

# TOWN OF GALLATIN LAND SUBDIVISION APPLICATION

## INSTRUCTIONS:

For Sketch Plan review and approval, submit this application in triplicate, two copies of sketch plan drawing, copy of deed and application fee at Planning Board meeting. If possible, notify Planning Board prior to the meeting of your plan to attend the meeting.  
(Sketch Plan review and approval are not required, but encouraged.)

For Preliminary and/or Final approval, submit this application in triplicate (must be notarized), five copies of official map, copy of deed and Environmental Assessment Review Form (complete part 1, only) and application review fee. These materials must be received twenty-one (21) days before the next scheduled meeting of the Planning Board (fourth Monday of every month, 7:00 p.m. at the Gallatin Town Hall) for a public hearing to be scheduled for that meeting. Upon receipt of these materials, notice of public hearing for your subdivision will be placed in the town's official newspaper. The public hearing will be conducted at the Planning Board's regular meeting.

## FOR OFFICE USE ONLY

(date received and initials)

\_\_\_ copies of sketch drawings \_\_\_\_\_

\_\_\_ copies of official maps \_\_\_\_\_

copy of deed \_\_\_\_\_

SEQRA EAF short long \_\_\_\_\_

Sketch Plan review fee \_\_\_\_\_

Preliminary/Final review fee \_\_\_\_\_

Classification of Subdivision      Major      Minor

1. Date: February 2, 2022

2. Name of Subdivision: Plat of Bovitz Lands

3. Name of applicant: John & Donna Bovitz

Address: 2460 Ash Court Avon, IN 46123

Phone: 518-398-5106

4. Owner of property to be subdivided: John & Donna Bovitz

Address: 2460 Ash Court Avon, IN 46123

Phone: 518-398-5106

5. Where is property located? 43 King Road Red Hook, NY 12571

6. What is the total acreage of the land being subdivided? 29.92 Acres

7. How many lots are proposed for the subdivision? Two (2)

8. List the number of acres proposed for each lot:

LOT # 1 - 7.33 acres (with existing house at 43 King Road Red Hook, NY 12571)

LOT # 2 - 22.59 acres (vacant land)

# LAND SUBDIVISION APPLICATION

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9. Name of land surveyor: Wesley P. Chase

Address: 64 Poplar Avenue Pine Plains, NY 12567

Phone: 518-398-5106

Email: chasesurveying@gmail.com

10. Name of real estate agent (if applicable) Not Applicable

Address:

Phone:

11. Name of attorney (if applicable) Not Applicable

Address:

Phone:

12. Name of engineer (if applicable) Not Applicable

Address:

Phone:

13. In what zoning district is the subdivision located? RA-3

14. In what postal delivery area is the subdivision located? Red Hook, NY 12571

15. In what school district is the subdivision located? Pine Plains Central School

16. List the tax map number(s) of the property being subdivided:

Tax ID # 211.-1-85.2

17. Is any open space being offered as part of this subdivision application? NO

If so, what amount?

18. Has the Zoning Board of Appeals granted any variance or exception concerning this property? NO

If so, list name and case number:

19. Is any variance from the Subdivision Regulations or Zoning Law requested or required? NO

If so, describe:

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- 20. List any deed restrictions or covenants: None
- 21. List all contiguous holdings in the same ownership: None

List tax map number(s)

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance into the present owner as recorded in the Columbia County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract sale was executed. **IN THE EVENT OF CORPORATE OWNERSHIP:** A list of all directors, officers and stockholders, of each corporation owning more than five per cent (5%) of any class stock must be attached.

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ SS.: \_\_\_\_\_

I, \_\_\_\_\_, hereby depose and say that all of the above statements and statements of the papers submitted herewith are true.

Mailing Address: \_\_\_\_\_  
Subscribed and sworn to before me this \_\_\_\_\_ day of March 2019

\_\_\_\_\_  
Notary Public  
MY COMMISSION EXPIRES: \_\_\_\_\_  
(Rev. 2/2005)

# 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Plat of Bovitz Lands			
Project Location (describe, and attach a location map): Town of Gallatin Tax ID # 211.-1-85.2 (43 King Road Red Hook, NY 12571)			
Brief Description of Proposed Action: Two (2) Lot Subdivision LOT # 1 - 7.33 acres (with existing house at 43 King Road Red Hook, NY 12571) LOT # 2 - 22.59 acres (vacant land)			
Name of Applicant or Sponsor: John & Donna Bovitz		Telephone: 518-398-5106	
		E-Mail: chasesurveying@gmail.com	
Address: 2460 Ash Court			
City/PO: Avon		State: IN	Zip Code: 46123
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		29.92 acres	
b. Total acreage to be physically disturbed?		None acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		29.92 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			



5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<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: _____ _____	NO	YES	
	<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: _____ _____	NO	YES	
	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline    Forest    Agricultural/grasslands    Early mid-successional  
 Wetland    Urban    Suburban

