 MIN. ROAD FRONTAGE = 60'  
 AS ADOPTED JULY 14, 2020

LANDS N/F  
 JOHN P. ADAMS &  
 BRENDA ARCHER ADAMS  
 B. 635, P. 127

LANDS N/F  
 DONALD JOHNSON  
 B. 907, P. 2304

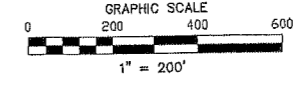
LANDS N/F  
 JOHN M. TRAINOR  
 & BRENDA A. TRAINOR  
 C. 302, F. 2340

LANDS N/F  
 DONALD JOHNSON  
 B. 907, P. 2304

LANDS N/F  
 RICHARD HOHLSTEIN  
 & MARJORIE HOHLSTEIN  
 B. 643, P. 1303

**LEGEND**

- PROPERTY LINE
- ROW OR ESMT LINE
- IRON MARKER PIN/PIPE
- STONEWALL
- STREAM W/FLOW
- EDGE OF GRAVEL
- UTILITY LINE / POLE



LANDS N/F  
 THE ABODE OF THE MESSAGE, INC.  
 B. 517, P. 954

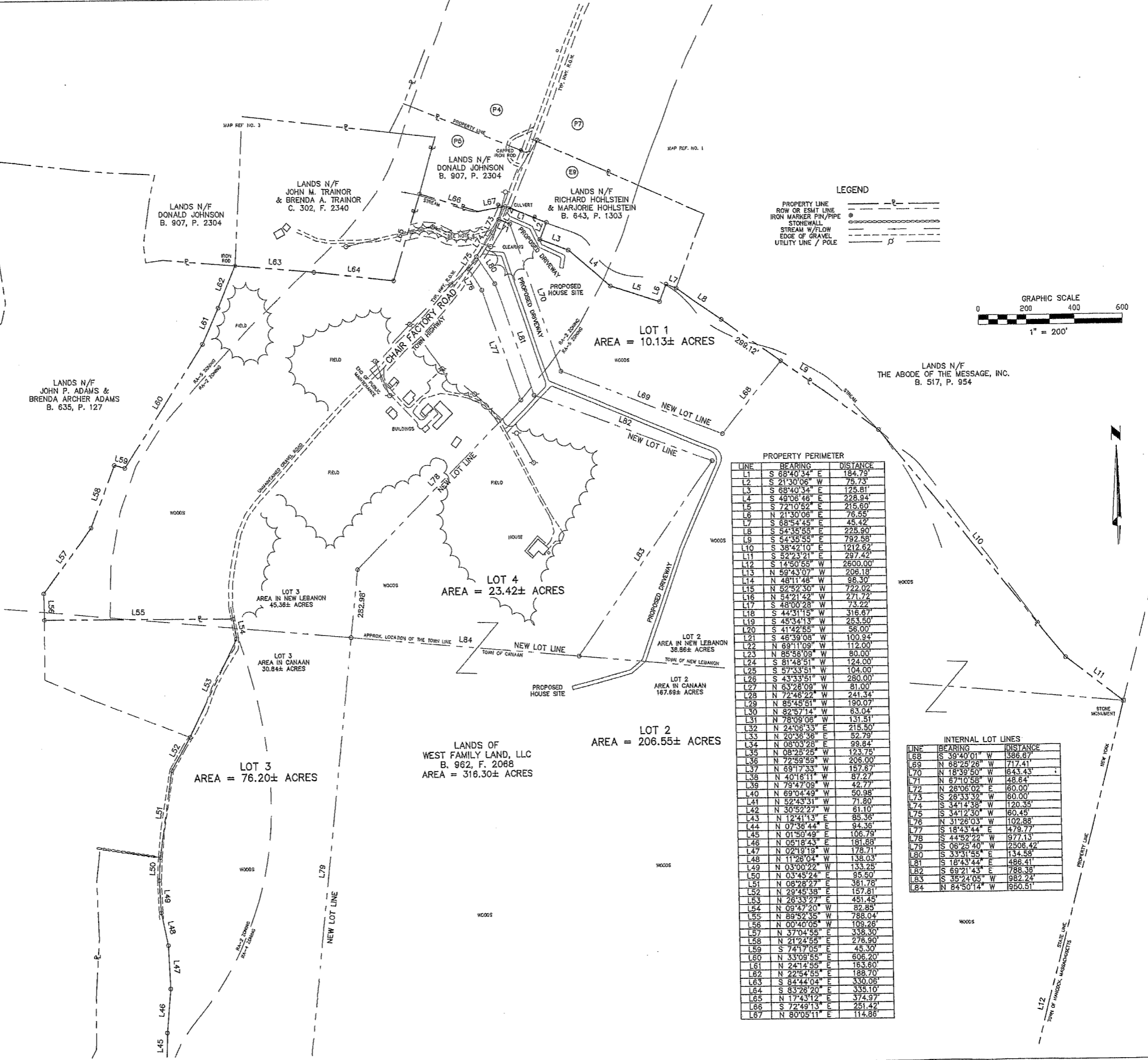
**PROPERTY PERIMETER**

LINE	BEARING	DISTANCE
L1	S 68°40'34" E	184.79'
L2	S 21°30'08" W	75.73'
L3	S 68°40'34" E	125.81'
L4	S 49°04'26" E	228.94'
L5	S 72°10'52" E	215.60'
L6	N 21°30'08" E	76.55'
L7	S 68°54'45" E	45.42'
L8	S 54°35'55" E	225.90'
L9	S 54°35'55" E	792.58'
L10	S 38°42'10" E	1212.62'
L11	S 52°33'21" E	297.42'
L12	S 14°50'55" W	2600.00'
L13	N 59°43'07" W	206.18'
L14	N 48°11'48" W	98.30'
L15	N 52°52'30" W	722.02'
L16	N 54°21'22" W	271.72'
L17	S 48°00'28" W	73.52'
L18	S 42°31'13" W	316.67'
L19	S 45°34'13" W	253.50'
L20	S 41°42'55" W	56.00'
L21	S 46°39'08" W	100.94'
L22	N 69°11'09" W	112.00'
L23	N 85°56'09" W	80.00'
L24	S 81°48'51" W	124.00'
L25	S 57°53'51" W	104.00'
L26	S 33°33'51" W	280.00'
L27	N 63°28'09" W	81.00'
L28	N 72°46'22" W	241.34'
L29	N 85°46'51" W	190.07'
L30	N 82°57'14" W	63.04'
L31	N 78°09'06" W	131.51'
L32	N 24°36'33" E	215.50'
L33	N 20°36'36" E	32.79'
L34	N 08°03'28" E	99.84'
L35	N 08°25'25" W	123.75'
L36	N 72°58'59" W	205.00'
L37	N 69°17'33" W	157.67'
L38	N 40°16'11" W	87.27'
L39	N 79°47'09" W	42.77'
L40	N 69°04'49" W	50.98'
L41	N 62°43'31" W	71.80'
L42	N 30°52'27" W	61.10'
L43	N 12°41'13" E	85.38'
L44	N 07°36'44" E	94.36'
L45	N 01°50'49" E	106.79'
L46	N 05°18'43" E	181.89'
L47	N 02°19'19" E	178.71'
L48	N 11°28'04" W	138.03'
L49	N 03°00'22" W	133.28'
L50	N 03°45'24" E	95.50'
L51	N 08°28'27" E	361.78'
L52	N 29°45'38" E	157.81'
L53	N 26°33'27" E	451.45'
L54	N 09°14'19" W	32.85'
L55	N 88°52'58" W	788.04'
L56	N 00°40'05" W	109.28'
L57	N 37°04'58" E	338.30'
L58	N 21°24'56" E	276.90'
L59	S 74°17'05" E	45.30'
L60	N 33°09'56" E	606.20'
L61	N 24°14'59" E	163.60'
L62	N 22°54'55" E	183.70'
L63	S 84°44'04" E	330.06'
L64	S 83°26'20" E	335.10'
L65	N 17°43'12" E	374.97'
L66	S 72°49'13" E	251.42'
L67	N 80°05'11" E	114.86'

**INTERNAL LOT LINES**

LINE	BEARING	DISTANCE
L68	S 39°40'01" W	386.67'
