

**TOWN OF CHARLTON**  
**SUBDIVISION APPLICATION FORM - PART 1**

Information about the property as it now exists

Property owner(s): GARRY R. HEFLIN (as listed on the deed)

Owner's address: 2158 COOK ROAD, BAUSTON LAKE, NY 12019

Address of proposed subdivision (if different from owner's address): \_\_\_\_\_

Owner's phone number: 518-858-2068 Email: none

Applicant name (if different from the owner): \_\_\_\_\_  
(if the applicant is a party with a purchase agreement, include a copy of the purchase agreement)

Applicant address: \_\_\_\_\_

Applicant phone number: \_\_\_\_\_ Email: \_\_\_\_\_

Consultant name/address: SANTO ASSOCIATES, P.C., 1 BARNETT RD., CLIFTON PK, NY

Consultant phone number: 518-383-8001 Email: drew@santoassociates.com

Tax map number(s): 225.00-1-~~86~~87 Size of property (acres): 41.825  
(include block and lot numbers if available)

Road frontage (feet): 1662.69' on (name of road): COOK ROAD

Road frontage (feet): 267.58' on (name of road): NYS ROUTE 67

Distance to nearest intersection (feet): N/A Name of cross street: N/A

Zoning district: Residential \_\_\_\_\_ Residential/Agricultural \_\_\_\_\_ Agricultural ✓

Does property have:  
Agricultural Exemption: Y or N Conservation Easement: Y or N Special Use Permit: Y or N Variance: Y or N  
(if yes to any of the above, please provide permit/variance number, date of issuance, and stipulations)

Area of (acres): State Wetlands: 17.203 Federal wetlands: 17.203 Flood Plain: 0  
(if this information is not known now, it will have to be obtained before the final plan will be complete)

Stream name(s) and classification(s): \_\_\_\_\_

Was this property the result of a subdivision within the last 15 years? Y or N

If yes, when and by whom: BOUNDARY LINE REVISIONS BY HEFLIN IN 2022

Describe current uses of the property: VACANT / RESIDENTIAL

**TOWN OF CHARLTON**  
**SUBDIVISION APPLICATION FORM - PART 2**

**Information about the proposed subdivision**

Purpose of proposed subdivision: RESIDENTIAL CONSTRUCTION

Number of proposed lots: 4 (application fee is \$300 per new lot created - see review guide)

Size of minimum proposed lot (acres): 5.507 Minimum road frontage of proposed lot (feet): 210.91'

Are new roads proposed? No if yes, how long (feet): \_\_\_\_\_

Proposed source of potable water: INDIVIDUAL WELLS

Proposed method of sewage disposal: INDIVIDUAL LEACH FIELDS

Does the proposed subdivision comply with Zoning Ordinance Requirements for all lots?: YES

Consult the Review Guide for material which must accompany this application. A list of required material is found under Step 2 - Preliminary Application.

SIGNATURE OF APPLICANT: Gary R. Hefun DATE: 8/25/2023  
Print name: GARRY R. HEFUN

PLANNING BOARD USE ONLY  
Date application received by Town: 8-28-23 Amount of application fee paid \$ 1200  
Signature of Town Official accepting fee: Brenda



# **SANTO ASSOCIATES**

LAND SURVEYING AND ENGINEERING, P.C.



## PRINCIPALS

ANDREW C. SCHAUFFERT, L.S.\*  
ELLIOTT FISHMAN, P.E.\*  
ALTON P. MACDONALD, JR., L.S.

\* ALSO LICENSED IN VERMONT

## **NARRATIVE DESCRIPTION**

Garry R. Heflin Subdivision, Cook Road, Town of Charlton  
(prepared 08/25/23)

Garry R. Heflin is the current owner of a 41.825 acre parcel of land (S.B.L.#'s 225.00-1-87) with 1,662.69 feet of road frontage on the east side of Cook Road and 267.58 feet of frontage on the south side of New York State Route 67 in the Town of Charlton. Mr. Heflin and his late wife acquired most of this parcel from Edward and Diane Prentiss in a deed dated March 8, 1972. Its current size and configuration was established by boundary line revisions approved by the Charlton Planning Board earlier this year. The three other affected parcels from that project have now been sold. Mr. Heflin's current residence, at #2158 Cook Road, with a barn and assorted outbuildings, is situated at the extreme southwest corner of the 41.825 acres. An extensive amount of protected wetland (17.203 acres), both State and Federal, is located thereon, having been delineated by a qualified consultant in 2021 and confirmed by the relevant authorities. Excepting the house, barn and outbuildings the entire parcel is vacant land, the upland portion being split evenly between woodland and hayfield. It is not currently being utilized in any productive way and is zoned Agriculture (A).

