

TOWN OF CHARLTON
SUBDIVISION APPLICATION FORM - PART 1

Information about the property as it now exists

Property owner(s): Frederick G. Lachtrupp (as listed on the deed)
Owner's address: 1287 Sacandaga Road, west charlton 12010
Address of proposed subdivision (if different from owner's address): _____
Owner's phone number: 518-366-3753 Email: _____
Applicant name (if different from the owner): David Lachtrupp
(if the applicant is a party with a purchase agreement, include a copy of the purchase agreement)
Applicant address: 4 Highland Avenue; Stowe, Vt. 05672
Applicant phone number: 802-371-9449 Email: Dave@gristmillbuilders.com
Consultant name/address: Joseph P. Fuerst PLS, All points surveying
Consultant phone number: 518-696-7272 Email: all-points@roadrunner.com
Tax map number(s): Block 235-1-7 Size of property (acres): 11
(include block and lot numbers if available)
Road frontage (feet): 565.62 on (name of road): Sacandaga Road
Road frontage (feet): _____ on (name of road): _____
Distance to nearest intersection (feet): 319.64 Name of cross street: Western Avenue
Zoning district: Residential _____ Residential/Agricultural X 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: _____ 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): Sacandaga Road - County Road
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: 1 Existing Residence

TOWN OF CHARLTON
SUBDIVISION APPLICATION FORM - PART 2

Information about the proposed subdivision

Purpose of proposed subdivision: Create 1 approx. 3 acre lot

Number of proposed lots: 1 new (application fee is \$300 per new lot created - see review guide)

Size of minimum proposed lot (acres): 3 Minimum road frontage of proposed lot (feet): 250'

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

Proposed source of potable water: Drilled well

Proposed method of sewage disposal: In ground conventional leach field

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: David Lachtrupp DATE: 12/1/22

Print name: David Lachtrupp

PLANNING BOARD USE ONLY

Date application received by Town: 1-26-23 Amount of application fee paid \$ 300 on 1/18/23

Signature of Town Official accepting fee: Teresa

PROJECT NARRATIVE
PROPOSED SUBDIVISION OF FREDERICK LACHTRUPP'S PROPERTY
LOCATED AT 1287 SACANDAGA ROAD IN WEST CHARLTON

1/23/23

This proposed subdivision would create two lots from an existing approx. 11 acre lot. (tax parcel number is 235-1-7). One lot would be approx.. 8 acres in size, would contain the existing house, and have approx.. 315' of frontage on Sacandaga Road. The other new lot would be approx.. 3 acres in size and would have approx.. 250' of frontage on Sacandaga Road. There has not been any subdivisions of this parcel within the last 15 years.

The lots as proposed both have adequate sight distance. The new 3 acre lot has an adequate buildable area and does not conflict with any wetlands or wetland buffers.

I am applying for this proposed subdivision on behalf of my uncle, Frederick Lachtrupp.

Prepared by



David Lachtrupp

dave@gristmillbuilders.com

802-371-9449

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: <div style="font-family: cursive; font-size: 1.2em;">Frederick Lachtrupp 2 Lot Subdivision</div>							
Project Location (describe, and attach a location map): <div style="font-family: cursive; font-size: 1.2em;">1287 Sacandaga Road West Charlton</div>							
Brief Description of Proposed Action: <div style="font-family: cursive; font-size: 1.2em;">Divide 11 acre lot into 2 lots 8 acre lot w/ existing house 3 acre lot</div>							
Name of Applicant or Sponsor: <div style="font-family: cursive; font-size: 1.2em;">David Lachtrupp</div>		Telephone: 802-371-9449					
		E-Mail: Dave Ggristmillbuilders.com					
Address: <div style="font-family: cursive; font-size: 1.2em;">PO Box 237</div>							
City/PO: <div style="font-family: cursive; font-size: 1.2em;">Waterbury Ctr.</div>		State: <div style="font-family: cursive; font-size: 1.2em;">Vt</div>	Zip Code: <div style="font-family: cursive; font-size: 1.2em;">05677</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 type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" 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: <div style="font-family: cursive; font-size: 1.2em;">Town of Charlton Planning Commission</div>			<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 type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? <div style="float: right;">11 acres</div>							
b. Total acreage to be physically disturbed? <div style="float: right;">0 acres</div>							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <div style="float: right;">11 acres</div>							
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 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? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <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? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO <input checked="" type="checkbox"/>	YES <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? b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input 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 <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 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: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