L69	N 68°25'26" W	717.41'
L70	N 18°39'50" W	643.43'
L71	N 67°10'58" W	48.64'
L72	N 28°06'02" E	60.00'
L73	S 26°33'32" W	60.00'
L74	S 34°14'38" W	120.35'
L75	S 34°12'30" W	80.45'
L76	N 31°26'03" W	102.86'
L77	S 18°43'44" E	479.77'
L78	S 44°52'22" W	977.13'
L79	S 06°25'40" W	2508.42'
L80	S 33°31'55" E	134.58'
L81	S 18°43'44" E	486.41'
L82	S 65°21'43" E	788.36'
L83	S 35°24'05" W	952.24'
L84	N 84°50'14" W	950.51'

- NOTES:**
- MAPPING PREPARED BY FREDERICK J. HALEY PLS FROM AN ACTUAL FIELD SURVEY CONDUCTED IN FEBRUARY 2022.
  - NORTH REFERENCE USED HEREON IS GRID NORTH PER THE NYS COORDINATE SYSTEM, NAD 83(2007).
  - UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
  - PARCEL SURVEYED IS SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO LANDS WITHIN THE BED OF CHAIR FACTORY ROAD, A TOWN HIGHWAY, AS SHOWN HEREON.
  - GROUND CONTOURS SHOWN HEREON, IF ANY, ARE REFERENCED TO USGS MAPPING, ONLY.
  - THE DRIVEWAY EXTENDING TO THE LANDS OF TRAINOR IS OUTSIDE ITS DEED DESCRIBED BOUNDARIES BUT MAY BE ALONG WITH PRESRIPTIVE RIGHTS.
  - PARCEL SURVEYED IS SUBJECT TO UTILITY EASEMENTS IN FAVOR OF NYSE&G AND OTHERS FOR THE UTILITY POLES AND LINES SHOWN HEREON.
  - PARCEL SURVEYED WITHOUT BENEFIT OF AND IS SUBJECT TO THE REVIEW OF A COMPLETE AND UP-TO-DATE ABSTRACT OF TITLE.
  - AT THE TIME OF THIS SURVEY NO NEW PERCOLATION TESTS WERE PERFORMED, ANY PROSPECTIVE BUYER IS ON NOTICE THAT ANY NEW RESIDENTIAL BUILDING ON THE LOTS WILL REQUIRE HEALTH DEPARTMENT APPROVAL FOR THE DESIGN OF A SUITABLE SANITARY SYSTEM.
  - PARCEL SURVEYED IS FURTHER REFERENCED TO THE TOWN OF NEW LEBANON TAX MAP PARCEL ID NO. 29-1-20 AND THE TOWN OF CANAAN TAX MAP PARCEL ID NO. 39-1-7
- MAP REFERENCES:**
- "ABODE VILLAGE SUBDIVISION, FINAL SUBDIVISION PLAN", DATED MARCH 4, 2008 AS PREPARED BY CLARK ENGINEERING & SURVEYING, P.C. AND AS FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 08-76
  - "SURVEY OF PROPERTY OF FREDERICK C. BOUGHTON, JR. AND HOLLY J. BOUGHTON", DATED MARCH 21, 2000 AS PREPARED BY ALVIN B. HUEHNEL, L.S. AND AS FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 00-83
  - "SURVEY AND MAP OF A PORTION OF THE LAND OF FRANCIS AND HELEN E. TRAINOR", DATED SEPTEMBER 8, 1992 REVISED TO MAY 14, 1997 AS PREPARED BY FRANK F. AMBROSIO, L.S. AND AS FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 97-104
  - "CHAIR FACTORY ROAD WEST FAMILY LAND LLC. MINOR SUBDIVISION, SITE PLAN", AS PREPARED BY DERRICK D. GARDNER, P.S. AND AS APPROVED BY THE TOWN OF NEW LEBANON PLANNING BOARD



