



Town of New Lebanon
 PO Box 328
 New Lebanon, New York 12125
 Phone: 518.794.8884 | Fax: 518.794.9694
 Email: buildingdept@townofnewlebanon.com

New Lebanon
 Planning Zoning Clerk
 Received: 10.01.24

PLANNING BOARD APPLICATION

Application No (office use only): PB-2024-006

SITE INFORMATION

Site Location (911 Address): 76 HAWK HOLLOW ROAD Nearest Crossroad: W/COUNTY ROUTE 9
 Tax Map No.: 18.-1-40.11 Zoning District: RESIDENTIAL AGRICULTURAL Z#5

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner Name: RICKEYVILLE HOLDINGS CO. Phone: 651-503-0892
 Mailing Address: c/o FLINT LAW FIRM, CHATAM, NY 12037
 Email: SWYRIC@AOL.COM
 Applicant Name (if different from Property Owner): Philip Rickey Phone: S/A
 Mailing Address: S/A
 Email: S/A

SURVEYOR INFORMATION

Surveyor Name: FREDERICK J. HALEY License No.: NY 048953
 Mailing Address: 1218 STATE ROUTE 43, STEPHENTOWN, NY 12169
 Email: Fredrickhalley@att.net Phone: 518-527-5044

ENGINEER / ARCHITECT INFORMATION

Name: N/A License No.: _____
 Company Name & Address: _____
 Email: _____ Phone: _____

NATURE OF PROPOSED WORK (a separate application is required for each request)

Lot Line Adjustment Minor Subdivision Major Subdivision Site Plan Review Special Permit Appeal of ZEO Determination

Project Use/Description: RESIDENTIAL / CONSERVATION

- 1) Please attach a detailed narrative explaining the specifics pertaining to the proposed use, any anticipated changes to the site, space or floor plans accommodations necessary for water, sewer, parking, lighting, etc.
- 2) Review the applicable Code section which applies to the specific application you are pursuing. Responses to the outlined requirements in the Code should be included as part of the narrative. See General Instructions.
- 2) Provide stamped plans of the property as required by the zoning code including property boundaries, existing site features such as woodlands, floor plains, other natural features, etc., existing structures, approximate well and septic locations and the proposed structure(s). Dimensions must be provided from the proposed building to the front, rear and side property lines. The front setback should be measured from the center of the traveled portion of the road.
- 3) Refer to the applicable Code section which applies to the nature of the proposed work for more detailed plan submission requirements.

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 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" 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>PHILIP RICEY</u> Date: <u>10.1.2024</u>		
Signature: <u><i>Philip Richey</i></u> Title: <u>OWNER/APPLICANT</u>		

