

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 10/7/22
2. Name of Subdivision (if applicable) \_\_\_\_\_
3. Name of applicant SARA NESBITT  
 Address PO Box 87, ANCRAM, 12502  
 Phone 917.363.3375
4. Owner of property to be subdivided SARA NESBITT  
 Address \_\_\_\_\_  
 Phone SAME
5. Where is property located? (list name of road) HILLTOP RD / DECKER RD
6. What is the total acreage of the land being subdivided? 36.3
7. How many lots are proposed for the subdivision? 1
8. List the number of acres proposed for each lot 36.3

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9. Name of land surveyor CHASE SURVEYING  
Address 64 POPLAR AVE, PINE PLAINS  
Phone 518.398-5106

10. Name of real estate agent (if applicable) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_

11. Name of attorney (if applicable) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_

12. Name of engineer (if applicable) PATRICK PENDERGAST  
Address 127 FORDHAM RD, VALATIZ, NY 12184  
Phone 518-758.7500

? 13. In what zoning district is the subdivision located? RA2

14. In what postal delivery area is the subdivision located? 12502

15. In what school district is the subdivision located? GERMANTOWN

? 16. List the tax map number(s) of the property being subdivided 204, -1-S-110.

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? \_\_\_\_\_  
If so, describe NO

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20. List any deed restrictions or covenants \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

21. List all contiguous holdings in the same ownership 204.-1-5-110  
\_\_\_\_\_

List tax map number(s) 204.-1-5-110  
\_\_\_\_\_

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 New York

COUNTY OF Columbia SS.: 118 549680

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

Mailing Address: PO Box 87, Ancram, NY 12502

Subscribed and sworn to before me this 10<sup>th</sup> day of October, 2022

John B. Koegel  
Notary Public

MY COMMISSION EXPIRES: \_\_\_\_\_

JOHN B. KOEGEL NOTARY PUBLIC, State of New York No. 02KO4705858 Qualified in New York County Commission Expires Sept. 30, 2025
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617.20  
Appendix B  
Short Environmental Assessment Form

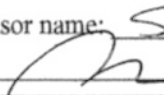
**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project:							
Project Location (describe, and attach a location map): <u>HILLTOP RD,</u>							
Brief Description of Proposed Action: <u>36.33 SUBDIVISION FROM 126.3 ACRE PARCEL</u>							
Name of Applicant or Sponsor: <u>SARA NESBITT</u>		Telephone: <u>917 363 3375</u>					
Address: <u>PO Box 87</u>		E-Mail: <u>saronesbitt23@gmail.com</u>					
City/PO: <u>ANKRAM</u>		State: <u>NY</u>	Zip Code: <u>12502</u>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<u>126.3</u> acres					
b. Total acreage to be physically disturbed?		<u>36.33</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>126.3</u> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: <u>NEW WELL</u>	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: <u>NEW SEPTIC</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	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"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input 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 plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>SARA NESBITT</u> Date: <u>10/7/22</u></p> <p>Signature: <u></u></p>		

***THIS INDENTURE,***

Made the *14* day of *April*, 2016

***BETWEEN***

**James Sheldon**, with an address of 108 East 38<sup>th</sup> Street, Apt. 2300, New York, New York 10016

*party of the first part,*  
*and*

**Sara Nesbitt**, with an address of 132 Decker Road, Ancram, New York 12502

*party of the second part,*

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars (\$10.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, hereby grants and releases unto the party of the second part, their heirs and assigns forever,

**ALL** that plot, piece or parcel of land, with buildings and improvements thereon erected, situate, lying and being in the **Town of Gallatin, County of Columbia and State of New York**, being more particularly bounded and described as on the Schedule A attached hereto and made a part hereof.

**BEING THE SAME PREMISES CONVEYED TO JAMES SHELDON FROM FRANK VINCENT PELLEGRINO AND STEPHANIE PELLEGRINO BY DEED DATED JANUARY 31, 1997 AND RECORDED ON JANUARY 31, 1997 IN THE COLUMBIA COUNTY CLERK'S OFFICE IN CRTG 00288 FRAME 1279 AND DOCUMENT # 07 1997 001274.**

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

**TOGETHER** with all right, title and interest, if any, of the party of the first part, in and to any streets and roads abutting the above described premises to the center lines thereof,

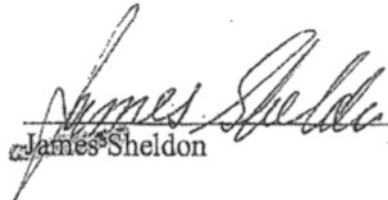
**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, her heirs and assigns forever.

**AND** the party of the first part covenants that he has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

AND that, in compliance with Section 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of improvement before using any part of the total of same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hands and seals the day and year first above written.

In the Presence of

 L.S.  
James Sheldon

STATE OF NEW YORK )  
 ) : SS  
COUNTY OF NEW YORK )

On this 14th day of April, 2016, before me, the undersigned, a notary public in and for said state, personally appeared James Sheldon, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which he acted, executed the instrument.

  
Notary Public

RECORD AND RETURN TO:

Record and Return to:  
Guterman Shallo & Alford, PLLC  
21 North Seventh Street  
Hudson, New York 12534

WILLIAM PAUL GROSS  
Notary Public, State of New York  
No. 02GR6283298  
Qualified in New York County  
Commission Expires 08/10/2017



# Patrick J. Prendergast, P.E.

Consulting Engineer

127 Fordham Road  
Valatie, New York 12184  
(518)758-7500  
pprender@nycap.rr.com

October 6, 2022

Sara Nesbitt  
132 Decker Road  
Ancram, NY 12502

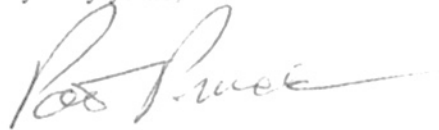
RE: Soil Evaluation  
Lot #3  
132 Decker Road  
Gallatin Township  
Project No. 22338

Dear Ms. Nesbitt:

On October 4, 2022, I evaluated test holes on the above referenced lot. The site was an open hayfield. The soils were permanently to a depth of about 2 feet. This would require a shallow fill bed to meet Health Department standards for a septic system.

If you should have any questions, please feel free to call.

Very truly yours,



Patrick J. Prendergast, P.E.

PJP/dlp