**NOTES :**

---



---



---



---



---



---



---



---



---



---



**FREDERICK J. HALEY PLS LLC**  
 1218 STATE ROUTE 43  
 STEPHENTOWN, NY 12169  
 Tel: (518) 577-5044  
 email: frederickhaley@hotmail.com

**CLIENT:**

**OWNER INFORMATION:**  
 WEST FAMILY LAND, LLC  
 32 MAIN STREET, SUITE 203A  
 CHATHAM, NY 12037

**DEED INFORMATION:**  
 BOOK 962, P. 2068  
 DEED DATED MAY 13, 2022

**PLANNING BOARD**  
 TOWN OF NEW LEBANON  
*Elizabeth Austick*  
 CHAIR  
 SEP 21 2022

**PROJECT TITLE:**

**LANDS OF WEST FAMILY LAND, LLC**

**CHAIR FACTORY ROAD**  
**NEW LEBANON & CANAAN**  
**NEW YORK**

**SHEET TITLE:**

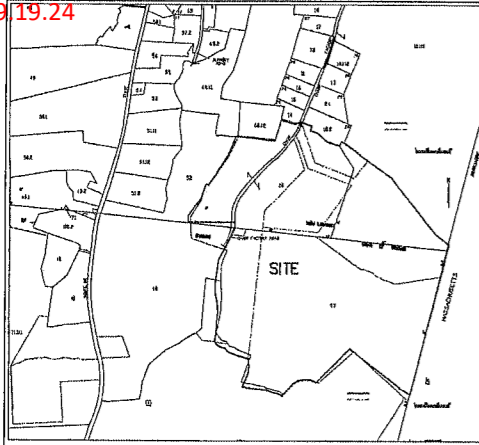
**MINOR SUBDIVISION PLAN**

**SCALE: 1"=200'**

**SHEET 1 OF 2**

**DATE: SEPTEMBER 16, 2022**

**PROJ. NO. COUNT NEW LEBANON**  
**CAD FILE NAME : COUNT SUBDIVISION NEW LEBANON**  
**LAYOUT TAB: W01**



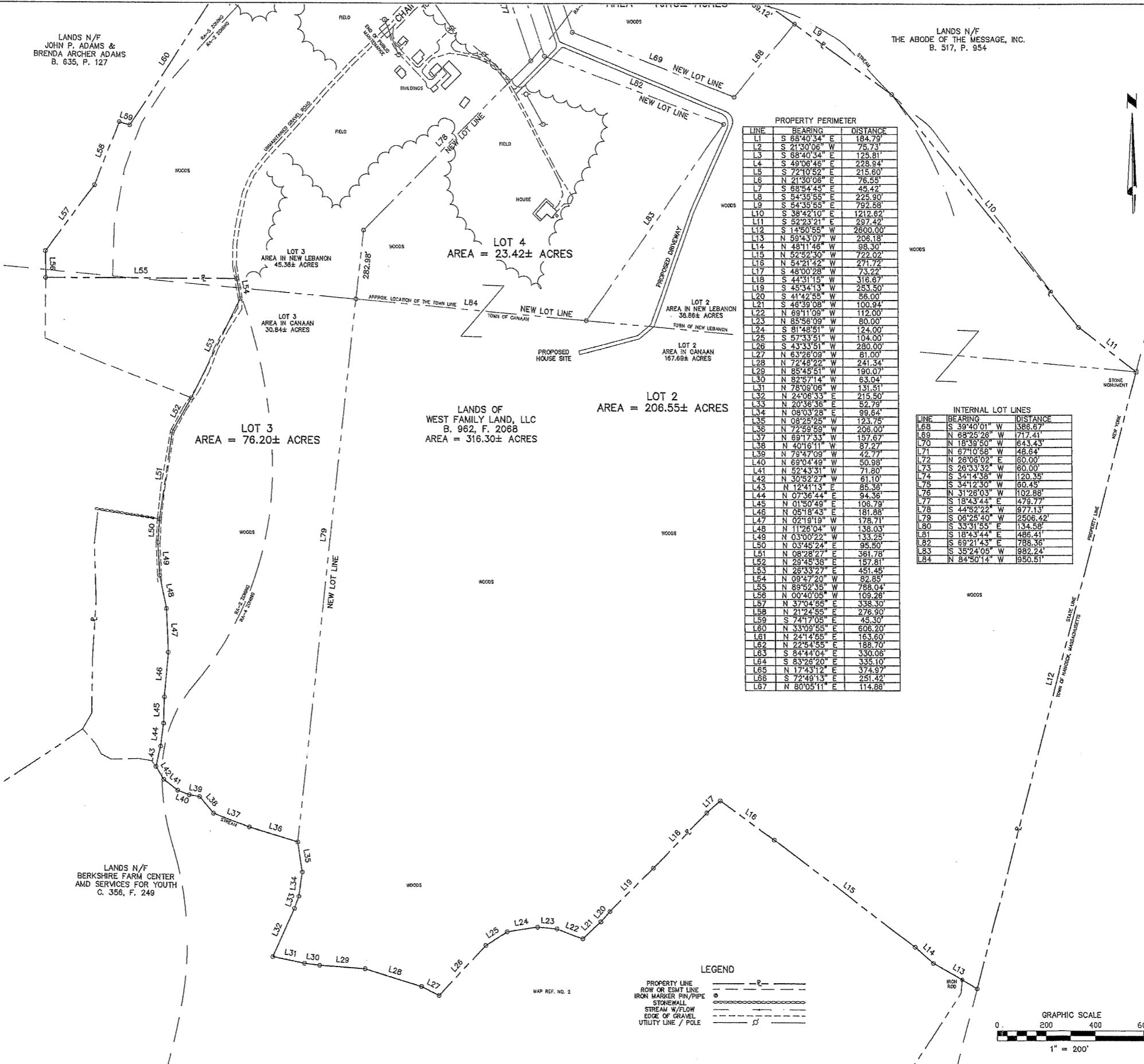
**TOWN OF CANAAN ZONING NOTE:**  
ALL AREAS SHOWN HEREON ARE ZONED EITHER RESIDENTIAL AGRICULTURAL - 2 (RA-2)  
MIN. LOT SIZE = 5 ACRE  
MIN. FRONT SETBACK = 75' (FROM CENTERLINE)  
MIN. SIDE & REAR SETBACK = 50'  
OR  
RESIDENTIAL AGRICULTURAL - 4 (RA-4)  
MIN. LOT SIZE = 10 ACRE  
MIN. FRONT SETBACK = 75' (FROM CENTERLINE)  
MIN. SIDE & REAR SETBACK = 75'  
PER CODE DATED JUNE 2, 2017

NOTES:

- MAPPING PREPARED BY FREDERICK J. HALEY PLS FROM AN ACTUAL FIELD SURVEY CONDUCTED IN FEBRUARY 2022.
- NORTH REFERENCE USED HEREON IS GRID NORTH PER THE NYS COORDINATE SYSTEM, NAD 83(2007).
- UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
- PARCEL SURVEYED IS SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO LANDS WITHIN THE BED OF CHAIR FACTORY ROAD, A TOWN HIGHWAY, AS SHOWN HEREON.
