

TOWN OF ANCRAM
STATE OF NEW YORK

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In the Matter of the Application of

JSG FARMS, LLC, P&M FARMS, LLC, RSG
FARMS, LLC, AND SSG FARMS, LLC¹

PETITION FOR
ZONING MAP AMENDMENT

For an Amendment to the Zoning Map of the Town of Ancram to re-map a portion of the Premises known as 2540 New York State Route 82, Ancram, New York, designated on the Tax Assessment Map of the Town of Ancram as Section 205.-1, Lots 24.4, 24.5, 24.6, and 24.7, from the Ancram Hamlet Residential (AH-R2) Zoning District to the Agricultural (Ag) Zoning District, in accordance with Article XII of the Zoning Law of the Town of Ancram (the "Zoning Law").

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TO THE HONORABLE SUPERVISOR BASSIN AND MEMBERS OF THE TOWN BOARD OF THE TOWN OF ANCRAM:

JSG FARMS, LLC, P&M FARMS, LLC, RSG FARMS, LLC, AND SSG FARMS, LLC (the "Petitioners"), by their attorneys, Cuddy & Feder LLP, 445 Hamilton Avenue, 14th Floor, White Plains, New York, as and for their Petition to re-map the portion of a property mapped Ancram Hamlet Residential ("AH-R2") to the Agriculture ("Ag") Zoning District, pursuant to the Town's Zoning Law, respectfully show and allege the following:

EXECUTIVE SUMMARY

1. The Petitioners propose to establish a Retreat Center on the Premises, and in order to accomplish same, the Petitioners have submitted an application for Special Use Permit, Site Plan and Lot Line Adjustment (Subdivision) Approval (the "Applications") to the Town of Ancram Planning Board. As a part of the proposed Iron Star Retreat Center, the Petitioner intends to make certain improvements to the Premises that includes a portion of the tax parcels known and designated on the Town of Ancram, New York Tax Assessment Map ("Tax Assessment Map") as Section 205.-1, Lots 24.4 and 24.7, which is presently classified in the Ancram Hamlet Residential ("AH-R2") Zoning District (the "Proposed Remapped Land").

¹ Note: As is more fully detailed herein, the portion of the subject Premises that is proposed to be remapped is owned by P&M Farms, LLC and JSG Farms, LLC.

These accessory uses include a proposed organics building, farm machinery building, roadway, two (2) infiltration basins, parking area, horse path, and a barn being renovated to provide shelter for horses and two (2) affordable one-bedroom units for farmworkers. The Town's Building Inspector and Code Enforcement Officer determined that these related and accessory uses are not permitted specifically in the portion of the Premises presently classified in the AH-R2 Zoning District, leading to this Petition.

2. The existing zoning classification boundary of the Proposed Remapped Area *does not* follow any current or known prior lot boundaries, and the area to be remapped was previously occupied by mobile homes, which have been removed by the Petitioners. Notably, manufactured home parks are *not* permitted in the AH-R2 Zoning District as residential-commercial use, but they are permitted in the Ag Zoning District. The proposed remapping would result in the Premises being zoned wholly within the Ag Zoning District, and will create district boundaries in line with the property boundaries and consistent with the surrounding area.
3. In order to ensure the successful and efficient operation of the Retreat Center, Petitioners are requesting that the Proposed Remapped Land be placed in the Ag Zoning District. This proposed zoning map amendment will allow the Petitioners to locate their accessory uses, including the farmworker housing on the Proposed Remapped Land, which in turn will enable the proposed Retreat Center to operate with fewer impacts to the property and the surrounding community.
4. The proposed remapping of the above-described Proposed Remapped Land into the Ag Zoning District is consistent with the spirit and intent of the Town's Comprehensive Plan and in keeping with the standing zoning classifications in the area. The requested zoning map amendment will allow for the establishment of the proposed Iron Star Retreat Center, which will be environmentally-focused, will preserve open space, will promote agricultural uses, will expand worker housing options, will attract visitors, and create jobs – all goals of the Town of Ancram Comprehensive Plan (dated 2010, as updated in 2019). The zoning map amendment will also enable the Iron Star Retreat Center to create affordable farmworker housing on the Premises, which furthers the Town's goals of providing affordable housing.

DESCRIPTION OF PARTIES

5. Petitioners, JSG FARMS, LLC, P&M FARMS, LLC, RSG FARMS, LLC, AND SSG FARMS, LLC, all having an address at 215 West 83rd Street, #1E, New York, NY 10024, are the owners of the Premises known and designated on the Tax Assessment Map as Section 205.-1, Lots 24.4, 24.5, 24.6, and 24.7. The part of the Premises that is the subject of this Petition comprises portions of the tax parcels presently known and designated on the Tax Assessment Map as Section 205.-1, Lots 24.4 and 24.7. Lot 24.4 is owned by P&M Farms, LLC and Lot 24.7 is owned by JSG Farms, LLC.
6. All lands comprising the Premises were deeded to the parties that comprise the Petitioners through four (4) separate deeds dated September 11, 2020, all from P&M Farms, LLC, found

at Book 915, Pages 1890, 1913, 1977, and 1982. The Premises was previously deeded to P&M Farms, LLC by two (2) deeds dated May 21, 2020, found at Book 904, Pages 2080 and 2084.

7. No officer, or employee of the Town of Ancram, Columbia County, or New York State is a party, or has any interest, financial or otherwise, in this request or the Petitioner as defined under Section 809 of the General Municipal Law.

DESCRIPTION OF SUBJECT PROPERTY

8. The Premises is approximately 146.75+/- acres in size, and is located at 2540 New York State Route 82 in the Town of Ancram, New York.² The Premises is bordered by New York State Route 82 to the north and east and is located south and west of Wiltsie Bridge Road, northwest of Roche Drive and east of Poole Hill Road. The Premises is comprised of four (4) tax lots,³ the large majority of which is located in the Town of Ancram's Ag Zoning District, with the Proposed Remapped Land located in the Town's AH-R2 Zoning District and comprising only a portion of the tax parcels known and designated on the Town of Ancram Tax Assessment Map as Section 205.-1, Lots 24.4 and 24.7. See **Exhibit A** – GIS Map, Google Map, and Google Map Street View Photos of Premises and **Exhibit B** – Survey of Premises.
9. The existing Premises, including the Proposed Remapped Land, is located in a New York State-Recognized Agricultural District (Columbia Agricultural District 1) and the Proposed Remapped Land contains farmland of state-wide importance.
10. The Premises is presently improved by an existing residence and garage, a barn/carriage house, and a second garage building and existing gravel driveway.⁴ The eastern portion of the Premises is agricultural land, the central portion of the Premises is maintained as a hay field and lawn, and the western portion is generally wooded, with a small area of overgrown pasture. The northern portion of the Premises has previously been mined for gravel.

² Note: The four (4) lots shown on Filed Map No. 2021-0027, which was filed in the Columbia County Clerk's Office on February 17, 2021, modified Note 5 on prior Filed Map No. 2020-0106, which was filed in the Columbia County Clerk's Office on August 13, 2020, which itself adjusted the lot lines shown on the prior Camardella Subdivision Plat entitled "Minor Subdivision Plat" that had been filed in the Columbia County Clerk's Office on October 22, 2018.

³ Note: For ease of reference, and as shown on the enclosed Site Plans, the above-noted lots and their associated Tax Parcel IDs are as follows:

- Lot 1 – Parcel ID: 205.1-24.7 (75.00 Acres) – Owner: JSG Farms, LLC;
- Lot 2 – Parcel ID: 205.1-24.4 (25.04 Acres) – Owner: P&M Farms, LLC;
- Lot 3 – Parcel ID: 205.1-24.5 (20.01 Acres) – Owner: RSG Farms, LLC; and
- Lot 4 – Parcel ID: 205.1-24.6 (26.70 Acres) – Owner: SSG Farms, LLC.

⁴ The Petitioners recently demolished two (2) existing mobile homes and a shed that were located on Lot 24.7, and the Petitioners also recently demolished a mobile home that was located on Lot 24.6.