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"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Dayia Lachtrupp</u> Date: <u>12/9/22</u> Signature: <u>[Signature]</u>		

Agency Use Only [If applicable]

Project: Lack teyys
 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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" 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)

PRINT FORM

State Environmental Quality Review Act (SEQR) Forms

All Downloadable SEQR Forms are PDF Files

The following Environmental Assessment Forms (Appendices A and B) should be used (as of October 7, 2013) for applications to be submitted to reviewing, funding or approving agencies. **If you are new to filling out the EAFs or using the EAF Mapper, or have questions about how to use them, we recommend that you begin with the Environmental Assessment Form (EAF) Workbooks.** You may also want to view The New EAFs - EAFs for the 21st Century (PDF) (2.5 MB) which is a training program on using the new (2013) Environmental Assessment Forms, Workbooks and EAF Mapper. EAF forms can be filled out and saved with Acrobat Reader.

- EAF Mapper Application (will generate partially filled-in EAFs)
The EAF Mapper Application is an Internet-based Geographic Information System (GIS) specifically designed to facilitate the NY State Environmental Quality Review (SEQR) process by answering geographic or place-based questions on the Short and Full Environmental Assessment Forms (EAFs). The EAF Mapper will provide its results by directly filling out many place-based questions in Part 1 of an electronically fillable SEAF or FEAF form and returning the partially completed form to the applicant or sponsor to finish. If you are using the EAF Mapper, do not complete any part of a PDF for either the SEAF or FEAF first. Rather, start with the EAF Mapper and wait for the program to fill in the various answers, then save the document to your computer and continue completing the forms from there. If you start a PDF before running the EAF Mapper, any information entered will be lost when the program applies its GIS data. Help in using the EAF Mapper application is located on the EAF Mapper Application's main page next to "feedback". Additional guidance can be found in the EAF Workbook, under the subsection "Using the EAF Mapper".
- Short Environmental Assessment Form (SEAF) (*Appendix B to 6 NYCRR 617.20*)
 - SEAF Part 1 (PDF) (176 KB) **Please use if you have computer access**
 - SEAF Part 2 & 3 (PDF) (203 KB) **Leave blank but print for Planning Board use**
- Full Environmental Assessment Form (FEAF) (*Appendix A to 6 NYCRR 617.20*)
 - Not likely to be needed for projects in Charlton

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 Frederick Lachtrupp Applicant David Lachtrupp

Tax Map # (s) on request for subdivision

Tax Map #	Property Class	Name (s)	Address
224 31.2		Gary Kurt Vanderhorst Stacy Vanderhorst	1295 Sacandaga Rd. West Charlton 12010
224 31.32		Jeffrey A Gill Robin A Gill	3466 Garmant Rd. Schenectady 12303
235 1-5.3		Gilbert Bisner Deborah J Bisner	8 Western Ave. West Charlton 12010
235 1-6.11		Jacqueline Notch	1 Poppy Place Millington, N.J. 07946
235 1-6.12		Michael Armer Kimberly I Armer	6 Western Ave. West Charlton 12010
235 1-8		Jessica M Yates Nathan B Arnola	1286 Sacandaga Rd. West Charlton 12010
235 1-11.11		Richard H Arnola Jason L Arnola	1274 Sacandaga Rd. West Charlton 12010