- GROUND CONTOURS SHOWN HEREON, IF ANY, ARE REFERENCED TO USGS MAPPING, ONLY.
- THE DRIVEWAY EXTENDING TO THE LANDS OF TRINOR IS OUTSIDE ITS DEED DESCRIBED BOUNDARIES BUT MAY BE ALONG WITH PRESCRIPTIVE RIGHTS.
- PARCEL SURVEYED IS SUBJECT TO UTILITY EASEMENTS IN FAVOR OF NYSEG AND OTHERS FOR THE UTILITY POLES AND LINES SHOWN HEREON.
- PARCEL SURVEYED WITHOUT BENEFIT OF AND IS SUBJECT TO THE REVIEW OF A COMPLETE AND UP-TO-DATE ABSTRACT OF TITLE.
- AT THE TIME OF THIS SURVEY NO NEW PERCOLATION TESTS WERE PERFORMED, ANY PROSPECTIVE BUYER IS ON NOTICE THAT ANY NEW RESIDENTIAL BUILDING ON THE LOTS WILL REQUIRE HEALTH DEPARTMENT APPROVAL FOR THE DESIGN OF A SUITABLE SANITARY SYSTEM.
- PARCEL SURVEYED IS FURTHER REFERENCED TO THE TOWN OF NEW LEBANON TAX MAP PARCEL ID NO. 29.-1-20 AND THE TOWN OF CANAAN TAX MAP PARCEL ID NO. 39.-1-7

MAP REFERENCES:

- "ABODE VILLAGE SUBDIVISION, FINAL SUBDIVISION PLAN", DATED MARCH 4, 2008 AS PREPARED BY CLARK ENGINEERING & SURVEYING, P.C. AND AS FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 08-76
- "SURVEY OF PROPERTY OF FREDERICK C. BOUGHTON, JR. AND HOLLY J. BOUGHTON", DATED MARCH 21, 2000 AS PREPARED BY ALVIN B. HUEHNEL, L.S. AND AS FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 00-63
- "SURVEY AND MAP OF A PORTION OF THE LAND OF FRANCIS AND HELEN E. TRINOR", DATED SEPTEMBER 8, 1992 REVISED TO MAY 14, 1997 AS PREPARED BY FRANK F. AMBROSIO, L.S. AND AS FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 97-104
- "CHAIR FACTORY ROAD WEST FAMILY LAND LLC. MINOR SUBDIVISION, SITE PLAN", AS PREPARED BY DERRICK D. GARDNER, P.S. AND AS APPROVED BY THE TOWN OF NEW LEBANON PLANNING BOARD