11. The Premises was the subject of a Minor Subdivision Approval received on September 6, 2018, and a Lot Boundary Adjustment Approval received on August 15, 2020, both from the Planning Board. On January 7, 2021, P&M Farms, LLC received Abbreviated Site Plan Approval from the Planning Board to permit a residence and a guest residence on the portion of the Premises known and designated on the Tax Assessment Map as Section 205.-1, Lot 24.4, as well as a Map Revision Approval for Filed Map Number 2020-0106. See **Exhibit C** – Past Approval Resolutions for Premises. The new residence will be located generally in the location of the prior residence the lot that had previously been destroyed and demolished.
12. Pursuant to a Phase 1A Literature Search and Sensitivity Assessment Report and Phase 1B Archaeological Field Reconnaissance Survey submitted to the Town of Ancram Planning Board (“Planning Board”), no significant cultural material or archaeological sites are located on the Premises.
13. Neither the Proposed Remapped Land, nor the Premises overall, contain any structures or sites which are listed on the State or Federal Register of Historic Places.
14. The Proposed Remapped Land is located nearby federally-regulated wetlands – namely, the stream along the eastern portion of the Proposed Remapped Land.
15. The Premises is located on or near a principal aquifer.
16. The Town of Ancram Significant Habitats Map, published on or about February of 2020, indicates that there may be significant habitats approximately located in or nearby the Proposed Remapped Land, which may include waste ground, upland hardwood forest, upland meadow, and cultural habitats.
17. The Petitioner’s environmental consultant, One Nature, evaluated the wildlife presence on site, and confirmed that no *Sylvilagus transitionalis* – the New England Cottontail, which is a species listed as one of Special Concern by the New York State Department of Environmental Conservation – have been identified on the Premises.

CURRENT ZONING AND DEVELOPMENT ON ADJACENT LANDS

18. A copy of the relevant portion of the “Town of Ancram, New York Zoning Map” (the “Zoning Map”) is annexed hereto as **Exhibit D**, which demonstrates the district classifications of properties contiguous or adjacent to the Premises and the Proposed Remapped Land. The Proposed Remapped Land (which is part of the Premises) is bound on three (3) of its four (4) sides by portions of the Premises that is presently classified in the Ag. Zoning District, which is the zoning classification that the Petitioner seeks the Proposed Remapped Land to be located in. The more detailed district classifications of properties contiguous or adjacent to the Premises and the Proposed Remapped Land are as follows:

- A. *Northerly Boundary.* The property situated to the north of the Premises is generally classified in the Ag Zoning District and the AH-R2 Zoning District. The property in the Ag Zoning District located to the north of the Premises is improved by residential, agricultural, and commercial operations, while the property in the AH-R2 Zoning District located to the north and northwest of the Premises (and which is located directly across from the Proposed Remapped Land) is improved by a residential and commercial use as an automotive repair shop, Cooper Automotive;
- B. *Westerly Boundary.* The property situated to the west of the Premises is located in the AH-R2 Zoning District and is improved by residences and contains a vacant lot, and the westerly boundary of the Proposed Remapped Land (which is part of the collective Premises) is presently classified in the Ag Zoning District;
- C. *Easterly Boundary.* The property situated to the east of the Premises is located in the Ag. Zoning District and is improved by residential and agricultural operations and the lands immediately east of the Proposed Remapped Land (which is part of the collective Premises) is presently classified in the Ag Zoning District; and
- D. *Southerly Boundary.* The majority of the property situated to the south of the Premises is located in the Ag Zoning District, and the properties located southwest of the Premises are classified in the AH-R2 Zoning District, and the lands immediately south of the Proposed Remapped Land (which is part of the collective Premises) is presently classified in the Ag Zoning District.

PRESENT ZONING CLASSIFICATION AND PERMITTED USES

- 19. The majority of the 146.75+/- acre Premises is presently classified in the Ag Zoning District, while a small portion of the Premises that does not follow any current or known prior lot boundaries is classified in the AH-R2 Zoning District. The portion of the Premises in the AH-R2 Zoning District comprises 13.27+/- acres in size and has frontage along New York State Route 82, and is found on portions of the lots known and designated on the Town of Ancram Tax Assessment Map as Section/Block/Lots 205.-1, 24.4 and 24.7. *See Exhibit D* – Excerpt of Town of Ancram Zoning Map (dated July 19, 2012).
- 20. The boundary of the AH-R2 Zoning District on the Premises does not reflect the current or proposed property boundary lines, which is not in the spirit of Article II, Section D(2) of the Town of Ancram Zoning Law, which states that “[w]here district boundaries are so indicated as approximately following the...property lines, line lines...or projections thereof, said boundaries shall be construed to be coincident with such lines or projections thereof....” As far as can be determined based on the files available to the Petitioner, the boundary of the portion of the Premises that is zoned AH-R2 does not align with any known current or historic property boundary lines, and may reflect the fact that this portion of the Premises previously contained two (2) mobile homes.
- 21. Article III, Section A of the Town of Ancram Zoning Law provides a schedule of use regulations (the “Use Regulations”), which set forth the different principal and accessory uses permitted

in the Ag and AH-R2 Zoning Districts. The Use Regulations identify those uses permitted by right, subject to Site Plan review, subject to Abbreviated Site Plan review, and subject to Site Plan review and approval of a Special Use Permit, as well as those that are not permitted in each district. The list of permitted uses in the Ag and AH-R2 Zoning Districts is attached herein as **Exhibit F** – Schedule of Permitted Uses. The Ag Zoning District emphasizes permitting agricultural uses in a bucolic setting and permitting accessory uses to support said operations – and the uses allowed thereunder reflect the uses that are found on the remainder of the Premises, as well as those agricultural uses found in the rural areas to the north, south, and east of the Premises. It should also be noted that while reclassification in the Ag Zoning District permits a Retreat Center use, the primary functions of the proposed Retreat Center as developed for the Premises will not be located on the Proposed Remapped Land. The lands comprising the Proposed Remapped Land generally will be improved by accessory uses that support the proposed Retreat Center. In contrast to the Ag Zoning District, the Hamlet Residential District promotes a higher density of residential development that is not consistent with the area surrounding the Premises. *See* Article II, Section B of Town of Ancram Zoning Law.

22. Additionally, arguably the Ag Zoning District provides the same, if not better, opportunity to provide affordable housing on the Premises and in a way that is consistent with the character of the community in the area surrounding the Premises, which is not directly connected to the hamlet. As noted herein, the Petitioners propose to develop farmworker housing as part of the Retreat Center. It should also be noticed that, notwithstanding the Petitioners' proposal to provide affordable farmworker housing, multi-family housing is permitted by special permit in both the AH-R2 and Ag Zoning Districts. Indeed, the requirements for developing farmworker housing on active agricultural sites, one-family homes and two-family homes generally have the same requirements (and allowances) in both zoning districts as well. Accordingly, the Petitioners respectfully submit that this zoning map amendment is consistent with the existing zoning classifications in the area; enables better site functionality for the Retreat Center to further limit potential impacts to the community, and furthers an important community goal of creating much-needed affordable farmworker housing in connection with the development of the proposed Retreat Center.

CURRENT USES

23. The Premises is currently improved by a single-family home, a garage, and a barn. The remainder of the Premises is comprised of agricultural fields, woodlands, waterbodies (including two (2) ponds), footbridges, and open fields. On January 7, 2021, P&M Farms, LLC, which is the owner of a portion of the Proposed Remapped Land, received Abbreviated Site Plan Approval from the Planning Board to erect a residence with a pool and garage, as well as a freestanding guest dwelling, on a portion of the Premises known and designated on the Tax Assessment Map as Section/Block 205.-1, Lot 24.4, located within the Ag Zoning District. The new residence will be located generally in the location of the prior residence the lot that had previously been destroyed and demolished. The Proposed Remapped Land presently contains a barn, a wooden bridge, and existing sewage disposal systems. *See* **Exhibit E** – Excerpt of

Site Plan Drawings for Proposed Retreat Center Highlighting Proposed Remapped Land – Existing Conditions Plan.