General Instructions

Please Read

1. Attach hereto a copy of the duly filed deed indicating the current ownership of the subject property. If the owner is a corporation, attach a list of all directors, officers, and major stockholders. If applicant is a contract vendee, then attach a copy of the duly executed contract of sale.
2. If the applicant is not the owner, submit a letter signed by the property owner granting authority to the applicant to act on this application. If the owner is a corporate entity or trust, submit a letter signed by the authority of the entity or trust granting authority to the applicant to act on this application.
3. The applicant shall submit a list of the names and addresses of all adjoining property owners and of those property owners directly across all road frontages adjoining the proposed development. The list shall also contain the Town of New Lebanon current tax map numbers for each parcel.
4. NYS Town Law and/or the Town of New Lebanon Town Code obligates the Planning Board to conduct a Public Hearing with respect to certain projects within 62 days following receipt of a **COMPLETE** application for the project by the Planning Board Clerk. Due to the complexity of many proposals and the numerous technical and procedural requirements of all the applicable laws and regulations, many applications may be found to be incomplete or deficient and therefore, not ready for Public Hearing nor Planning Board approval. Thus, a determination based upon all pertinent facts and circumstances cannot always be rendered by the Planning Board within 62 days. To do so might result in a disapproval when, with further information or changes, and SEQR compliance, approval or approval with modifications might otherwise occur. In such cases, Planning Board staff will notify the applicant of missing or incomplete items in accordance with guidelines laid out in the Planning Board Manual.
5. In light of the above, you are asked to indicate, by checking the appropriate space on the application form, whether you consent to the extension of the 62-day public hearing period or review period, for so long as may reasonably be necessary to generate a submission which is complete and in conformity with all pertinent requirements. You may revoke your consent at any time by communicating that fact in writing to the Planning Board Clerk, whereupon your project proposal will be scheduled for the next regularly scheduled meeting of the Planning Board. In doing so, however, this might result in a disapproval when, with further information or changes, and SEQR compliance, approval or approval with modifications might otherwise occur.
6. Please be advised that the Planning Board review process often involved engineering, legal, and other professional skills. While the Planning and Building Department staff will provide guidance and assistance within reasonable limits, the responsibility for the proper presentation of the proposal lies with the applicant and the applicant's advisors, and not upon the Planning and Building Department, its staff, or the Planning Board.
7. An applicant has the ability to request a meeting with the Building Department and/or the Planning Board Chairperson to obtain guidance on responding to the application. This is a courtesy to assist applicants in preparing for their first Planning Board meeting and does not waive any provisions of State or Town Laws. The Planning Board reserves the right to request additional information not included in the application. Refer to the Planning Board Manual and Town Zoning Code for specifics related to procedures.
8. Fee Schedule: Individual fee schedules are listed on the Town of New Lebanon website and are specific to the type of project. These are subject to change from time to time at the approval of the Town Board. Escrow accounts will be established as required by the Planning Board upon the advice of applicable professionals engaged by the Town to assist the Planning Board.
9. Additional fees (escrow) may be required in an amount necessary to defray additional costs of special consultants engaged by the Town to assist in the review of an application. The Planning Board will endeavor to provide notice to the applicant in advance of securing a special consultant to allow the applicant time to alter or remove their application before the Planning Board.

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			
LOT LINE ADJUSTMENT			
Name of Action or Project: LANDS OF RICKYVILLE LAUD			
Project Location (describe, and attach a location map): 76 HAND HOLLOW ROAD, NEW LEBANON			
Brief Description of Proposed Action: CONSERVATION LOT LINE ADJUSTMENT			
Name of Applicant or Sponsor: PHILIP RICKY		Telephone: 651-503-0892	
		E-Mail: SWC@JC&AOC.COM	
Address: 010 FLINT LANE FIRM			
City/PO: CHAPEL	State: NY	Zip Code: 12037	
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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>41.30</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>41.30</u> acres	
4. Check all land uses that occur on, are adjoining or 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<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: _____ _____ _____	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>

- YES NO **Is the access road to the project a Town/County or State Road or highway?** (New York State Town Law: §280-a)
- YES NO **Is any of the property within the flood plain?** If yes, the flood plain area will need to be clearly labeled and lightly shaded on your survey map.
- YES NO **Is any of the property within a DEC regulated wetland?** If yes, you may be required to contact DEC to conduct a site visit to flag the area.
- YES NO **Is any of the property within an ACOE regulated wetland?**
- YES NO **Will one or more acres be disturbed by this project?** If yes, you will be required (under NYS DEC regulations) to develop a Storm Water Pollution Prevention Plan (SWPPP) in order to obtain coverage under the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity.

The project occurring within 500 feet of (Check all that may apply):

- municipal Boundary
- County or State Park or recreation either existing or proposed
- State or County road or right-of-way, either existing or proposed
- State or County owned building or institution
- Stream or drainage channel owned by the County or for which channel lines have been established
- Active farm operation within a County Defined Agricultural District

PLEASE CHECK THE APPROPRIATE SPACE: I consent to the extension of the 62-day Public Hearing and review period. (See instruction item #4.)

YES NO

I certify that the statements herein contained are true to the best of my knowledge and belief and I have prepared and submitted all pages of this application. By signing this application, the undersigned does hereby grant permission to members of the Town of New Lebanon Planning Board and Building Department to enter upon my property for the purpose of examining same by reason of an application now pending before said Board.