The proposal is to subdivide the 41.825 acres into 4 parcels, one containing 20.218 acres and all existing improvements, and the other three, 5.507, 10.000 and 6.100 acres in size, being for private single-family residential construction with individual wells and septic systems. It is anticipated that no variances from current Town of Charlton zoning requirements will be required, nor there be any need for driveway crossing permits from NYSDEC or ACOE as all three potential house sites are between the road frontage and 100' wetland buffer line. No further subdivision or re-development of these lands is envisioned.

We anticipate that no construction activity (logging, filling, grading, etc.) will take place during the subdivision process, only cutting of hay and whatever surveying, soil testing and wetland delineation may be necessary to facilitate Planning Board approval of this project.

Applicant: Garry R. Heflin, 2158 Cook Road, Ballston Lake, NY 12019 (518) 858-2068

Agent: David H. Pentkowski, Esq. (Pentkowski Pastore & Freestone), 5 Longkill Road,  
Ballston Lake, NY 12019 (518) 383-5300

Agent: Andrew C. Schaufert, L.S. (Santo Associates, P.C.) 1 Barney Road, Suite 109  
Clifton Park, NY 12065 (518) 383-8001 Office (518) 496-2903 Mobile

### **CATSKILL OFFICE**

340 MAIN STREET ♦ P.O. BOX 405  
CATSKILL, NEW YORK 12414  
PHONE: (518) 943-5140 ♦ FAX: (518) 943-5689

### **CLIFTON PARK OFFICE**

1 BARNEY ROAD ♦ SUITE 109  
CLIFTON PARK, NEW YORK 12065  
PHONE: (518) 383-8001 ♦ FAX: (518) 383-6026

## 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: <div style="font-family: cursive; font-size: 1.2em;">MINOR SUBDIVISION OF LANDS OF GARRY R HEFLIN</div>							
Project Location (describe, and attach a location map): <div style="font-family: cursive; font-size: 1.2em;">2158 COOK ROAD, TOWN OF CHARLTON (SBL # 225.00-1-87)</div>							
Brief Description of Proposed Action: <div style="font-family: cursive; font-size: 1.2em;">FOUR - LOT SUBDIVISION</div>							
Name of Applicant or Sponsor: <div style="font-family: cursive; font-size: 1.2em;">GARRY R. HEFLIN</div>		Telephone: 518-858-2068					
		E-Mail: none					
Address: <div style="font-family: cursive; font-size: 1.2em;">2158 COOK ROAD</div>							
City/PO: <div style="font-family: cursive; font-size: 1.2em;">BALLSTON LAKE</div>		State: <div style="font-family: cursive; font-size: 1.2em;">NY</div>	Zip Code: <div style="font-family: cursive; font-size: 1.2em;">12065</div>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><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%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><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?		<div style="font-family: cursive; font-size: 1.2em;">41.825</div> acres					
b. Total acreage to be physically disturbed?		<div style="font-family: cursive; font-size: 1.2em;">1.5</div> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<div style="font-family: cursive; font-size: 1.2em;">41.825</div> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Urban</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input type="checkbox"/> Commercial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Forest</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other (specify): _____</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>GARRY R. HEFUM</u> Date: <u>8/25/2023</u> Signature: <u><i>Garry R. Hefum</i></u>		

Agency Use Only [If applicable]

Project: Heflin  
 Date:

## Short Environmental Assessment Form Part 2 - Impact Assessment

**Part 2 is to be completed by the Lead Agency.**

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

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

Agency Use Only [If applicable]

Project: Hoplin

Date: \_\_\_\_\_

### Short Environmental Assessment Form

#### Part 3 Determination of Significance

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

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

_____ Name of Lead Agency	_____ Date
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)



## AGRICULTURAL DATA STATEMENT AND CONTROL FORM

Town of CHARLTON Tax Parcel No. 225.00 - 1 - ~~85~~ 87  
(section) - (block) - (lot)