NOTES :  
NO. ISSUE/REVISION



FREDERICK J. HALEY PLS LLC

1218 STATE ROUTE 43  
STEPHENTOWN, NY 12189  
Tel: (518) 577-5044  
email: frederickhaley@hotmail.com

CLIENT:

OWNER INFORMATION:  
WEST FAMILY LAND, LLC  
32 MAIN STREET, SUITE 203A  
CHATHAM, NY 12037

DEED INFORMATION:  
BOOK 962, P. 2068  
DEED DATED MAY 13, 2022

PROJECT TITLE:  
**LANDS OF WEST FAMILY LAND, LLC**

CHAIR FACTORY ROAD  
NEW LEBANON & CANAAN  
NEW YORK

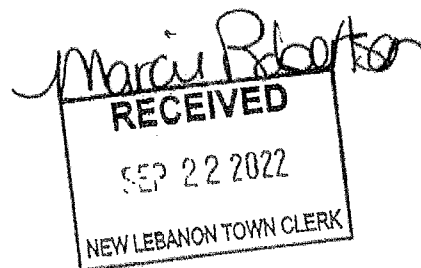
SHEET TITLE:  
**MINOR SUBDIVISION PLAN**

SCALE: 1"=200'

SHEET 2 OF 2

DATE: SEPTEMBER 16, 2022

PROJ. NO: COUNT NEW LEBANON  
CAD FILE NAME: I\_COUNT SUBDIVISION NEW LEBANON  
LAYOUT TBL: W01



**RESOLUTION OF THE PLANNING BOARD OF THE  
WN OF NEW LEBANON GRANTING MINOR SUBDIVISION  
WEST FAMILY LAND, LLC  
AUGUST 17, 2022**

WHEREAS, an Application for approval of a Minor Subdivision Plat was submitted to the Planning Board by West Family Land, LLC (the "Applicant") for property commonly known as 263 Chair Factory Road, New Lebanon, New York (the "Property");<sup>1</sup> and

WHEREAS, the Property comprises approximately 316-acres of land that straddles both the Town of New Lebanon and the Town of Canaan, but the Applicant's request for a Minor Subdivision concerns only that portion of the Property situated in the Town of New Lebanon, as shown on a plan review by this Board at its Sketch Plan meeting held on June 23, 2022; and

WHEREAS, the Application for approval of a Minor Subdivision Plat is detailed on the plan prepared by Derrick D. Gardner, P.E., entitled "Chair Factory Road, West Family Land LLC, Minor Subdivision, Town of New Lebanon & Canaan, Columbia County, New York" (C100)," dated June 1, 2022 (the "Minor Subdivision Plan"); and

WHEREAS, at the request of the Town, the Applicant submitted to the Planning Board a Full Environmental Assessment Form ("Full EAF") in accordance with SEQRA to enable the Planning Board to conduct its SEQRA review based on more detailed information than may otherwise have been requested for a Minor Subdivision; and

WHEREAS, the existing buildings and structures on the Property are situated in the Town of New Lebanon although most of the Property is forested and is intended to remain in that condition; and

WHEREAS, the New Lebanon portion of the Property is classified in two (2) zoning districts - the RA-2 (Residential-Agricultural) District, and the RA-5 (Residential-Agricultural) District; and

WHEREAS, the Applicant described the plan for the development of the Property, as shown on the Minor Subdivision Plan and which is described below:

- A. Maintain the existing 6-residences in New Lebanon, and convert an existing barn to another residence – each residence is currently served by private well water and septic systems;
- B. Create two (2) lots with frontage on Chair Factory Road for development of two new single-family homes in New Lebanon. However, one of these lots also has been designed to accommodate a shared driveway extending through to provide access for a potential house to be constructed on a- portion of the Property in Canaan and an easement for such access will be provided in the deed;
- C. Create a new lot with a driveway from Chair Factory Road to the existing larger residence on the hillside;

<sup>1</sup> Tax Map No. 29.-1-20 & No. 39.-1-7 in the Towns of New Lebanon and Canaan, respectively



Resolution of the Planning Board  
Granting Minor Subdivision for West Family Land, LLC

- D. Designate a new lot containing the existing 5-residences<sup>2</sup> and barn (that will be converted to a residence, noting that this Lot 3 as shown on the Minor Subdivision Plan is proposed to be the subject of a subsequent Conservation Subdivision); and
- E. Preserve over 75% of the Property by subjecting the forested areas on Lots 2 and 3 to one or more conservation easements.