Signature of Property Owner Philip Rickay Date: _____

Signature of Applicant Philip Rickay Date: 10.1.2024

Fees: Application fees are determined by the nature of the proposed work and can be found on the Town of New Lebanon website, payable by check to the Town of New Lebanon or in cash. If you were directed by the Planning Board at your Sketch Plan Conference that Escrow is required for this project, a separate check for that amount will be required at the time of application. If the escrow fees are not submitted with this application, this application will be deemed incomplete.

A DECISION DOCUMENT BY THE PLANNING BOARD AND A BUILDING PERMIT APPLICATION MUST BE SUBMITTED AND OBTAINED BEFORE BEGINNING ANY CONSTRUCTION OR OCCUPANCY.

Office Review – office use only

Date Received: _____ Application No: _____ Zoning Classification: _____

Fee Paid: \$ _____ Date: _____ Check No.: _____ Receipt No.: _____

Clerk Signature: _____ Date: _____

September 30, 2024

Town of New Lebanon Planning Board
Columbia County, NY

Re: Lands of Rickeyville Land Holding Company LLC to be conveyed to
Columbia Land Conservancy, Inc.

Dear Town of New Lebanon Planning Board,

This letter is our authorization for Frederick J. Haley PLS, my surveyor, to
represent my Lot Line Adjustment Plan before your boards.