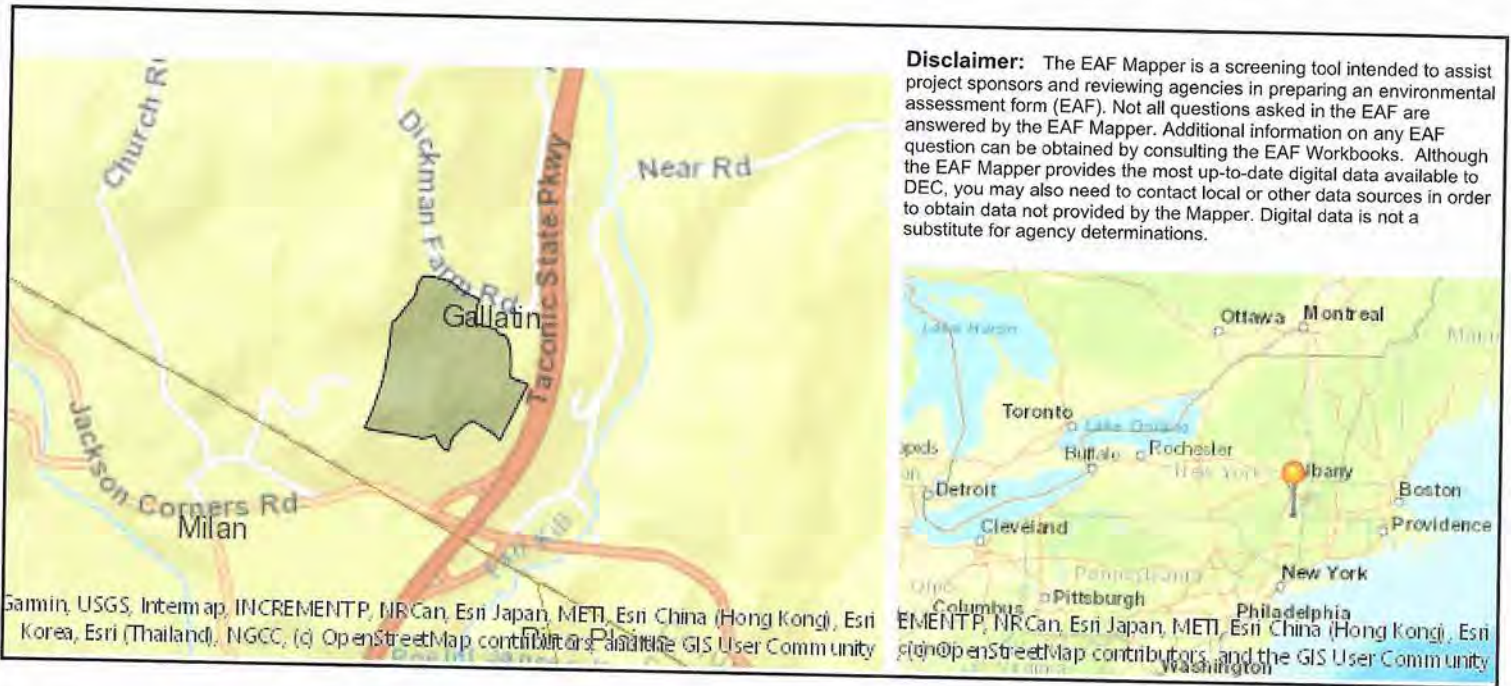
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input 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 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: John Bovitz & Donna Bovitz Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Title: \_\_\_\_\_





Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

February 2, 2022

To: The Planning Board  
Town of Gallatin  
County Route 7  
Ancram, NY 12502

From: John & Donna Bovitz  
2460 Ash Court  
Avon, IN 46123

I hereby certify to the Planning Board of the Town of Gallatin that I am the legal owner of the property identified as follows:

John & Donna Bovitz  
Tax ID # 211.-1-85.2  
43 King Road  
Red Hook, NY 12571

In the Town of Gallatin, N.Y.

I hereby authorize the following individual to act on my behalf and to represent me before the Planning Board in the matter of the subdivision of the property identified above:

Wesley Chase  
64 Poplar Ave.  
Pine Plains, NY 12567  
518-398-5106  
[chasesurveying@gmail.com](mailto:chasesurveying@gmail.com)

Representative's Signature \_\_\_\_\_ Date \_\_\_\_\_

Relationship to Property Owner \_\_\_\_\_

This authorization will expire upon the approval of the subdivision of the property identified above.