WHEREAS, the Minor Subdivision Plan details the following subdivision of the Property into 4 lots:

- Lot 1 comprising 10.13 acres is a new single-family lot.
- Lot 2 comprising 38.86 acres in New Lebanon would connect to 167.69 acres in the Town of Canaan and could accommodate a single-family house in New Lebanon while also enabling a driveway to access another house location in Canaan; The preferred goal of the Applicant is to establish a conservation easement on the entirety of Lot 2 and forego any future development of single-family homes in connection therewith.
- Lot 3 comprising 45.27 acres in New Lebanon consists of the existing 5 residences noted above together with the existing barn that would be converted to a residence. Lot 3 connects to 30.71 acres in Canaan that would be operated for agroforestry as part of an agriculture and forest conservation program.
- Lot 4 comprising about 23.42 acres in New Lebanon would contain the existing, larger house on the hill that would be subdivided and sold as the "Estate Lot;" and

WHEREAS, Lot 3 is the portion of the Property that is contemplated in the future to be the subject of a Conservation Subdivision so that each of the 6 residences (including the to-be-converted barn) would be able to be individually owned with Common Area shared among them under a homeowners' association, mutual access easements or some similar regimen; and

WHEREAS, the Applicant has stated its intent to preserve over 75% of the forested land on Lots 2 and 3, which aligns with the spirit and intent of the Conservation Subdivision provisions of the Town's Zoning Ordinance; and

WHEREAS, there have been no perc tests completed on Lot 1, Lot 2, and Lot 4 and each would therefore be required to have perc tests completed prior to the approval of any new construction; and

WHEREAS, a public hearing was duly noticed and held on August 17, 2022 at which time all those wishing to be heard were given an opportunity to speak, although nobody spoke other than the Applicant; and

---

<sup>2</sup> These existing residences currently are designated as 257, 260, 261, 265 and 267 Chair Factory Road.

New Lebanon

Planning/Zoning Clerk

Received: 09.19.24

Resolution of the Planning Board  
Granting Minor Subdivision for West Family Land, LLC

WHEREAS, the Planning Board closed the public hearing and considered all information before it, as well as relying on its own knowledge of the site, the surrounding area and the proposed subdivision.

NOW THEREFORE BE IT RESOLVED that the Planning Board determines that any action concerning this Minor Subdivision Application does not commit it to taking any other action with regard to the future Conservation Subdivision Application and adopts a Negative Declaration under SEQRA as relates to the Minor Subdivision, with any future plan needing to be separately evaluated under SEQRA at the time it is submitted and more details are provided; and

BE IT FURTHER RESOLVED that the Planning Board grants this Minor Subdivision Application for the Property consistent with all the information contained in the Whereas clauses above, as if those had been recited separately here, and authorizes the Chair to sign the Minor Subdivision Plan for recording in the Office of the Columbia County Clerk in accordance with the procedures specified in the Code of the Town of New Lebanon.

On a motion of Planning Board Member Wasch seconded by Planning Board Member Muse, this resolution was approved unanimously.

Elizabeth Brutsch  
ELIZABETH BRUTSCH, Chairperson

*Full Environmental Assessment Form  
 Part 1 - Project and Setting*

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: West Family Land, LLC		
Project Location (describe, and attach a general location map): 263 Chair Factory Road, New Lebanon, New York comprising approximately 316 acres, 118 acres of which are situated in the Town of New Lebanon.		
Brief Description of Proposed Action (include purpose or need): Proposed 4-lot Minor Subdivision of the New Lebanon acreage to create the following Lots: (a) Lot 1 is an approximately 10+ acre single-family lot for development on one house; (b) Lot 2 is a 38-plus acre single-family lot for development of one house and a driveway accessing a potential house lot in the adjoining Town of Canaan; (c) Lot 3 is a 45-plus acre lot with existing 5 residential buildings; and Lot 4 is a 23-plus acre lot with an existing single-family home. Subsequent action contemplated is the processing of a Conservation Subdivision of Lot 3 to enable individual ownership of each of the existing 5 residential buildings on their own lots, as well as the conversion of an existing barn to residential use and ownership on its own lot.  The proposed use of the Premises contemplates preservation of substantial acreage that will be subject to one or more agricultural and forest conservation programs.		
Name of Applicant/Sponsor: West Family Land, LLC	Telephone: (978) 290-2220	
	E-Mail: benneth@dirtpartners.com	
Address: 32 Main St, Suite 203A		
City/PO: Chatham	State: NY	Zip Code: 12037
Project Contact (if not same as sponsor; give name and title/role): Evan Thaler-Null	Telephone: 914-610-0073	
	E-Mail: ethalernull@gmail.com	
Address: 5 Abode Road		
City/PO: New Lebanon	State: NY	Zip Code: 12125
Property Owner (if not same as sponsor): SAME	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Council, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board - Minor Subdivision; and subsequent Conservation Subdivision	
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Columbia County DOH well & septic	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DEC stormwater	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
 If Yes, what is the zoning classification(s) including any applicable overlay district?  
RA-2 (Residential-Agricultural) and RA-5 (Residential-Agricultural)

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
 If Yes,  
 i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? New Lebanon

b. What police or other public protection forces serve the project site?  
New Lebanon

c. Which fire protection and emergency medical services serve the project site?  
New Lebanon

d. What parks serve the project site?  
None

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential & Agricultural

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 316.3 acres  
 b. Total acreage to be physically disturbed? \_\_\_\_\_ 1.4 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 316.3 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 50 Units: 3

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
 If Yes,  
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
Residential & Agricultural  
 ii. Is a cluster/conservation layout proposed?  Yes  No  
 iii. Number of lots proposed? \_\_\_\_\_  
 iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No  
 i. If No, anticipated period of construction: \_\_\_\_\_ months  
 ii. If Yes:  
 • Total number of phases anticipated \_\_\_\_\_  
 • Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year  
 • Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:  
Phases will depend on sale of lots and when the new owners decide to construct the new homes.