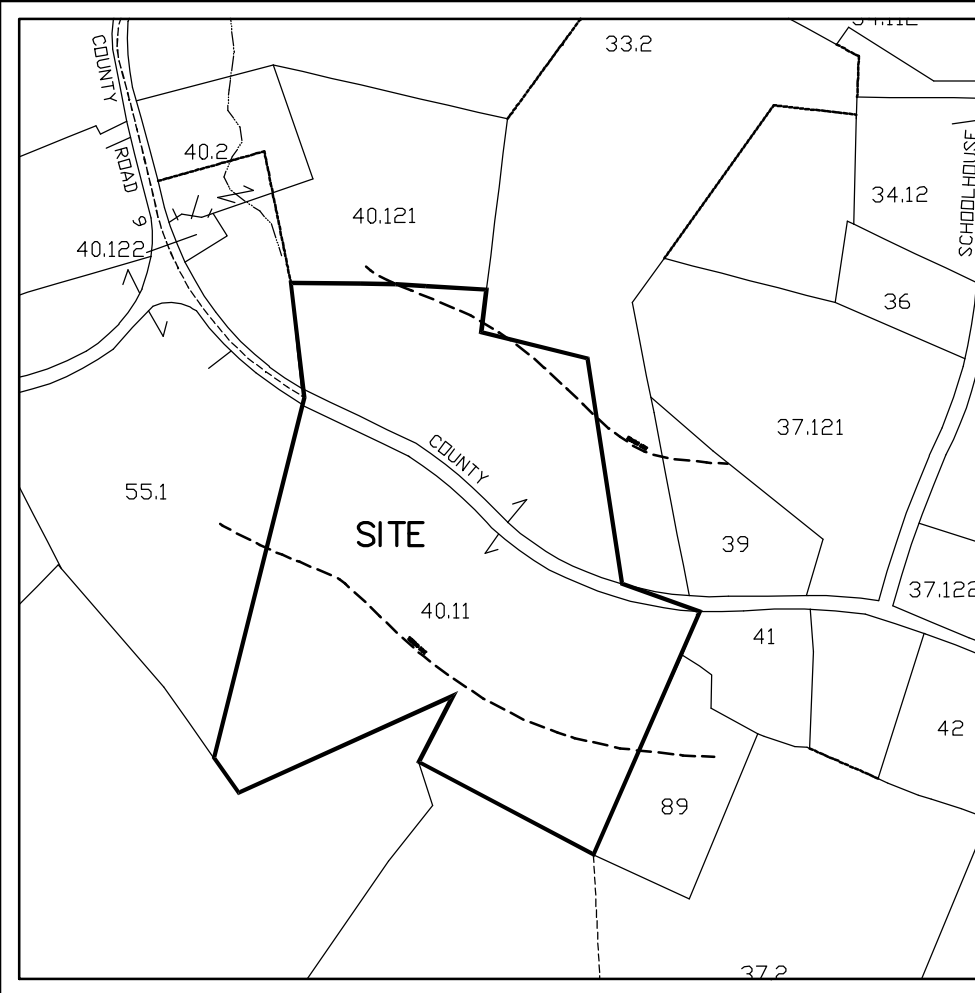
Yours truly,

A handwritten signature in black ink that reads "Philip J. Rickey". The signature is written in a cursive style with a large, looped initial "P" and a long, sweeping underline.

Philip J. Rickey
813 Fairmount Avenue
St. Paul MN
55105

Email: sullric@aol.com

Cell: 651-503-0892



LOCATION MAP
TOWN OF NEW LEBANON TAX MAPS
SCALE: NONE

NOTES:

1. MAPPING PREPARED BY FREDERICK J. HALEY PLS FROM AN ACTUAL FIELD SURVEY CONDUCTED IN JANUARY 2017.
2. NORTH REFERENCE USED HEREON IS GRID NORTH, PER THE NYS COORDINATE SYSTEM, NAD 83.
3. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
4. PARCEL SURVEYED MAY BE ALONG WITH RIGHTS, TITLE AND/OR INTERESTS IN AND TO LANDS WITHIN THE BED OF THE ADJACENT HIGHWAY LYING BETWEEN THE HIGHWAY BOUNDARY LINES SHOWN HEREON AND THE CENTERLINE THEREOF.
5. PARCEL SURVEY IS NOT SUBJECT TO THE UTILITY EASEMENT DESCRIBED IN LIBER 233 OF DEEDS AT PAGE 534 AND PARTIALLY RELEASE IN LIBER 677 OF DEEDS AT PAGE 324.
6. PARCEL SURVEY IS SUBJECT TO AND ALONG WITH AN EASEMENT FOR INGRESS & EGRESS OVER A "WOOD LANE" AND "LAKE RIGHTS" (NOT SHOWN HEREON) BOTH AS DESCRIBED IN LIBER 441 OF DEEDS AT PAGES 403 & 408, SAID EASEMENT FOR INGRESS & EGRESS IS ALSO EXCEPTED IN LIBER 572 OF DEEDS AT PAGE 178 AND IS SHOWN HEREON.
7. RIGHT OF WAY GRANTED IN LIBER 549 OF DEEDS AT PAGE 71 TO RICKEY MAY HAVE BEEN EXTINGUISHED WHEN RICKEY PURCHASED THE UNDERLYING TITLE IN BOOK 579 AT PAGE 148.
8. PARCEL SURVEYED IS SUBJECT TO UTILITY EASEMENTS DESCRIBED IN LIBER 653 OF DEEDS AT PAGE 82 AND IN LIBER 720 OF DEEDS AT PAGE 205 FOR THE UTILITY POLES AND LINES ADJACENT TO HAND HOLLOW ROAD, AS SHOWN HEREON.
9. PARCEL SURVEYED IS NOT SUBJECT TO THE UTILITY EASEMENT DESCRIBED IN LIBER 278 OF DEEDS AT PAGE 582.
10. PARCEL SURVEYED IS NOT SUBJECT TO THE GAS TRANSMISSION LINE RIGHT OF WAY AGREEMENT DESCRIBED IN LIBER 300 OF DEEDS AT PAGE 561 AND AMENDED IN LIBER 685 OF DEEDS AT PAGE 221.
11. PARCEL SURVEYED IS NOT SUBJECT TO THE UTILITY EASEMENT DESCRIBED IN LIBER 247 OF DEEDS AT PAGE 1.
12. PARCEL SURVEYED IS SUBJECT TO THE UTILITY EASEMENTS DESCRIBED IN LIBER 261 OF DEEDS AT PAGE 552 AND IN LIBER 285 OF DEEDS AT PAGE 141 FOR THE INTERNAL POLES AND UTILITY LINES AS SHOWN HEREON.
13. HIGHWAY TAKING DEED LIBER 274, PAGE 96 IS REPRESENTED IN THE HIGHWAY BOUNDARY LINE AS SHOWN HEREON.
14. PARCEL SURVEYED MAY BE SUBJECT TO WATER RIGHTS OF OTHERS AS DESCRIBED IN LIBER 197 OF DEEDS AT PAGE 543, NO FIELD EVIDENCE OBSERVED.
15. PARCEL SURVEYED IS NOT SUBJECT TO THE RESIDENTIAL RESTRICTION DESCRIBED IN LIBER 279 OF DEEDS AT PAGE 96.
16. PARCEL SURVEYED IS NOT SUBJECT TO UTILITY EASEMENTS DESCRIBED IN LIBER 445 OF DEEDS AT PAGE 59, IN LIBER 467 OF DEEDS AT PAGE 419, OR IN LIBER 520 OF DEEDS AT PAGE 446.
17. PARCEL SURVEYED IS FURTHER REFERENCED TO THE TOWN OF NEW LEBANON TAX MAP PARCEL ID NO. 18-1-40.11