PROPOSED RETREAT CENTER USE FOR THE PREMISES

24. Petitioners propose to develop the Iron Star Retreat Center on the 146.75+/- acre Premises. Notably, only limited improvements are proposed for the Proposed Remapped Land in support of the proposed Retreat Center, including the proposed organics building, farm machinery building, roadway, two (2) infiltration basins, parking area, horse path, and a barn being renovated to provide shelter for horses and two (2) affordable one (1)-bedroom units for farmworkers. The Petitioner will be adaptively reusing the existing residence located on Lot 24.5 for an inn with five (5) guestrooms and a restaurant. The Iron Star Retreat Center will also include the development of four (4) separate lodging cottages (“creek houses”) for overnight accommodations (including three (3) separate buildings for associated recreational support uses on the east side of the Premises). The Retreat Center will also feature a camping area (also referred to as glamorous camping or glamping) with twenty-two (22) individual camping structures, seventeen (17) of which will provide overnight accommodations with bathrooms, and five (5) of which will provide recreational uses for the campers, including a food truck and an organic farming operation. The Retreat Center will offer farming and mountain experiences to guests, with guests including business and wellness professionals who have a goal of reconnecting to each other and the land through services offered both on-site and in the area. The Retreat Center will also include proposed parking areas, access roads, private wells, individual sewage disposal systems, stormwater infrastructure, a well house, and a composting bathhouse.
25. The Iron Star Retreat Center and its associated facilities and support services will be located primarily on Tax Lots 24.7, 24.5, and 24.6.⁵
26. Recreational and related amenities for the Retreat Center will include massage, horseback riding, swimming, exercise, art, etc. As noted above, the camping use will be glamorous camping (or “glamping”) and will be provided in individual cabins and rustic buildings. The organic farming operation will utilize open space on the site that has been used historically for farming operations and will also include the construction of two (2) farm-related buildings to support produce processing and equipment storage.
27. The Petitioners have also developed a significant landscaping plan for the proposed Retreat Center and its associated uses, and the locations for the various components of the Retreat Center have been selected to utilize existing landscaping and topography to tie the building design into the landscape and to be consistent with the character in the area. The Petitioner

⁵ Note: But for the limited reciprocal access details and associated accessory uses noted on the Site Plans, no development is proposed on Lot 2 in connection with the Application for the proposed Retreat Center. Other than the access details noted on the Site Plans, Lot 2 is *not* generally part of the proposed Retreat Center.

intends to create habitat for birds, pollinators, and other species. These areas are located on the landscape plan. The Project will increase the amount of old-field/meadow habitat on the property, and the project will lead to a net increase of habitat through the addition of landscape corridor-forming trees and conversion of lawn/low-quality hayfield to transitional “old field” meadow. In addition, the Retreat Center project will create habitat “brush piles” (a habitat structure for *S. transitionalis* and also other animals) from any brush removal during the project’s construction.

28. On February 22, 2021, the Petitioners submitted Applications to the Planning Board for Special Use Permit, Site Plan, and Lot Line Adjustment (Subdivision) Approval in order to permit the above-described Retreat Center. The Review of this Application is currently ongoing.

REQUESTED REMAPPING – ZONING AMENDMENT

29. The proposed organics building, farm machinery building, roadway, two (2) infiltration basins, parking area, horse path, and renovated barn (which will provide shelter for horses and two (2) one (1)-bedroom units for farmworkers) will be located on the portion of the Premises currently zoned AH-R2 (while the existing sewage disposal systems will be removed). See **Exhibit E** – Excerpt of Site Plan Drawings for Proposed Retreat Center Highlighting Proposed Remapped Land – Proposed Site Plan.
30. The Petitioner reviewed the Retreat Center proposal with the Town of Ancram Building Inspector and Code Enforcement Officer, and based on an interpretation by the Building Inspector and Code Enforcement Officer that was received on or around September of 2021, accessory uses for the Retreat Center, including the driveway and stormwater drainage facilities that are proposed to be located in Proposed Remapped Land, are considered part of the Retreat Center. See **Exhibit G** – Town of Ancram Building Inspector and Code Enforcement Officer Interpretation. Pursuant to the Table of Uses found in Article III of the Zoning Code, while the components of the underlying use at issue (i.e. the driveway, stormwater facilities, etc.) may be permitted in the AH-R2 Zoning District, a Retreat Center is not a permitted use in the AH-R2 Zoning District.
31. Therefore, Petitioners hereby respectfully request to remap the portion of the middle of the Premises that is presently classified in the AH-R2 Zoning District into the Ag Zoning District, which is the existing classification of the remaining area of the Premises. This Proposed Remapped Land portion of the Premises comprises 13.27+/- acres. Remapping the Proposed Remapped Land in the Ag Zoning District would be more congruent with the existing and proposed development on the Premises. The requested remapping is proposed to enable the lot to be productively used and occupied in a manner consistent with the plans for the Retreat Center, as described above, and is generally consistent with the surrounding area and the overall Premises that is presently classified in the Ag Zoning District.
32. The metes and bounds description of the Proposed Remapped Land, which is proposed to be remapped into the Ag Zoning District, is provided together with the draft Zoning Map

Amendment. **See Exhibit H** – Draft of Proposed Amendment with Legal Description of Land to be Rezoned.

CONFORMANCE WITH COMPREHENSIVE PLAN AND COMMUNITY BENEFITS

33. The proposed remapping articulated herein, which is essential to the efficient and successful operation of the proposed Retreat Center, conforms with the policies and goals of the Town of Ancram's Comprehensive Plan, as published in 2010 and updated in 2019. Specifically, the 2010 Comprehensive Plan calls for: the preservation of open space and to avoid negative externalities from overdevelopment (*see* 2010 TOWN OF ANCRAM, NEW YORK COMPREHENSIVE PLAN ("2010 Comp. Plan") at Goals 1 and 2, and Detailed Strategy 1.4); the expansion of farm worker housing (*see* 2010 Comp. Plan at Detailed Strategy 1.7); the promotion of agricultural operations and the preservation of agricultural land (*see* 2010 Comp. Plan at Goal 1, and Detailed Strategy 1.5); and the creation of business and job opportunities (*see* 2010 Comp. Plan at Goal 7, and Detailed Strategies 7.2 and 7.3), including the establishment of agriculture-related businesses in the Ag Zoning District (*see* 2010 Comp Plan at Strategy 1.13).
34. The requested remapping of the Proposed Remapped Land into the Ag Zoning District will allow the Petitioners to maintain the Proposed Remapped Land as largely open space with some accessory uses for the proposed Retreat Center, as compared to subdividing and developing the land for residences, which would result in the loss of open space and numerous other externalities that could negatively impact the surrounding neighborhood. In addition, the remapping will allow the Retreat Center to operate and prosper, further promoting the success and health of a rural retreat with an agricultural emphasis, which is the type of use that the Town seeks to promote. Lastly, since the remapping will allow the Retreat Center to operate, it will lead to the creation of job opportunities and attract visitors to the Town, enhancing economic activity, creating a new customer base for local restaurants and stores, and increasing tax revenues. All of this will prove to benefit the general welfare of the Town of Ancram.
35. Petitioners' proposed Retreat Center use of the Premises contributes positively to the Town and school tax base without utilizing school district resources like potential residential development could.
36. It is noted that Section 6.4 of the 2010 Comp. Plan calls for minor changes to hamlet boundaries to follow parcel boundaries. This proposed remapping will ensure that boundaries for the AH-R2 Zoning District and the Ag Zoning District are reflective of parcel lines.
37. The 2019 Update to the Town of Ancram's Comprehensive Plan ("2019 Comp. Plan Update") also articulates the goals of promoting agricultural operations, preserving open space, and promoting business opportunities, which the remapping, as articulated above, will achieve. *See* 2019 Comp. Plan Update at Goals 1, 2, and 7. Furthermore, the 2019 Comprehensive Plan Update calls for promoting farm retail/eco-tourism. *See* 2019 Comp. Plan Update at Goal 7. The proposed remapping, as stated previously, will directly lead to the successful operation of the Retreat Center, which will be an agricultural and environmentally-focused operation including organic farming. The 2019 Comprehensive Plan Update also calls for the Town to

be “the same but better” by expanding affordable housing while preserving open space and agricultural operations. *See* 2019 Comp. Plan Update at Overview (pg. 4). This proposed remapping will accomplish same by leading to the expansion of affordable housing through providing worker housing, while preserving open space.

38. It should be noted that, pursuant to New York Common Law, *see Rodgers v. Village of Tarrytown*, 302 N.Y. 115 (1951), changes in a municipality’s Zoning Map over time are also considered part of its “Comprehensive Plan.” It is noted that land on the western portion of the Premises, and land to the south of the Premises, that was zoned R-1 Low Density Residence as of 1972 is now zoned Ag. The proposed remapping will continue this effort to expand agriculturally-zoned lands throughout the area. *See Exhibit I* – Excerpt of 1972 Zoning Map.