Received: 09.19.24

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	6			
At completion of all phases	10			

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,  
 i. Total number of structures \_\_\_\_\_  
 ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length  
 iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,  
 i. Purpose of the impoundment: \_\_\_\_\_  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_  
 iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_  
 iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres  
 v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length  
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:  
 i. What is the purpose of the excavation or dredging? \_\_\_\_\_  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): \_\_\_\_\_  
 • Over what duration of time? \_\_\_\_\_  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_  
 v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:  
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

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

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No

If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 1320 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No

If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If, Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 1320 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):  
sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

<ul style="list-style-type: none"><li>Do existing sewer lines serve the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li><li>Will a line extension within an existing district be necessary to serve the project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li></ul> <p>If Yes:</p> <ul style="list-style-type: none"><li>Describe extensions or capacity expansions proposed to serve this project: _____</li></ul>
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <ul style="list-style-type: none"><li>Applicant/sponsor for new district: _____</li><li>Date application submitted or anticipated: _____</li><li>What is the receiving water for the wastewater discharge? _____</li></ul>
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):</p> <p>_____</p> <p>_____</p>
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p>
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p>_____ Square feet or <u>1.4</u> acres (impervious surface)</p> <p>_____ Square feet or <u>316.3</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>Houses &amp; driveways</u></p> <p>_____</p>
<p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p><u>on-site stormwater management</u></p> <p>_____</p> <ul style="list-style-type: none"><li>If to surface waters, identify receiving water bodies or wetlands: _____</li></ul> <p>_____</p> <ul style="list-style-type: none"><li>Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li></ul>
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>_____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>_____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>_____</p>
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"><li>_____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li><li>_____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li><li>_____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li><li>_____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li><li>_____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)</li><li>_____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li></ul>



h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
If yes:  
i. Provide details including sources, time of day and duration:  
Heavy equipment during work hours.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
Describe: Minimal Tree clearing

n. Will the proposed action have outdoor lighting?  Yes  No  
If yes:  
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
\_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
Describe: Minimal tree clearing

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:  
\_\_\_\_\_  
\_\_\_\_\_

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
If Yes:  
i. Product(s) to be stored \_\_\_\_\_  
ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No  
If Yes:  
i. Describe proposed treatment(s):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No  
If Yes:  
i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
• Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
• Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
• Construction: \_\_\_\_\_  
• Operation: \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:  
• Construction: \_\_\_\_\_  
• Operation: \_\_\_\_\_

s. Does the proposed action include construction or modification of a hazardous waste management facility?  Yes  No

- If Yes:
- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_
  - ii. Anticipated rate of disposal/processing:
    - \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
    - \_\_\_\_\_ Tons/hour, if combustion or thermal treatment
  - iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

- If Yes:
- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_
  - ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_
  - iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month
  - iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

- a. Existing land uses.
- i. Check all uses that occur on, adjoining and near the project site.
    - Urban     Industrial     Commercial     Residential (suburban)     Rural (non-farm)
    - Forest     Agriculture     Aquatic     Other (specify): residential-rural
  - ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.22	2.42	1.2
• Forested	295.93	294.23	1.7
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	2.85	3.35	0.5
• Agricultural (includes active orchards, field, greenhouse etc.)	16	16	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.3	0.3	0
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities: \_\_\_\_\_  
\_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_  
\_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
\_\_\_\_\_

iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_  
\_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_  
\_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_  
\_\_\_\_\_

Received: 09.19.24

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

---

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ >5 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site: Silt Loam \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ >6 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 80 % of site  
 Moderately Well Drained: \_\_\_\_\_ 20 % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 15 % of site  
 10-15%: \_\_\_\_\_ 25 % of site  
 15% or greater: \_\_\_\_\_ 60 % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

---

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 863-365 & 863-370 Classification C \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

---

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

Received: 09.19.24

m. Identify the predominant wildlife species that occupy or use the project site: deer _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Species and listing (endangered or threatened): <u>Northern Long-eared Bat</u>	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing: _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ <u>Hunting and no effect</u>	
<b>E.3. Designated Public Resources On or Near Project Site</b>	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No i. If Yes: acreage(s) on project site? <u>5</u> acres ii. Source(s) of soil rating(s): <u>USGS</u>	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. 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? If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No

**F. Additional Information**

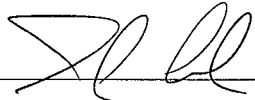
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