MAP REFERENCES:

1. "PROPERTY OF GEORGE W. & EDITH L. RICKEY", DATED SEPTEMBER 12, 1966 AS PREPARED BY ALBERT MEIER, L.S. AND AS FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 3214.
2. "SURVEY & MAP OF THE LAND OF MACHBI & MARJORIE DOBKIN", DATED AUGUST 1, 1976 AS PREPARED BY FRANK F. AMBROSIO, L.S. AND AS FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 8600.
3. "3.2+/- ACRE PARCEL TO BE RETAINED BY MACHBI & MARJORIE DOBKIN", DATED DECEMBER 9, 1978 AS PREPARED BY R.A. ELLIOTT, P.L.S. AND AS FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 8599.
4. "LOT LINE CHANGE MAP BY: ANDREW E. AND PAUL A.S. SPIEGEL LITTLE PINE, LLC AND COLUMBIA LAND CONSERVANCY, INC.", DATED AUGUST 31, 2004 AS PREPARED BY ROBERT J. IHLENBURG, L.S. AND AS FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 06-325.
5. "SURVEY OF THE LAND OF COLUMBIA LAND CONSERVANCY, INC.", DATED MAY 24, 1999 REVISED TO AUGUST 2, 2001 AS PREPARED BY FRANK F. AMBROSIO, L.S. AND AS FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 01-203.
6. "MAP OF LAND TO BE ACQUIRED BY THE PEOPLE OF THE STATE OF NEW YORK, LITTLE PINE, LLC - REPUTED OWNER, AS PREPARED BY BRUCE O'HARA-HULBERT, L.S. AND AS FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 2014-224.
7. "SURVEY OF LAND FORMERLY OF GEORGE W. RICKEY", DATED JULY 29, 1999 REVISED TO OCTOBER 17, 2002 AS PREPARED BY FRANK F. AMBROSIO, L.S. AND AS FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 02-309.

BEARING	DISTANCE
N 73°27'10" E	72.34'

LINE	BEARING	DISTANCE
L1	S 27°45'14" W	144.74'
L2	S 20°48'58" W	724.27'
L3	N 61°48'01" W	664.58'
L4	N 08°17'23" E	317.97'
L5	N 00°17'23" E	38.06'
L6	S 61°58'04" W	784.12'
L7	N 38°57'36" W	150.00'
L8	N 14°04'39" E	1145.92'
L9	S 54°53'08" E	10.48'
L10	S 59°28'31" E	90.37'
L11	S 68°04'16" E	266.52'
L12	S 51°03'49" E	408.75'
L13	S 47°59'13" E	84.62'
L14	S 87°23'38" E	37.17'

CURVE	RADIUS	ARC
C1	994.76'	684.18'

CHORD	LENGTH
C1	674.26'