SEQRA COMPLIANCE – ENVIRONMENTAL REVIEW

39. A Full Environmental Assessment Form (“EAF”) was previously submitted to the Planning Board by the Petitioners on February 22, 2021 as a part of their request for Site Plan, Special Permit, and Lot Line Adjustment Approval for the proposed Iron Star Retreat Center. The Full EAF has been updated to include this Zoning Petition to the Town Board for a Zoning Map Amendment to reclassify the Proposed Remapped Land in the Ag Zoning District. *See Exhibit J* – Full Environmental Assessment Form. The Full EAF outlines the relevant information regarding any potential environmental impacts associated with this Zoning Map Amendment and the proposed Retreat Center. It is respectfully submitted that the proposed remapping will have no potentially significant environmental impact given that the proposed Retreat Center will be largely comprised of open spaces and building areas designed to integrate into the existing natural setting.
40. The requested remapping is essential to the establishment of the proposed Retreat Center Application that is presently before the Town of Ancram Planning Board. The Application has been classified as a Type I Action under Article 8 of the New York State Environmental Conservation Law and the rules and regulations promulgated thereunder at 6 N.Y.C.R.R. Part 617 (collectively “SEQRA”). The Planning Board is serving as Lead Agency for the Coordinated Environmental Review of the Application, including the instant Petition, and the Town Board is considered an Involved Agency in the SEQRA review of the proposed action.

ADDITIONAL CONSIDERATIONS IN SUPPORT OF PETITION

41. The Petitioners have reviewed the proposed remapping of the Premises with the Building Department, including the history of uses and permits for the Premises. While the genesis of AH-R2 designation for the limited portion of the Premises is unknown, as for example, affordable housing (multi-family, two-family, etc.) can be developed in either Zoning District in the Town of Ancram, the proposed remapping would result in the Premises being zoned wholly within the Ag Zoning District, and would create district boundaries in line with the property boundaries and consistent with the surrounding area.
42. Pursuant to Article II, Section D(4) of the Zoning Code, where a zoning district boundary line divides a lot in single or joint ownership, the regulations for the less restrictive district (here,

the AG District) shall extend thirty (30) feet into the more restricted portion (in this case, the AH-R2 District). Thus, portions of the Proposed Remapped Lands could indeed be developed as a Retreat Center use today, as the Proposed Remapped Lands abut primarily Ag Zoning District boundaries.

43. For the aforementioned reasons, remapping the Proposed Remapped Land, for the proposed Retreat Center use is consistent with the Comprehensive Plan and the orderly use of the Premises.⁶

DOCUMENTATION IN SUPPORT OF PETITION

44. The following documents are included in support of this Petition:

Exhibit A.	GIS Map, Google Map, and Google Map Street View Photos of Premises;
Exhibit B.	Survey of Premises;
Exhibit C.	Past Approval Resolutions for Premises;
Exhibit D.	Excerpt of Town of Ancram Zoning Map (dated July 19, 2012);
Exhibit E.	Excerpts of Site Plan Drawings for Proposed Retreat Center Highlighting Proposed Remapped Land, including sheets entitled: <i>Existing Conditions Plan</i> and <i>Site Plan</i> , dated December 22, 2021, prepared by Hudson Land Design Professional Engineering, P.C.;
Exhibit F.	Town of Ancram Zoning Law Schedule of Permitted Uses;
Exhibit G.	Town of Ancram Building Inspector and Code Enforcement Officer's Interpretation;
Exhibit H.	Draft of Proposed Amendment (with Legal Description of Land to be Rezoned);
Exhibit I.	Excerpt from Town of Ancram 1972 Zoning Map; and
Exhibit J.	Updated Full Environmental Assessment Form, revised November 22, 2021, prepared by Hudson Land Design Professional Engineering, P.C., in compliance with SEQRA.

⁶ Note: It is respectfully submitted that the details contained in this Petition provides the support and justification to satisfy all policies and requirements in the Zoning Law's recently enacted policy on petitions for zoning amendments (the "Zoning Amendment Policies") dated November 18, 2021). Notably, requirements 4.e.7. & 4.e.8 of the Zoning Amendment Policies are inapplicable to the instant Petition.

WHEREFORE, IT IS RESPECTFULLY requested that the instant matter be placed on the Agenda for the Town Board and referred to the Planning Board and any other board, agency, or official which the Town Board deems appropriate, for formal recommendation pursuant to Article XII of the Zoning Code, and that the relief sought herein to remap the Proposed Remapped Land into the Agricultural (Ag) Zoning District be, in all respects, granted.

Dated: December 3, 2021

Respectfully submitted,
Cuddy & Feder LLP

A handwritten signature in black ink, appearing to be 'T.M. Palmer', written over a faint horizontal line.

By: _____

Taylor M. Palmer, Esq.
Attorneys for Petitioners
445 Hamilton Avenue, 14th Floor
White Plains, NY 10601
P: 914.761.1300 / F: 914.761.5372

Exhibit A

GIS Aerial of Premises (Lots 1-4) – 2540 NYS Route 82:

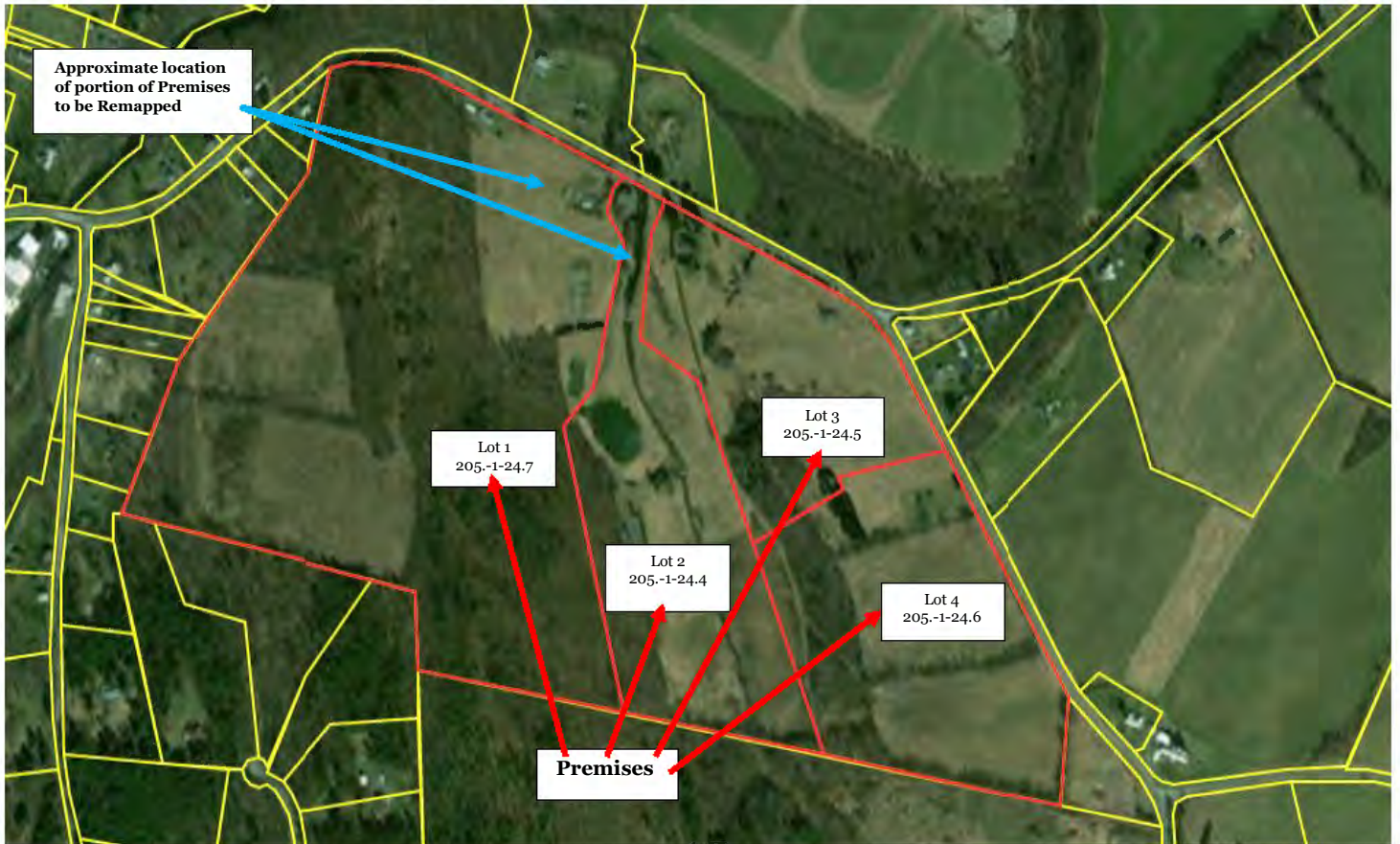


Exhibit A (Cont.)