This is my legal signature: \_\_\_\_\_ Date \_\_\_\_\_

Authorization effective as of this date

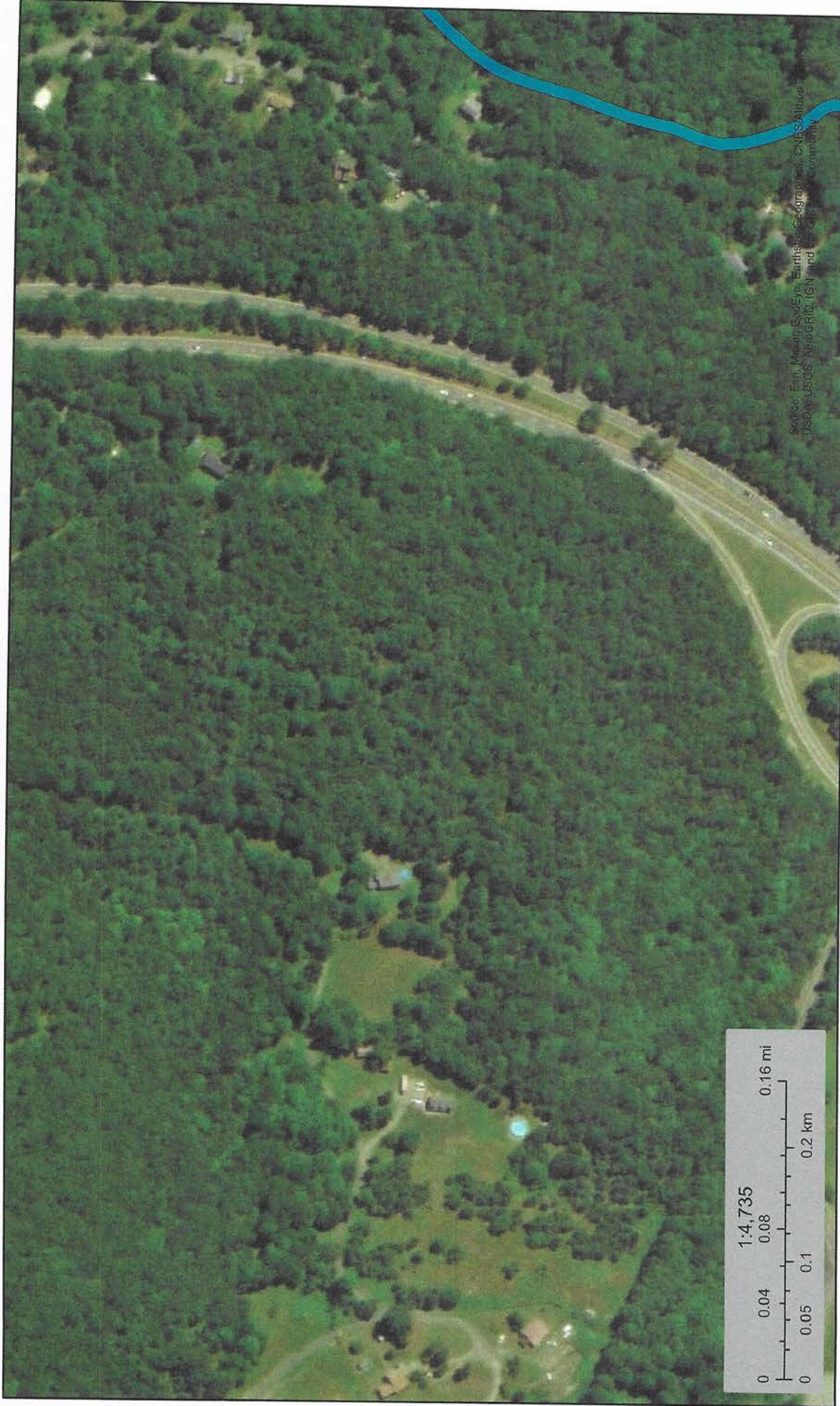




U.S. Fish and Wildlife Service

# National Wetlands Inventory

# NWI Wetlands



February 3, 2022

### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

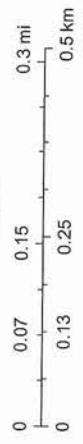


# NYS DEC Environmental Resource Mapper Bovitz



February 3, 2022

1:9,028



Source: Esri, Maxar, GeoEye, Earthstar, GeoGraphics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Soil Map—Columbia County, New York  
(Bovitz Soils)



Soil Map may not be valid at this scale.

Map Scale: 1:4,020 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84





## MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features
- Water Features**
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Columbia County, New York  
Survey Area Data: Version 17, Sep 1, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 8, 2020—Oct 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NbC	Nassau channery silt loam, rolling, very rocky	6.8	10.5%
NbD	Nassau channery silt loam, hilly, very rocky	45.8	70.8%
NbE	Nassau channery silt loam, steep, very rocky	8.3	12.8%
StE	Stockbridge silt loam, 25 to 35 percent slopes	0.6	0.9%
Ue	Udorthents, smoothed	3.2	5.0%
<b>Totals for Area of Interest</b>		<b>64.7</b>	<b>100.0%</b>