Consolidated Agricultural District No. 1 of 2 Street Name COOK ROAD  $\frac{1}{2}$  NYS RTE 67  
(circle)

**NOTE:** Section 283-a of the Town Law (effective July 1, 1993) requires that any application for a Special Permit, Site Plan Approval, Use Variance or Subdivision Approval on property within an Agricultural District containing a farm operation, OR on property with boundaries within five hundred (500) feet of a farm operation that is located in an Agricultural District, include an Agricultural Data Statement. ALL applications requiring an Agricultural Data Statement must be referred to the Saratoga County Planning Board in accordance with amended section 239-m and 239-n of the General Municipal Law (effective July 1, 1993).

### **Part I: Agricultural Data Statement**

Name of Applicant GARRY R. HEFUM  
Mailing Address 2150 COOK ROAD, BALLSTON LAKE, NY 12019  
Description of Project PROPOSED 4-LOT SUBDIVISION OF 41.825 ACRES  
FOR SALE AS RESIDENTIAL LOTS

Names and addresses of those owners of land within Consolidated Agricultural District No. 2 that contain farm operations AND are located within five hundred (500) feet of the project property:

1. 6.12 - CYNTHIA LESCHEN, 370 COUNTY LINE RD., SCHENECTADY
2. 8.1 - RICHARD & SHELLEY SMITH, 4501 JOCKEY ST., BALLSTON SPA
3. 33.11 - JAMES & MARY HOLBROOK 4296 JOCKEY ST., BALLSTON SPA
4. 46.112 - ORCHARD VIEW PARTNERS, LLC, 2189 COOK ROAD, GALWAY
5. 79 - JAY & MARIA MATTHEWS, 2192 COOK ROAD, CHARLTON, NY

Attach to this form a copy of a tax map showing the site of the proposed project relative to the locations of farm operations identified above. Farm Operations are defined as "...the land used in agricultural production, farm buildings, equipment and farm residential buildings" according to Section 301, Article 25 AA of the Agricultural and Markets Law.

# Town of Charlton

## Application for Subdivision - List of Neighboring Property Owners

In order for a Preliminary Application for a subdivision to be considered complete, a list is required that details all owners of property that are contiguous, adjacent to, or across an established road from the proposed boundaries of the subdivision. Tax Map Numbers, Names, and Addresses are required. Include all active farms within 1,500 feet for a minor subdivision or within 2,500 feet for a major subdivision. Property Class numbers in the 100 series indicate farms and crop land.

Owner GARRY R. HEFLIN Applicant GARRY R. HEFLIN

Tax Map # (s) on request for subdivision 225.00-1-~~35~~87

Tax Map #	Property Class	Name (s)	Address
225.00-1-5.11	240	SMITH, RICHARD W.	4561 JOCKEY ST. BALLSTON SPA, NY 12020
225.00-1-6.12	105	LESCHER, CYNTHIA	370 COUNTY LINE ROAD SCHENECTADY, NY 12306
225.00-1-8.1	112	SMITH, RICHARD & SHELLEY	4561 JOCKEY ST. BALLSTON SPA, NY 12020
225.00-1-11	112	HOLBROOK, DANIEL SCOTT	4296 JOCKEY ST. BALLSTON SPA, NY 12020
225.00-1-33.11	240	HOLBROOK, JAMES & MARY	4296 JOCKEY ST. CHARLTON, NY 12019
225.00-1-34.1	240	LINK, AMY T. RIVERA, ROBERT	2115 ROUTE 67 BALLSTON LAKE, NY 12019
225.00-1-34.2	311	LINK, AMY T. RIVERA, ROBERT	2115 ROUTE 67 BALLSTON LAKE, NY 12019
225.00-1-34.3	311	KELSEY, JASON & KIMBERLY	58 MEADOW RUE PL MALTA, NY 12020

Signature of  
Preparer

AL Schaufheit

date

8/25/23

# Town of Charlton

## Application for Subdivision - List of Neighboring Property Owners

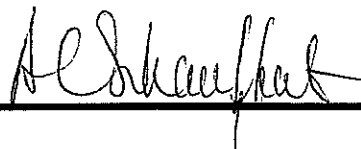
In order for a Preliminary Application for a subdivision to be considered complete, a list is required that details all owners of property that are contiguous, adjacent to, or across an established road from the proposed boundaries of the subdivision. Tax Map Numbers, Names, and Addresses are required. Include all active farms within 1,500 feet for a minor subdivision or within 2,500 feet for a major subdivision. Property Class numbers in the 100 series indicate farms and crop land.