Google Maps Aerial of Premises – 2540 NYS Route 82:

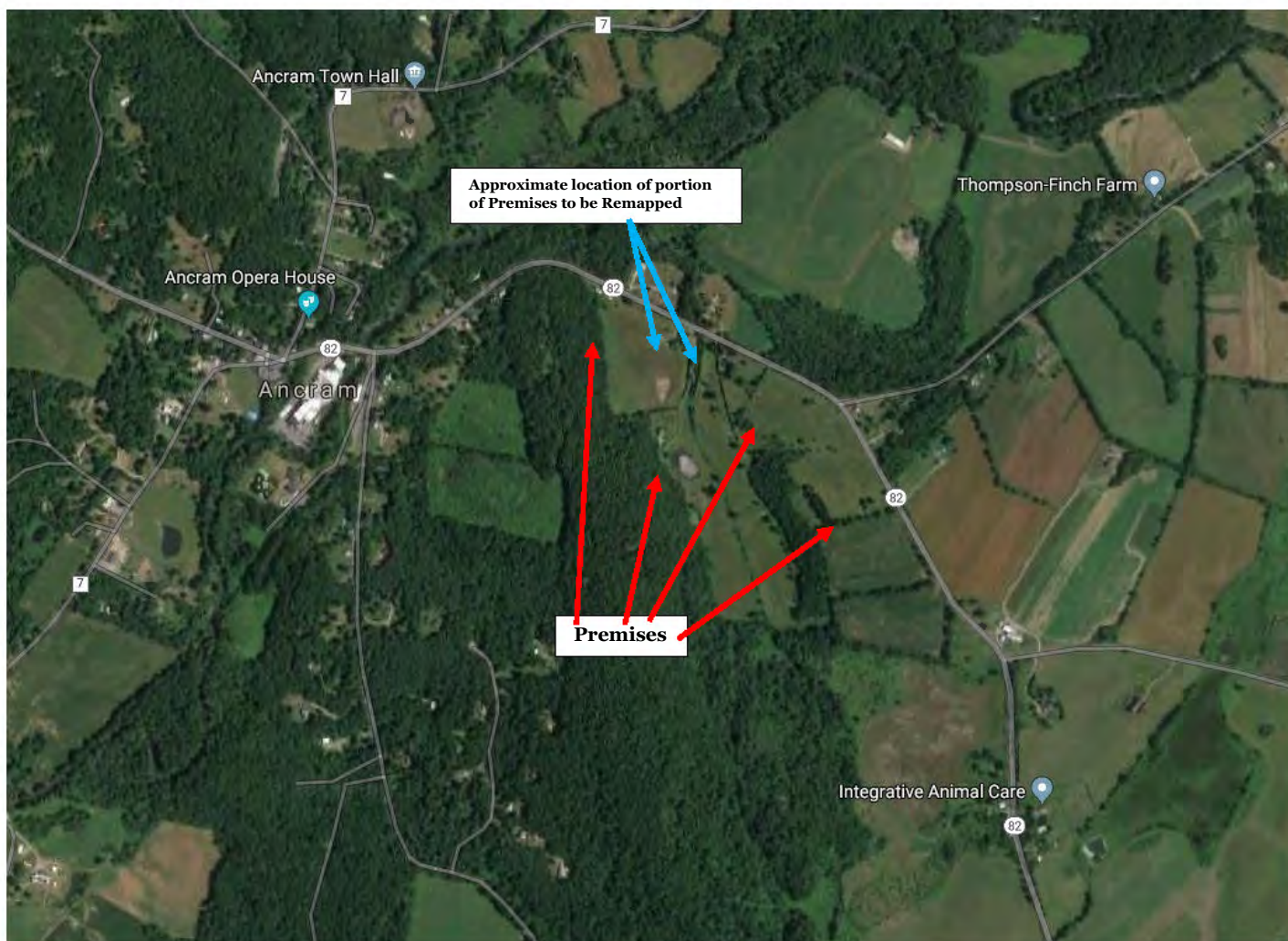


Exhibit A (Cont.)

Google Maps Street View – 2540 NYS Route 82 – View of Barn Eastbound:



Google Maps Street View – 2540 NYS Route 82 – View of Existing House Eastbound to be Adaptively Reused for Inn:



Exhibit A (Cont.)

**Google Maps Street View – 2540 NYS Route 82 – View of Prior Mobile Homes Eastbound
(Which Have been Removed):**



**Google Maps Street View – 2540 NYS Route 82 – View of Shed and Mobile Homes Westbound
(Which Have Been Removed):**



Exhibit A (Cont.)

Google Maps Street View – 2540 NYS Route 82 – Northwest View of Mobile Home (Which Has Been Removed):



Exhibit A (Cont.)

Google Maps Street Views – 2540 NYS Route 82 – South Toward Premises:



Exhibit A (Cont.)

Google Maps Street Views – 2540 NYS Route 82 – South/Southwest Toward Premises:



Exhibit B

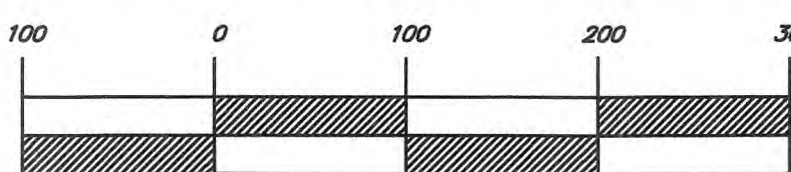
Survey of Premises

2020 DENSITY CALCULATIONS TABLE
P & M FARMS, LLC 143.74 ACRES

	MULTIPLICATION FACTOR	TOTAL ACRES	CALCULATED ADJUSTED DENSITY ACREAGE
OPEN WATER	0.0	1.79 ACRES	0 ACRES
WETLANDS, STATE and FEDERAL	0.05	7.22 ACRES	0.36 ACRE
100 YEAR FLOOD HAZARD	0.2	0 ACRES	0 ACRES
STEEP SLOPES 15% TO 20%	0.3	18.31 ACRES	9.54 ACRES
STEEP SLOPES > 20%	0.4	48.84 ACRES	19.54 ACRES
ENVIRONMENTALLY CONSTRAINED ACREAGE TOTALS		76.16 ACRES	30 ACRES *1
P & M FARMS, LLC TOTAL ACREAGE ENVIRONMENTALLY CONSTRAINED ACREAGE TOTAL UNCONSTRAINED ACREAGE		143.74 ACRES - 76.16 ACRES	67.58 ACRES
TOTAL UNCONSTRAINED ACREAGE TOTAL CALCULATED ADJUSTED ENVIRONMENTALLY CONSTRAINED DENSITY ACREAGE		67.58 ACRES + 30 ACRES	
TOTAL NET ACREAGE USING ENVIRONMENTALLY CONSTRAINED AREAS		97.58 ACRES	
TOTAL ACREAGE USING ENVIRONMENTALLY CONSTRAINED AREAS DIVIDED BY THE RESIDENTIAL DENSITY OF AG DISTRICT		97.58 ACRES	3.5 ACRES (AG DIST.)
CALCULATED ADJUSTED DENSITY		28 LOTS *2	

*1 If the number is a fraction of 1 (one) then the adjusted density is rounded up to one unit.
*2 The number of lots created shall be rounded up to the nearest whole number if the density calculation results in a fraction greater than 0.5
SEE SECTION IV CALCULATE ADJUSTED DENSITY

Lots with pre-existing nonconformities related to lot size, setbacks, or other bulk requirements applicable to the zoning district in which the subject properties are located and an area variance from the Zoning Board of Appeals shall not be required, provide the degree of nonconformity is not increased, or a new nonconformity is not created.



LEGEND
ANGLE POINT
NO PHYSICAL BOUNDS
REMAINS WIRE FENCE
STONE WALL
EDGE OF WOODS
UTILITY POLE
PROPERTY LINE
DRILLED WELL
CULVERT PIPE
LAND HOOK

1. LOT SIZE IN THE AG DISTRICT IS VARIABLE. THE MINIMUM LOT SIZE SHALL BE 1/2 ACRE PROVIDED ALL MINIMUM SEPARATION DISTANCES AND DESIGN STANDARDS FOR ON-SITE WATER SUPPLY AND/OR SEWAGE DISPOSAL SYSTEMS AS ESTABLISHED BY THE COLUMBIA COUNTY DEPARTMENT OF HEALTH ARE MET AND PROVIDED THE AVERAGE LOT SIZE IS AT LEAST 3.5 ACRES.
2. SMALLER LOTS SHALL BE ALLOWED TO HAVE A HIGHER PERCENTAGE OF LOT COVERAGE THAN LARGER LOTS. LOTS 1/2 ACRE UP TO 1 ACRE IN SIZE SHALL BE ALLOWED TO HAVE A MAXIMUM LOT COVERAGE OF 60%. LOTS 1 ACRE AND LARGER TO 2 ACRES SHALL BE ALLOWED TO HAVE A MAXIMUM LOT COVERAGE OF 50%. LOTS 2 ACRES AND LARGER TO 3 ACRES SHALL BE ALLOWED TO HAVE A MAXIMUM LOT COVERAGE OF 40%, AND LOTS 3 ACRES OR GREATER SHALL BE ALLOWED TO HAVE A MAXIMUM LOT COVERAGE OF 25%.