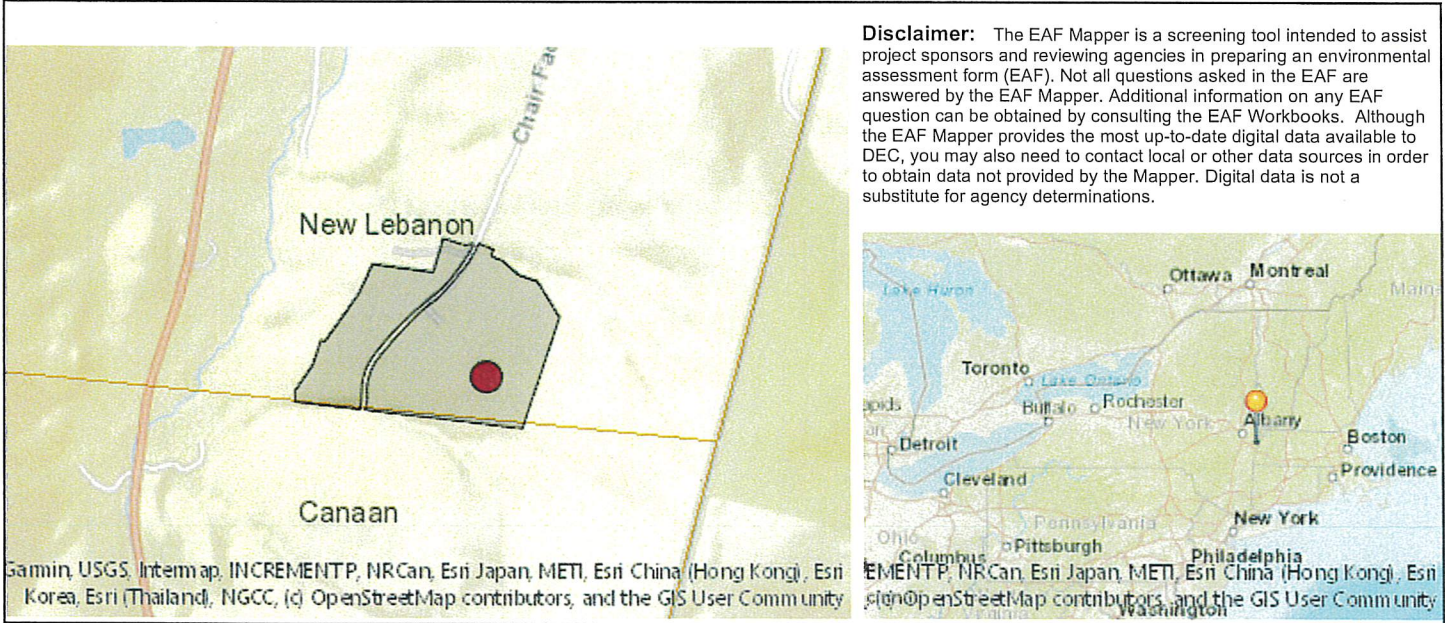
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name West Family Land, LLC Date July 6, 2022

Signature  Title Jacob Israelow, Authorized Signatory

# EAF Mapper Summary Report

Thursday, July 28, 2022 9:38 AM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	863-365, 863-370
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

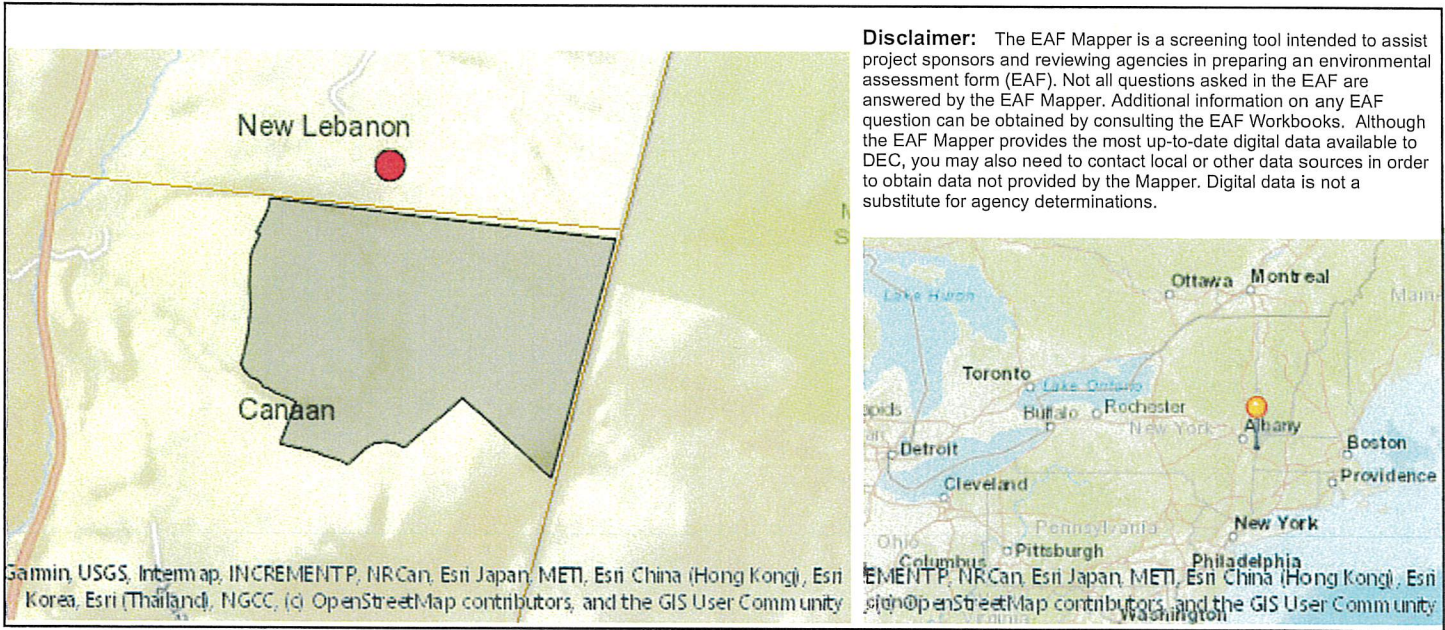


E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Beech-Maple Mesic Forest
E.2.n.i [Natural Communities - Acres]	1085.65
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

New Lebanon  
 Planning/Zoning Clerk  
 Received: 09.19.24

# EAF Mapper Summary Report

Thursday, July 28, 2022 9:44 AM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	863-370
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

New Lebanon  
 Planning/Zoning Clerk  
 Received: 09.19.24