

TOWN OF CHARLTON
SUBDIVISION APPLICATION FORM - PART 1
FOR LINE ADJUSTMENT

Information about the property as it now exists

Property owner(s): Paul J. Kondrat and Margaret Ann Kondrat (as listed on the deed)

Owner's address: 2304 Rte. 67 Amsterdam NY 12010

^{for line adjustment}
Address of proposed subdivision (if different from owner's address): 2304 and 2306 Rte 67

Owner's phone number: (518) 882-9844 Email: ---

Applicant name (if different from the owner): David H. Bogardus PLS & Northeast Land Survey
(if the applicant is a party with a purchase agreement, include a copy of the purchase agreement)

Applicant address: PO Box 2140 Malta NY 12020

Applicant phone number: (518) 899-7339 Email: dhb@nclandsurvey.com

Consultant name/address: Same as Applicant

Consultant phone number: --- Email: ---

Tax map number(s): 224-1-16.1 & 224-1-17 Size of property (acres): _____
(include block and lot numbers if available)

Road frontage (feet): 406 ± on (name of road): NYS Rte. 67

Road frontage (feet): _____ on (name of road): _____

Distance to nearest intersection (feet): 1/2 mile Name of cross street: Rte. 147

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: 0.5 ± ac. Federal wetlands: _____ Flood Plain: _____
(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): None

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

If yes, when and by whom: _____

Describe current uses of the property: single family residential

TOWN OF CHARLTON
SUBDIVISION APPLICATION FORM - PART 2

Information about the proposed subdivision

Purpose of proposed subdivision: lot line adjustment - provide additional room around accessory buildings provide access around the west end of the parcel

Number of proposed lots: 0 (application fee is \$300 per new lot created - see review guide)

Size of minimum proposed lot (acres): 2 Minimum road frontage of proposed lot (feet): 200

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

Proposed source of potable water: NA

Proposed method of sewage disposal: NA

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: Paul J. Kondrat DATE: 1/24/23

Print name: Paul J. Kondrat

PLANNING BOARD USE ONLY

Date application received by Town: 1-6-23 Amount of application fee paid \$ _____

Signature of Town Official accepting fee: _____

LANDS OF KONDRAT
SBL 224.-1-16.1
SBL 224.-1-17
PROPOSED LOT LINE ADJUSTMENT

PROJECT NARRATIVE

This lot line adjustment of a common property line between two properties owned by the applicant (Kondrat) is being proposed to allow clearance around the pond.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

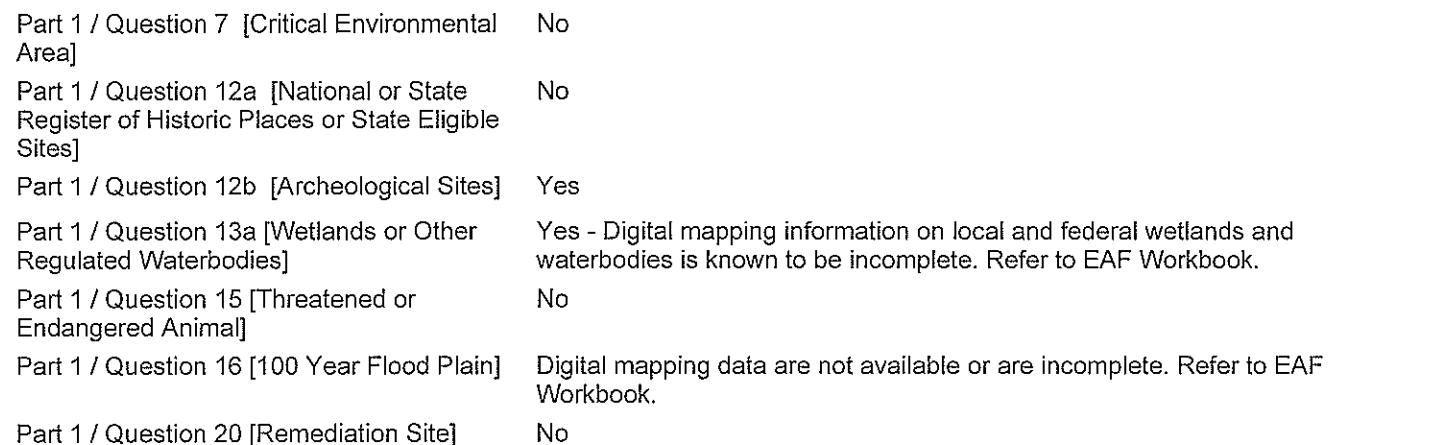
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Name of Action or Project: <i>KONDRAI LOT LINE ADJUSTMENT</i>			
Project Location (describe, and attach a location map): <i>2304 S 23rd Rd. G7 SBL 224-1016.1 & 17</i>			
Brief Description of Proposed Action: <i>LOT LINE ADJUSTMENT</i>			
Name of Applicant or Sponsor: <i>PAUL T. KONDRAI</i> <i>MARGARET ANN KONDRAI</i>		Telephone: <i>(518) 882-7844</i>	
		E-Mail: <i>—</i>	
Address: <i>2304 Rd. G7</i>			
City/PO: <i>Amsterdam</i>		State: <i>NY</i>	Zip Code:
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 checked="" 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 checked="" type="checkbox"/> YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>4</i> acres	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>4</i> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input 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			