Owner GARRY R. HEFUM Applicant GARRY R. HEFUM

Tax Map # (s) on request for subdivision 225.00-1-~~35~~87

Tax Map #	Property Class	Name (s)	Address
225.00-1-37	210	NACHBAR, BARBARA J.	2140 COOK ROAD BALLSTON LAKE, NY <del>12019</del> 12019
225.00-1-41	240	FENTON, ANASTASIA	2071 COOK ROAD BALLSTON LAKE, NY 12019
225.00-1-42	210	SPAGNOLA, EUCIA	2151 COOK ROAD BALLSTON LAKE, NY 12019
225.00-1-44.117	210	DELANEY, ROBERT L.	2177 COOK ROAD BALLSTON LAKE, NY 12019
225.00-1-44.2	240	BARKER, GEORGE	2191 COOK ROAD BALLSTON LAKE, NY 12019
225.00-1-46.111	240	McCUNE EGHEN FRANK & KATHERINE	2189 COOK ROAD BALLSTON LAKE, NY 12019
225.00-1-46.112	<del>240</del> 322	ORCHARD VIEW PARTNERS, LLC	2189 COOK ROAD BALWAY, NY 12014
225.00-1-59	210	SNYDER, EDMOND GRAY, ANGELA	2165 COOK ROAD BALLSTON LAKE, NY 12019

Signature of  
Preparer



date

8/25/23

**Town of Charlton**  
**Application for Subdivision - List of Neighboring Property Owners**

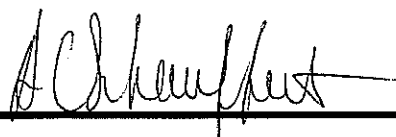
In order for a Preliminary Application for a subdivision to be considered complete, a list is required that details all owners of property that are contiguous, adjacent to, or across an established road from the proposed boundaries of the subdivision. Tax Map Numbers, Names, and Addresses are required. Include all active farms within 1,500 feet for a minor subdivision or within 2,500 feet for a major subdivision. Property Class numbers in the 100 series indicate farms and crop land.

Owner GARRY R HEFUN Applicant GARRY R. HEFUN

Tax Map # (s) on request for subdivision 225.00 -1- ~~88~~ 87

Tax Map #	Property Class	Name (s)	Address
225.00-1-79	240	MATTHEWS, JAY & MARIA	2192 COOK ROAD CHARLTON, NY 12019
225.00-1-82	240	JACKSON, RICHARD & JOSEPHINE	2173 COOK ROAD BALLSTON LK, NY 12019
225.00-1-83	240	MCGRATH, PATRICK M.	2108 COOK ROAD BALLSTON LK, NY 12019
225.00-1-88.1		EMERUE, DEIDRE K.	339 MOSELBECK RD, PATTERSONVILLE, NY 12137
225.00-1-88.2		VAN VORST DOUGLAS & MARA	105 SADDLE BROOK W. CHARLTON, NY 12302
225.00-1-88.3		HECK, JEFFRIE & EMMA	309 STAGE ROAD BALLSTON LK, NY 12019

Signature of  
Preparer



date

8/25/23

**AFFIDAVIT TO BE COMPLETED BY OWNER**

STATE OF NEW YORK )

)ss:

COUNTY OF SARATOGA )

GARRY R. HEFLIN, being duly sworn, deposes and says that he/she is the owner and/or developer of the real property subdivision known as GARRY R HEFLIN SUBDIVISION, which subdivision is herewith submitted to the Town Planning Board of the Town of Charlton, New York, for its approval, pursuant to the Town Law of the State of New York and other statutes and ordinances in such cases made and provided.

That deponent has authorized ANDREW C. SCHAUFFERT, to appear on his/her behalf in order to make application for subdivision approval and to obtain all approvals relating thereto.

Deponent states that, from his/her actual knowledge, the map or plan as submitted herewith is true and correct in every detail and correctly sets forth the owners of adjoining lands.

