

TOWN OF NEW BALTIMORE PLANNING BOARD (Approved 6/8/2017)
Public Hearing
Karl Zacek and Peter Zacek – Minor Subdivision Application
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Location: Bronck Island off e/s Route 61
of Lots: 3 – 69.2 acres, 19.4 acres; 4.068 acres

The Public Hearing was opened at 7 p.m. by Chair Rob Van Etten. Other Board Members in attendance were Jean Horn, Ann Marie Vadney, Bob Court, Pat Bruno, Bill Boehlke and Lee Salisbury. Present on behalf of the applicants was their authorized representative, Attorney Robert J. Deily.

Green card was presented for certified letter sent to: NYS Office of General Services

And white receipts for the letters sent to: NYS Office of General Services
Scenic Hudson Land & Trust, Inc.

AMCH Irrevocable Trust had also been shown on the list of surrounding property owners received from the Assessor's Office but actually did not border the property being subdivided. Rather it borders the parcel containing Karl Zacek's residence, so the sending of a certified letter was not necessary.

There were no members of the public present wishing to comment on this proposed subdivision.

Short Form EAF was gone through in part as follows:

Part 1

5. *Is the proposed action,*
 - a. *A permitted use under the zoning regulations?* - **YES**
6. *Is the proposed action consistent with the predominant character of the existing built or natural landscape?* - **YES**
7. *Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?* - **NO**
- 8a. *Will the proposed action result in a substantial increase in traffic above present levels?* - **NO**
 - b. *Are public transportation service(s) available at or near the site of the proposed action?* - **NO**
9. *Does the proposed action meet or exceed the state energy code requirements?* - **NO**
10. *Will the proposed action connect to an existing public/private water supply?* - **NO**
11. *Will the proposed action connect to existing wastewater utilities?* - **NO**
- 12a. *Does the site contain a structure that is listed on either the State or National Register of Historic Places?* - **NO**
 - b. *Is the proposed action located in an archaeological sensitive area?* - **NO**
- 13a. *Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other water bodies regulated by a federal, state or local agency?* - **YES**
- 13b. *Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?* - **NO**
14. *Identify the typical habitat types that occur on, or are likely to be found on the project site.*

XX- Shoreline
XX -Wetland
__Forest
__Urban
XX -Agricultural/grasslands
__Suburban
__Early mid-successional
15. *Does the site of the proposed action contain any species of animal, or associated habitats, listed by*

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the State or Federal government as threatened or endangered? - **NO**

16. *Is the project site located in the 100-year flood plain?* - **POSSIBLE**

17. *Will the proposed action create storm water discharge, either from point or non-point sources?* - **NO**

If yes,

a. Will storm water discharges flow to adjacent properties?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? - **NO**

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)?* - **NO**

19. *Has the site of the proposed action or any adjoining property been the location of an active or closed solid waste management facility?* - **NO**

20. *Has the site of the proposed action or any adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?* - **NO**

Part II of the Short EAF and determination of significance will be completed in the regular meeting to be held later in the evening following another Public Hearing.

The Public Hearing on this application was closed at 7:15 p.m.

Respectfully Submitted
Marjorie Loux
Planning Board Clerk