- ① S 41° 24' 21" W 61.10
- ② S 12° 28' 07" W 90.09
- ③ S 28° 34' 17" E 138.60
- ④ N 28° 34' 17" W 138.60
- ⑤ N 12° 28' 07" E 90.09
- ⑥ N 41° 24' 21" E 61.10

SHEET 1
2021 BOUNDARY LINE ADJUSTMENT

PREPARED FOR

JSG FARMS, LLC & P & M FARMS, LLC

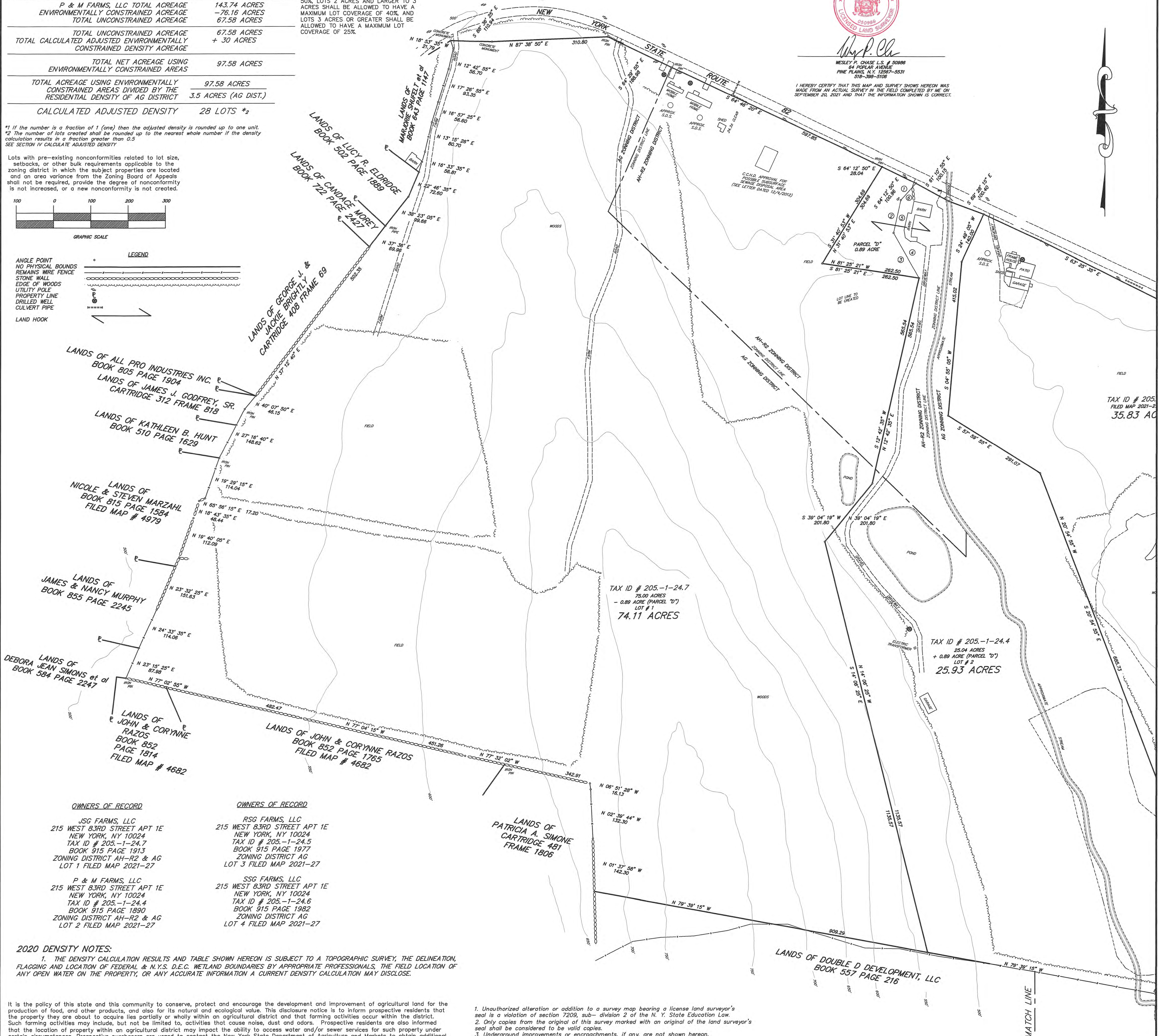
TOWN OF ANDRAM
SCALE 1" = 100'

COLUMBIA COUNTY, NEW YORK
SEPTEMBER 20, 2021



Wesley P. Chase
WESLEY P. CHASE L.S. # 50986
64 POPULAR AVENUE
PINE PLAINS, N.Y. 12967-5531
518-398-5106

I HEREBY CERTIFY THAT THIS MAP AND SURVEY SHOWS HEREON WAS MADE FROM AN ACTUAL SURVEY IN THE FIELD COMPLETED BY ME ON SEPTEMBER 20, 2021 AND THAT THE INFORMATION SHOWN IS CORRECT.



TAX ID # 205-1-24.7
FILED MAP 2021-2
35.83 AC

TAX ID # 205-1-24.7
78.00 ACRES
- 0.89 ACRE (PARCEL "D")
LOT # 1
74.11 ACRES

TAX ID # 205-1-24.4
25.04 ACRES
+ 0.89 ACRE (PARCEL "D")
LOT # 2
25.93 ACRES

OWNERS OF RECORD

JSG FARMS, LLC
215 WEST 83RD STREET APT 1E
NEW YORK, NY 10024
TAX ID # 205-1-24.7
BOOK 915 PAGE 1913
ZONING DISTRICT AG
LOT 1 FILED MAP 2021-27

P & M FARMS, LLC
215 WEST 83RD STREET APT 1E
NEW YORK, NY 10024
TAX ID # 205-1-24.4
BOOK 915 PAGE 1890
ZONING DISTRICT AH-R2 & AG
LOT 2 FILED MAP 2021-27

OWNERS OF RECORD

RSG FARMS, LLC
215 WEST 83RD STREET APT 1E
NEW YORK, NY 10024
TAX ID # 205-1-24.5
BOOK 915 PAGE 1977
ZONING DISTRICT AG
LOT 3 FILED MAP 2021-27

SSG FARMS, LLC
215 WEST 83RD STREET APT 1E
NEW YORK, NY 10024
TAX ID # 205-1-24.6
BOOK 915 PAGE 1982
ZONING DISTRICT AG
LOT 4 FILED MAP 2021-27

2020 DENSITY NOTES:

1. THE DENSITY CALCULATION RESULTS AND TABLE SHOWN HEREON IS SUBJECT TO A TOPOGRAPHIC SURVEY, THE DELINEATION, FLAGGING AND LOCATION OF FEDERAL & N.Y.S. D.E.C. WETLAND BOUNDARIES BY APPROPRIATE PROFESSIONALS, THE FIELD LOCATION OF ANY OPEN WATER ON THE PROPERTY, OR ANY ACCURATE INFORMATION A CURRENT DENSITY CALCULATION MAY DISCLOSE.

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. Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law.

1. Unauthorized alteration or addition to a survey map bearing a license land surveyor's seal is a violation of section 7209, sub-division 2 of the N. Y. State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's seal shall be considered to be valid copies.
3. Underground improvements or encroachments, if any, are not shown hereon.