That this affidavit is made as an inducement to the Town of Charlton Planning Board for approval of the aforesaid subdivision plat.

Signed

Garry R Heflin

Sworn to before me this

25th day of AUGUST, ~~200~~ 2023

Andrew C. Schaufert

Notary Public

ANDREW C. SCHAUFFERT  
Notary Public, State of New York  
Qualified in Saratoga County  
No. 4965660  
Commission Expires April 23, 2026

# AFFIDAVIT TO BE COMPLETED BY OWNER

STATE OF NEW YORK )

)ss:

COUNTY OF SARATOGA)

GARRY R. HEFLIN, being duly sworn, deposes and says that he/she is the owner and/or developer of the real property subdivision known as GARRY R. HEFLIN SUBDIVISION which subdivision is herewith submitted to the Town Planning Board of the Town of Charlton, New York, for its approval, pursuant to the Town Law of the State of New York and other statutes and ordinances in such cases made and provided.

That deponent has authorized DAVID H. PENTKOWSKI, to appear on his/her behalf in order to make application for subdivision approval and to obtain all approvals relating thereto.

Deponent states that, from his/her actual knowledge, the map or plan as submitted herewith is true and correct in every detail and correctly sets forth the owners of adjoining lands.

That this affidavit is made as an inducement to the Town of Charlton Planning Board for approval of the aforesaid subdivision plat.

Signed

Garry R. Hefflin

Sworn to before me this

25TH day of AUGUST, 200-2023

Andrew C. Schaffert

Notary Public

ANDREW C. SCHAUFFERT  
Notary Public, State of New York  
Qualified in Saratoga County  
No. 4965660  
Commission Expires April 23, 2026

910/628



# This Indenture

Made the 24 day of March  
Nineteen Hundred and Seventy-two

Between EDWARD C. PRENTISS and DIANE K. PRENTISS, his wife,  
residing at Route 67, Ballston Spa, New York,

parties of the first part, and

GARRY R. HEFLIN and JUDITH B. HEFLIN, his wife, residing at 23 Edwin  
Drive, Ballston Lake, New York, as tenants by the entirety,

parties of the second part,  
Witnesseth that the parties of the first part, in consideration of

ONE Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their heirs and assigns forever, all THAT PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Charlton, Saratoga County, New York, more particularly bounded and described as follows:-

BEGINNING at a point on the Easterly margin of Cook Road, said point being located North 8° 28' West, Nine Hundred Seventeen and 6/10 (917.6') feet distant from an iron pin set at the Northwest corner of the lands now or formerly of Nachbar, and running thence North 81° 52' East, One Thousand Eight Hundred Thirty-five and 00/100 (1835.0') feet to an iron pin; running thence North 7° 38' West, Six Hundred Fifty-four and 00/100 (654.0') feet to an iron pin; running thence North 88° 58' West, One Thousand Forty-four and 50/100 (1044.50') feet to an iron pin; running thence North 36° 43' West, Thirty-one and 00/100 (31.0') feet to a point; running thence North 79° 43' West, One Hundred Eighty-three and 00/100 (183.0') feet to a point; running thence South 76° 57' West, Four Hundred Twenty and 4/10 (420.4') feet to an iron pin; running thence North 9° 10' West, Six Hundred Seventy-one and 8/10 (671.8') feet to an iron pin set on the southerly margin of Route 67; running thence North 65° 55' West, Seventy-three and 87/100 (73.87') feet to a point; running thence North 72° 08' West, Thirty-five and 00/100 (35.0') feet to a point; running thence South 87° 53' West, One Hundred Five and 34/100 (105.34') feet to a point; running thence South 15° 54' West, Fifty-eight and

and 00/100 (58.0') feet to a monument; running thence South 8° 28' East, One Thousand Five Hundred Fifty-nine and 4/10 (1559.4') feet along the Easterly margin of Cook Road, to the point or place of beginning, containing 38-2/3 acres of land, be the same, more or less.

BEING a portion of the same premises conveyed to Edward C. Prentiss and Diane K. Prentiss, his wife, by deed dated July 27, 1971, and recorded July 28, 1971, in the Saratoga County Clerk's Office, in Book 898 of Deeds at Page 33.

RECORDED  
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SARATOGA COUNTY  
CLERK'S OFFICE  
BALISTON SPA, N.Y.  
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