TOWN OF NEW LEBANON ZONING NOTE
ALL AREAS SHOWN HEREON ARE ZONED:
RESIDENTIAL AGRICULTURAL 2 & 5

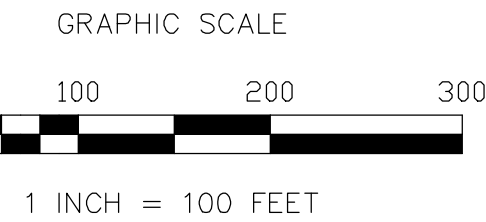
LINE	BEARING	DISTANCE
L15	N 80°30'23" W	36.42'
L16	N 69°13'02" W	170.85'
L17	N 61°56'15" W	173.23'
L18	N 47°36'21" W	301.90'
L19	N 40°55'48" W	186.53'
L20	N 76°31'30" W	58.10'
L21	S 45°46'21" W	7.62'
L22	N 64°47'17" W	378.51'
L23	N 16°42'57" W	342.56'
L24	S 89°10'53" E	713.49'
L25	S 04°40'37" W	203.04'
L26	S 83°17'53" E	369.36'
L27	S 10°15'29" E	746.40'

CURVE	RADIUS	ARC
C3	994.76'	50.01'

CHORD	LENGTH
C3	674.26'

LINE	BEARING	DISTANCE
L28	S 10°11'20" E	24.84'
L29	S 07°27'30" E	8.23'
L30	S 19°02'15" E	14.53'
L31	S 28°50'20" E	21.84'
L32	S 25°47'10" E	53.26'
L33	S 39°34'00" E	33.63'
L34	S 47°16'50" E	25.88'
L35	S 52°59'55" E	26.21'
L36	S 52°10'25" E	18.88'
L37	S 40°51'35" E	34.17'
L38	S 32°41'40" E	33.24'
L39	S 20°28'55" E	40.03'
L40	S 12°31'00" E	37.11'
L41	S 07°38'45" E	40.31'
L42	S 02°45'40" E	40.34'
L43	S 04°03'30" W	72.71'
L44	S 08°39'05" W	59.65'
L45	S 11°05'35" W	49.37'
L46	S 16°18'05" W	21.93'
L47	S 16°18'05" W	16.17'
L48	S 19°30'00" W	122.98'
L49	S 22°22'40" W	84.36'
L50	S 22°02'30" W	84.09'
L51	S 20°48'58" W	2.45'

CURVE	LENGTH
C2	994.76'
C3	547.09'
C4	772.54'



CERTIFIED TO:

1. STEWART TITLE INSURANCE COMPANY, SMPR ORDER NO. M-065761, EFFECTIVE NOVEMBER 28, 2016
2. ESTATE OF GEORGE W. RICKEY
3. RICKEYVILLE LAND HOLDING COMPANY LLC
4. COLUMBIA LAND CONSERVANCY, INC.

FREDERICK J. HALEY PLS NY LIC. NO. 049953

NOTES :

NO. ISSUE/REVISION

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

CLIENT:

OWNER INFORMATION:
RICKEYVILLE LAND HOLDINGS CO.
76 COUNTY ROUTE 34
EAST CHATHAM, NY 12060

DEED INFORMATION:
BOOK 842, PAGE 1812
DEED DATED MARCH 1, 2017

PROJECT TITLE:

LANDS OF
RICKEYVILLE LAND
HOLDING COMPANY LLC
TO BE CONVEYED TO
COLUMBIA LAND
CONSERVANCY, INC

HAND HOLLOW ROAD
CO. RTE. 34
NEW LEBANON, NEW YORK

SHEET TITLE:
LOT LINE ADJUSTMENT
& PROPERTY LINE
SURVEY MAP

SCALE: 1"=100'

New Lebanon Planning/Zoning Clerk
Received: 10.01.24

DATE: JULY 23, 2024

PROJ. NO: RICKEY NEW LEBANON
CAD FILE NAME: RICKEY 2024
LAYOUT TAB: W01