- ① S 41° 24' 21" W
61.10
- ② S 12° 28' 07" W
90.09
- ③ S 29° 34' 17" E
136.80
- ④ N 28° 34' 17" W
136.80
- ⑤ N 12° 28' 07" E
90.09
- ⑥ N 41° 24' 21" E
61.10

OWNERS OF RECORD

JSG FARMS, LLC
215 WEST 83RD STREET APT 1E
NEW YORK, NY 10024
TAX ID # 205-1-24.7
BOOK 915 PAGE 1913
ZONING DISTRICT AH-R2 & AG

P & M FARMS, LLC
215 WEST 83RD STREET APT 1E
NEW YORK, NY 10024
TAX ID # 205-1-24.5
BOOK 915 PAGE 1890
ZONING DISTRICT AH-R2 & AG

RSG FARMS, LLC
215 WEST 83RD STREET APT 1E
NEW YORK, NY 10024
TAX ID # 205-1-24.5
BOOK 915 PAGE 1977
ZONING DISTRICT AG

SSG FARMS, LLC
215 WEST 83RD STREET APT 1E
NEW YORK, NY 10024
TAX ID # 205-1-24.6
BOOK 915 PAGE 1982
ZONING DISTRICT AG

REVISED SHEET 2 2021 BOUNDARY LINE ADJUSTMENT

PREPARED FOR

JSG FARMS, LLC & P & M FARMS, LLC

TOWN OF ANCRAM
SCALE 1" = 100'

COLUMBIA COUNTY, NEW YORK
SEPTEMBER 20, 2021



WESLEY P. CHASE L.S. # 50986
64 POPULAR AVENUE
PINE PLAINS, N.Y. 12967-5531
516-388-5106

I HEREBY CERTIFY THAT THIS MAP AND SURVEY SHOWS HEREON WAS MADE FROM AN ACTUAL SURVEY IN THE FIELD COMPLETED BY ME ON SEPTEMBER 20, 2021 AND THAT THE INFORMATION SHOWN IS CORRECT.

VICINITY MAP
1" = 2000'

AREA MAP
1" = 800'

NOTES:

- PARCEL "D" 0.89 ACRES TO BE CONVEYED BY JSG FARMS, LLC AND BECOME PART AND PARCEL OF LANDS OF P & M FARMS, LLC DESCRIBED IN BOOK 915 AT PAGE 1890 (TAX ID # 205-1-24.4) AND TO BE CONSOLIDATED BY LEGAL INSTRUMENT INTO ONE TOTAL PARCEL OF 25.93 ACRES.
- TOPOGRAPHY DATUM IS NAVD 88 COMPUTED USING GEOID 18 NGS MODEL USING EXISTING LIDAR DATA.
- THE FEDERAL NWI WETLANDS SHOWN HEREON IS DERIVED FROM THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY. THESE WETLANDS CORRESPOND WITH HYDRIC SOILS SHOWN IN A SOIL SURVEY COMPILED BY THE U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE.
- THE APPROXIMATE STREAM SHOWN HEREON IS A CLASSIFIED C(TS) AS PER THE N.Y.S. DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- THE ROAD LINE SHOWN HEREON IS IN ACCORDANCE WITH COUNTY HIGHWAY TAKING OF 1939. REFERENCE TO THE HIGHWAY TAKING IS MADE TO COUNTY ROAD 69 MAPS 5, 7 AND 9, PARCEL NUMBERS 1-6. THE COUNTY HIGHWAY TAKING IN 1939 ASSUMED A 25' FOOT ROAD LINE AS REFLECTED ON THE HIGHWAY TAKING MAPS. NY STATE ROUTE 82 WAS FORMERLY THE SUSQUEHANNA TURNPIKE CREATED BY LEGISLATION AS APRIL 1, 1800. THE TURNPIKE THEN BECAME KNOWN AS THE ANCRAM TURNPIKE BY LEGISLATION ON MARCH 24, 1829. RIGHT OF WAY WIDTH OF TURNPIKES ARE A MINIMUM OF 4 RODS (66 FEET) WIDE. FROM THE CENTERLINE OF THE TURNPIKE AS IT WAS TRAVELED IN 1829 A RIGHT OF WAY EXISTS 33' IN BOTH DIRECTIONS. GAPS AND GORES MAY EXIST IN THE RIGHT OF WAY OF N.Y.S. ROUTE 82 AS A 25' ROAD LINE WAS HELD IN 1939 AND THE EXACT CENTERLINE OF THE 1829 ANCRAM TURNPIKE CAN NOT BE DETERMINED.
- PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, SITE SPECIFIC SEPTIC DESIGN PLANS ARE TO BE SUBMITTED TO THE COLUMBIA COUNTY HEALTH DEPARTMENT FOR REVIEW. SEE COLUMBIA COUNTY HEALTH DEPARTMENT LETTER DATED DECEMBER 4, 2012.
- THIS SURVEY IS HEREBY REFERENCED TO A SURVEY MAP ENTITLED "BOUNDARY LINE ADJUSTMENT PREPARED FOR P & M FARMS, LLC" DATED JANUARY 9, 2021 BY WESLEY P. CHASE L.S. # 50986, FILED ON FEBRUARY 17, 2021 IN THE COLUMBIA COUNTY CLERKS OFFICE AS FILED MAP # 2021-0027.
- THIS SURVEY IS HEREBY REFERENCED TO A SURVEY MAP ENTITLED "MINOR SUBDIVISION MAP MINOR SUBDIVISION MAP PREPARED FOR 2540, LLC & 839/2602, LLC" DATED JULY 12, 2018 BY LYNDEEN B. CHASE L.S. # 49643, FILED ON OCTOBER 22, 2018 IN THE COLUMBIA COUNTY CLERKS OFFICE AS FILED MAP # 2018-152 AFTER APPROVAL FOR A MINOR SUBDIVISION PRUSUANT TO AN ANCRAM PLANNING BOARD RESOLUTION DATED SEPTEMBER 6, 2018.

- Unauthorized alteration or addition to a survey map bearing a license land surveyor's seal is a violation of section 7209, sub-division 2 of the N. Y. State Education Law.
- Only copies from the original of this survey marked with an original of the land surveyor's seal shall be considered to be valid copies.
- Underground improvements or encroachments, if any, are not shown hereon.

Exhibit C

Past Approval Resolutions for Premises

TOWN OF ANCRAM
PLANNING BOARD
ANCRAM, NEW YORK 12502

Member of
New York State Federation of
Official Planning Organizations

To Whom It May Concern:

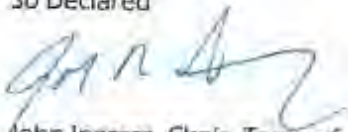
On September 6, 2018, at the regular meeting of the Ancram Planning Board, the Camardella Subdivision Application (parcel Id #205.-1-24.100) was reviewed. The Applicant wished to subdivide the existing lot so as to create three (3) parcels and adjust one lot line. The parcel is in the Ancram Hamlet Residential District and the Agricultural District (A-HR; Ag).

Whereas, the application was submitted to the Town of Ancram Planning Board for a Subdivision pursuant to Article III of the Town of Ancram Land Subdivision Regulations;

Whereas, the plan conforms to the Zoning and Subdivision Ordinance as of the date of this approval;

Therefore, be It Resolved, the Ancram Planning Board has unanimously approved the proposed subdivision.

So Declared



John Ingram, Chair, Town of Ancram Planning Board

Date: 09/06/2018

Exhibit C (Cont.)

**TOWN OF ANCRAM
PLANNING BOARD
ANCRAM, NEW YORK 12502**

Member of
New York State Federation of
Official Planning Organizations

On August 6, 2020, at the regular meeting of the Ancram Planning Board, the Ancram Planning Board reviewed the [Type of Application] Application of Stacy Shurgin of P & M Farms LLC, represented by her agents Wesley Chase and Taylor Palmer, (hereinafter "P & M Farms" or "Applicant") for Parcel ID # 205.-1-24.1 and 205.-1-24.2. The Applicant wished to adjust the lot lines. The parcels are primarily in the Agricultural District (Ag) with the remainder in the Ancram Hamlet Residential District (AH-R2).

WHEREAS, The Applicant owns land located on 2540 State Route 82, Ancram, NY 12502; and

WHEREAS, The parcels are located primarily in the Town's Agricultural District (Ag) with the remainder in the Ancram Hamlet Residential District (AH-R2); and

WHEREAS, The Applicant has submitted an application for a Boundary Line Adjustment pursuant to Article III of the Town of Ancram Land Subdivision Regulations; and

WHEREAS, The Ancram Planning Board had previously approved a subdivision of the parcel; and

WHEREAS, The approved subdivision maps were filed with the county on 10/22/2018; and

WHEREAS, No updated deeds, consistent with the subdivision, were filed with the county; and

WHEREAS, The Ancram Planning Board has conducted Sketch Plan Review

WHEREAS, The Ancram Planning Board has determined the Application is a Boundary Line Adjustment; and

WHEREAS, The Ancram Planning Board has determined the application is complete; and

WHEREAS, The Ancram Planning Board has declared that the action is a Type II action not subject to Environmental Review under the State Environmental Quality Review Act (SEQRA); and

WHEREAS, The Planning Board has determined a public hearing is not required for a Boundary Line Adjustment; and

WHEREAS, The Boundary Line Adjustment Application conforms to the Zoning and Subdivision Ordinance as of the date of this approval;

Exhibit C (Cont.)