5. -Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<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?	NO	YES	
If Yes, identify: _____	<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	
b. Are public transportation services 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 the 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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____ <u>NA</u>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ <u>NA</u>	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ <u>NA</u>	<input 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/>	<input checked="" 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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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 type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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>David H. Boyer Jr.</u> Date: <u>1/4/23</u>		
Signature: <u>[Signature]</u> Title: <u>Consultant</u>		



Agency Use Only [If applicable]

Project: Kondrat
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:	<input type="checkbox"/>	<input type="checkbox"/>
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: _____
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)

ADJOINING/CONTIGIOUS/ACROSS ROAD
 PROPERTY OWNERS
 SUBJECT PARCEL(S): KONDRAT 224.-1-16.1 & 224.-1-17

<u>SBL #</u>	<u>CLASS</u>	<u>PROPERTY ADDRESS</u>	<u>OWNER NAME</u>	<u>MUNICIPALITY</u>	<u>OWNER ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
224.-1-16.2	Vac w/Imp'r	Route 67	Charles & Alice Mothon	Charlton	1342 Sacandaga Rd	Galway	NY	12074
224.-1-19	Mining	Route 67	Town of Charlton	Charlton	RD #3	Ballston Lake	NY	12019
224.-1-20	Elec-Substation	Route 67	National Grid	Charlton	300 Erie Blvd West	Syracuse	NY	13202
224.-1-27	1 Family Res	2303 Route 67	John & Robin Kaska	Charlton	239 Fayville Rd	Galway	NY	12074
224.-1-28	1 Family Res	2305 Route 67	David & Nancy Leith	Charlton	2305 Route 67	West Charlton	NY	12010

ACTIVE FARMS WITHIN 1,500 FOOT BUFFER OF SUBJECT PROPERTIES
 PROPERTY OWNERS
 SUBJECT PARCEL(S): KONDRAT 224.-1-16.1 & 224.-1-17

<u>SBL #</u>	<u>CLASS</u>	<u>PROPERTY ADDRESS</u>	<u>OWNER NAME</u>	<u>MUNICIPALITY</u>	<u>OWNER ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
224.-1-49	Cattle farm	1326 Route 147	King Neptune NYS LLC	Charlton	403 Cedarhurst St	Islip Terrace	NY	11752

AGRICULTURAL DATA STATEMENT AND CONTROL FORM

Town of Charlton Tax Parcel No. 224.-1-16.1 and 224.-1-17
(section) - (block) - (lot)
Consolidated Agricultural District No. 1 of 2 Street Name Route 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 Paul J. & Margaret Ann Kondrat
Mailing Address 2304 Route 67, Amsterdam NY 12010
Description of Project Lot line adjustment of a common
property line between two parcels owned by
the applicants.

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. none
2. _____
3. _____
4. _____
5. _____

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.