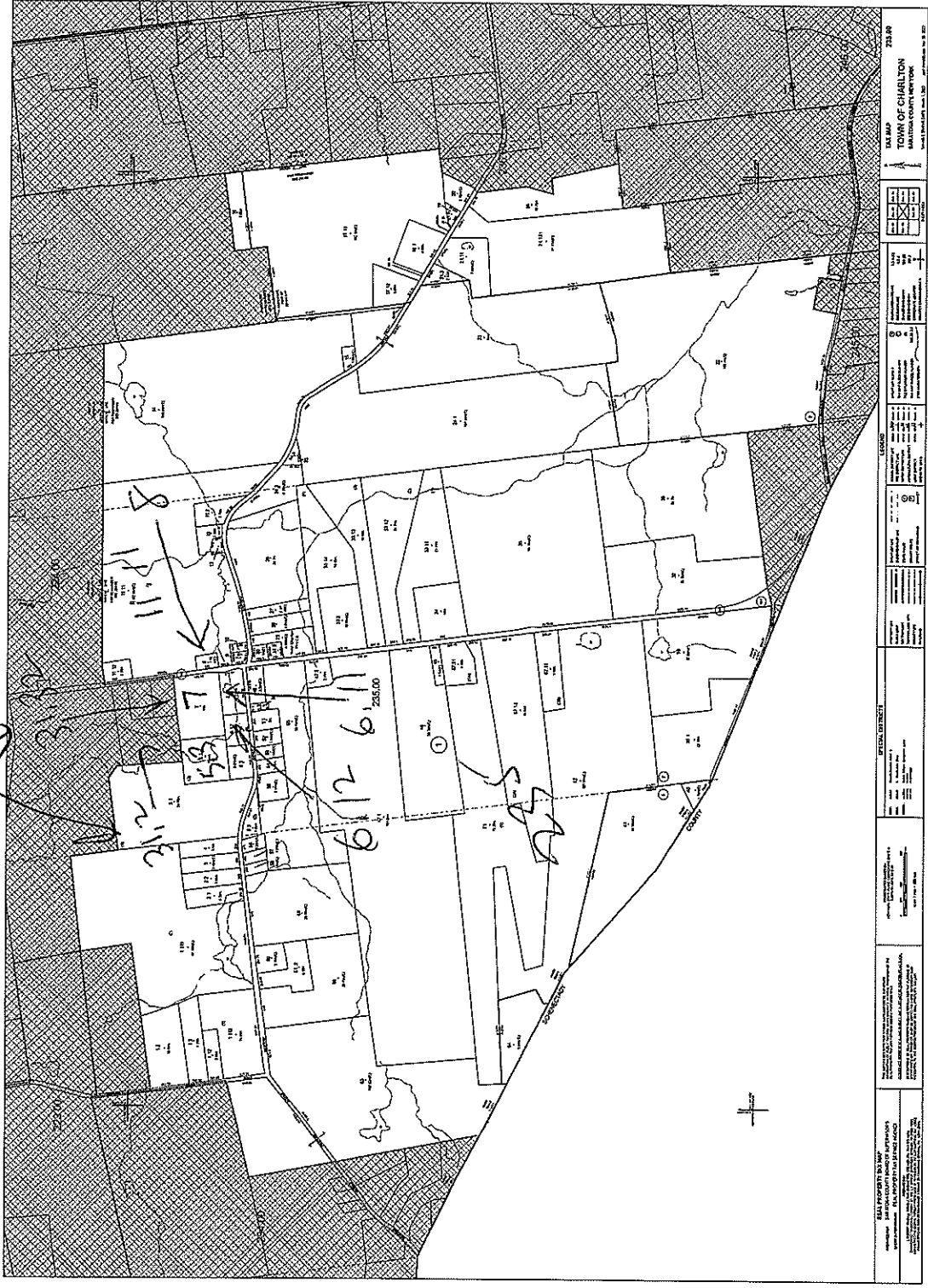
Signature of
Preparer

Frederick M Lachtrupp

date

1/12/2023

224



TOWN OF CHARLTON MASSACHUSETTS	
LEGEND	
	Water
	Road
	Highway
	Lot
	Building
	Tree
	Fence
	Boundary
	Easement
	Right of Way
	Unimproved Land
	Improved Land
	Wetland
	Shaded Land
	Other

AGRICULTURAL DATA STATEMENT AND CONTROL FORM

Town of Charlton Tax Parcel No. 235 1 7
(section) - (block) - (lot)

Consolidated Agricultural District No. 1 or 2 Street Name 1287 Sacandaga Road
(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 David Lachtrupp
Mailing Address 4 Highland Ave. Stowe, Vt. 05672
Description of Project Subdivide one approx. 3 acre lot
from existing approx. 11 acre property

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. Richard H Arnold 1274 Sacandaga Road
Jason L Arnold West Charlton 12010
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.

AFFIDAVIT TO BE COMPLETED BY OWNER

STATE OF NEW YORK)

)ss:
COUNTY OF Saratoga)

Frederick Lachtrupp, being duly sworn, deposes and says that he/she is the owner and/or developer of the real property subdivision known as 1287 Sacandaga Road, Tax Map 235-1.7 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 Lachtrupp ^{Joseph Fuerst, Surveyor} 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

Frederick Lachtrupp

Sworn to before me this

12th day of January, 2023 ^{af.}

Notary Public

Matthew Psichoulas
Notary Public - State of New York
No. 01PS6129598
Qualified in Saratoga County
My Commission Expires June 27, 2025