Part II: Submission and Evaluation (to be completed by Municipal Review Agency)

Type of Submission (Check appropriate type)

Use Variance ____ Special Use Permit ____ Site Plan Review ____ Subdivision Review ____

Municipal Review Authority (Check appropriate agency)

Zoning Board of Appeals ____ Planning Board ____ Town Board ____

Part III: Notice Provision (to be completed by Municipal Review Agency)

Consistent with Section 283-a(3) of the Town Law, written notice of the application described in Part I has been provided to the owners of land identified in the Agricultural Data Statement.

Date Notice Mailed _____

Part IV: Notice to County Planning Board (to be completed by Municipal Review Agency)

Consistent with Section 283-a(5) of the Town Law, the Clerk of the Municipal Review Authority identified in Part II must refer all applications requiring an Agricultural Data Statement to the County Planning Board.

Date Referred to County Planning Board _____

Use Agricultural Data Statement Referral Form

NOTICE

Regarding Disclosure Notice to Prospective Purchasers

As of July 1, 1999:

1. **When any purchase and sale contract is presented** for the sale, purchase, or exchange of real property located partially or wholly within an agricultural district, the prospective grantor shall present to the prospective grantee a disclosure notice which states the following:

"It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

- 1a. Such disclosure notice shall be signed by the prospective grantor and grantee prior to the sale, purchase or exchange of such real property.
2. Receipt of such disclosure notice shall be recorded on a property transfer report form prescribed by the state board of real property services as provided for in section three hundred thirty-three of the real property law.

Kondrat - 500' buffer for Agricultural Data Statement
No farm operations

PRINT_KEY	MUNI	PROP_ADDR	OWNER	MAIL_1ADDR	CITY	STATE	ZIP	PROP_CLASS
224.-1-16.1	Charlton	2306 ROUTE 67	KONDRAT, PAUL J	2304 Route 67	Amsterdam	NY	12010	1 Family Res
224.-1-16.2	Charlton	ROUTE 67	MOTHON, CHARLES	1342 Sacandaga Rd	Galway	NY	12074	Vac w/imprv
224.-1-17	Charlton	2304 ROUTE 67	KONDRAT, PAUL J & MARGARET A.	2304 Route 67	Amsterdam	NY	12010	1 Family Res
224.-1-19	Charlton	ROUTE 67	TOWN OF CHARLTON	RD #3	Ballston Lake	NY	12019	Mining
224.-1-20	Charlton	ROUTE 67	NATIONAL GRID	300 Erie Blvd West	Syracuse	NY	13202	Elec-Substation
224.-1-26.2	Charlton	2297 ROUTE 67	RAYLINSKY, MARK	2297 Route 67	West Charlton	NY	12010	1 Family Res
224.-1-26.12	Charlton	ROUTE 67	SABATELLO, CAROLE C	PO Box 73	Galway	NY	12074	Rural vac<10
224.-1-27	Charlton	2303 ROUTE 67	KASKA, JOHN K	239 Fayette Rd	Galway	NY	12074	1 Family Res
224.-1-28	Charlton	2305 ROUTE 67	LEITH, DAVID W	2305 Route 67	West Charlton	NY	12010	1 Family Res
224.-1-29.2	Charlton	2309 ROUTE 67	STREVVY, PAUL L. & JOANNE P.	2309 Route 67	West Charlton	NY	12010	Rural res
224.-1-29.12	Charlton	2323 ROUTE 67	FOWLE, BERNARD	2323 Rt 67	Amsterdam	NY	12010	1 Family Res

AFFIDAVIT TO BE COMPLETED BY OWNER

STATE OF NEW YORK)

)ss:

COUNTY OF SARATOGA)

Paul J. Kondrat & Margaret Ann Kondrat, being duly sworn, deposes and says that he/she is the owner and/or developer of the real property subdivision known as Nos. 2304 & 2306 Route 67, 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. Bogardus, PLS., 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 Paul J. Kondrat
Paul J. Kondrat

Sworn to before me this

17 day of January, 2023

Margaret Ann Kondrat
Margaret Ann Kondrat


Notary Public

DEBRA A. VERNI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02VE6089248
Qualified in Albany County
Commission Expires March 24, 2027