**TOWN OF ANCRAH
PLANNING BOARD
ANCRAH, NEW YORK 12502**

Member of
New York State Federation of
Official Planning Organizations

NOW THEREFORE, BE IT RESOLVED,

The Ancram Planning Board has unanimously approved the proposed Boundary Line Adjustment and authorized Acting Chair Joe Crocco the authority to sign and stamp maps provided by the Applicant, which will be acceptable for filing. This approval is subject to the applicant filing the approved maps and new deeds with Columbia County.

So Declared

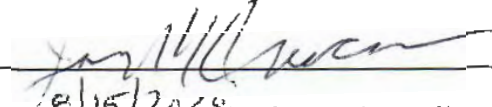

8/15/2020 Joe Crocco, Acting Chair,
Town of Ancram Planning Board

Exhibit C (Cont.)

**TOWN OF ANCARAM
PLANNING BOARD
ANCARAM, NEW YORK 12502**

Member of
New York State Federation of
Official Planning Organizations

On January 7, 2021, at the regular meeting of the Ancram Planning Board, the Ancram Planning Board reviewed the Abbreviated Site Plan Review Application of Stacy Shurgin of P & M Farms LLC, represented by her agents Wesley Chase and Taylor Palmer, (hereinafter "P & M Farms" or "Applicant") for Parcel ID # 205.-1-24.4. Further, the Ancram Planning Board reviewed a map revision for Filed Map 2020-0106, which was filed with Columbia County following a Lot Line Adjustment approved on August, 15, 2020. The Applicant wished to correct an error in the previously filed map and to obtain abbreviated site plan review for the home and guest residence. The parcels are primarily in the Agricultural District (Ag) with the remainder in the Ancram Hamlet Residential District (AH-R2).

WHEREAS, The Applicant owns land located on 2540 State Route 82, Ancram, NY 12502; and

WHEREAS, The parcels are located primarily in the Town's Agricultural District (Ag) with the remainder in the Ancram Hamlet Residential District (AH-R2); and

WHEREAS, The Applicant has submitted an application for Abbreviated Site Plan Review; and

WHEREAS, The Ancram Planning Board had previously approved a subdivision of the parcel; and

WHEREAS, The approved subdivision maps were filed with the county on 10/22/2018; and

WHEREAS, The Ancram Planning Board had previously approved a Boundary Line Adjustment on 8/15/2020; and

WHEREAS, The approved Boundary Line Adjustment maps were filed on 8/13/2020 with Columbia County Clerk; and

WHEREAS, The Applicant has presented evidence that note 5 was erroneously included in the maps, which were stamped and filed; and

WHEREAS, The Ancram Planning Board has determined the application is complete; and

WHEREAS, The Ancram Planning Board has declared that the action is a Type II action not subject to Environmental Review under the State Environmental Quality Review Act (SEQRA); and

WHEREAS, The Planning Board has determined a public hearing is not required for an Abbreviated Site Plan Review or map amendment; and

WHEREAS, The Abbreviated Site Plan conforms to the Zoning and Subdivision Ordinance as of the date of this approval;

NOW THEREFORE BE IT RESOLVED, the Ancram Planning Board has unanimously approved the proposed Abbreviated Site Plan with the condition(s):

The Applicant shall file amended maps with the Columbia County Clerk;

The Applicant shall file proof of filing amended maps to the Clerk of the Ancram Planning Board;

The Applicant shall obtain approval from the Columbia County Department of Health (CCDOH) for the septic;

The Applicant shall file proof of CCDOH approval with the Clerk of the Ancram Planning Board;

The Applicant shall comply with the Stormwater Pollution and Prevention Plan; and

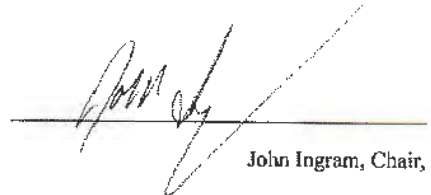
The Applicant shall obtain a building permit.

Exhibit C (Cont.)

NOW THEREFORE, BE IT RESOLVED,

The Ancram Planning Board has unanimously approved the proposed subdivision and authorized Acting Chair Joe Crocco authority to sign and stamp maps provided by the Applicant, which will be acceptable for filing. This approval is subject to the applicant filing the approved maps and new deeds with Columbia County.

So Declared



John Ingram, Chair,
Town of Ancram Planning
Board

Exhibit D

Excerpt from Town of Ancram Zoning Map Dated July 19, 2012

**Zoning Showing the Majority of the Premises is Classified in the Ag Zoning District and
Proposed Remapped Lands Presently Classified in the AH-R2 Zoning District**

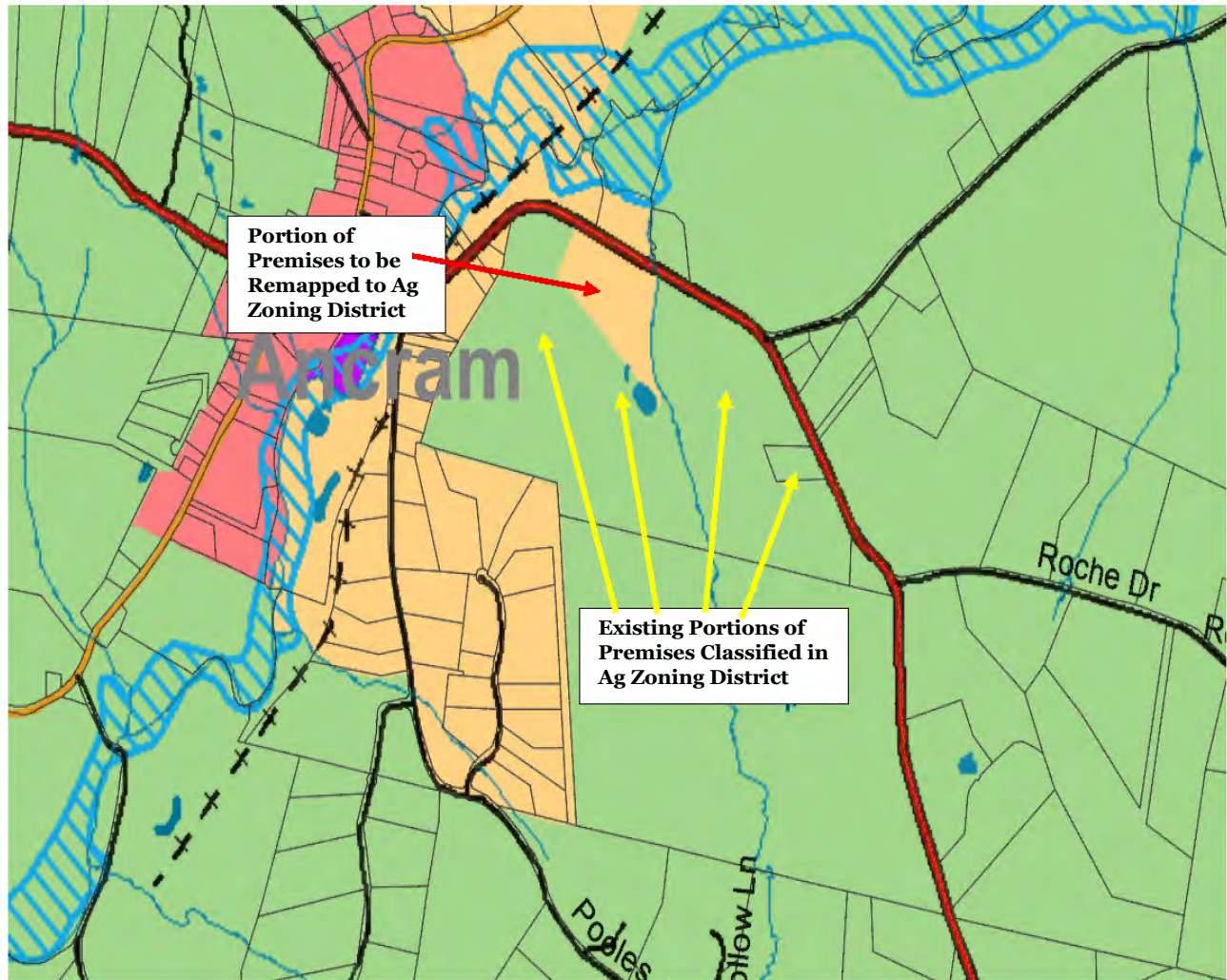
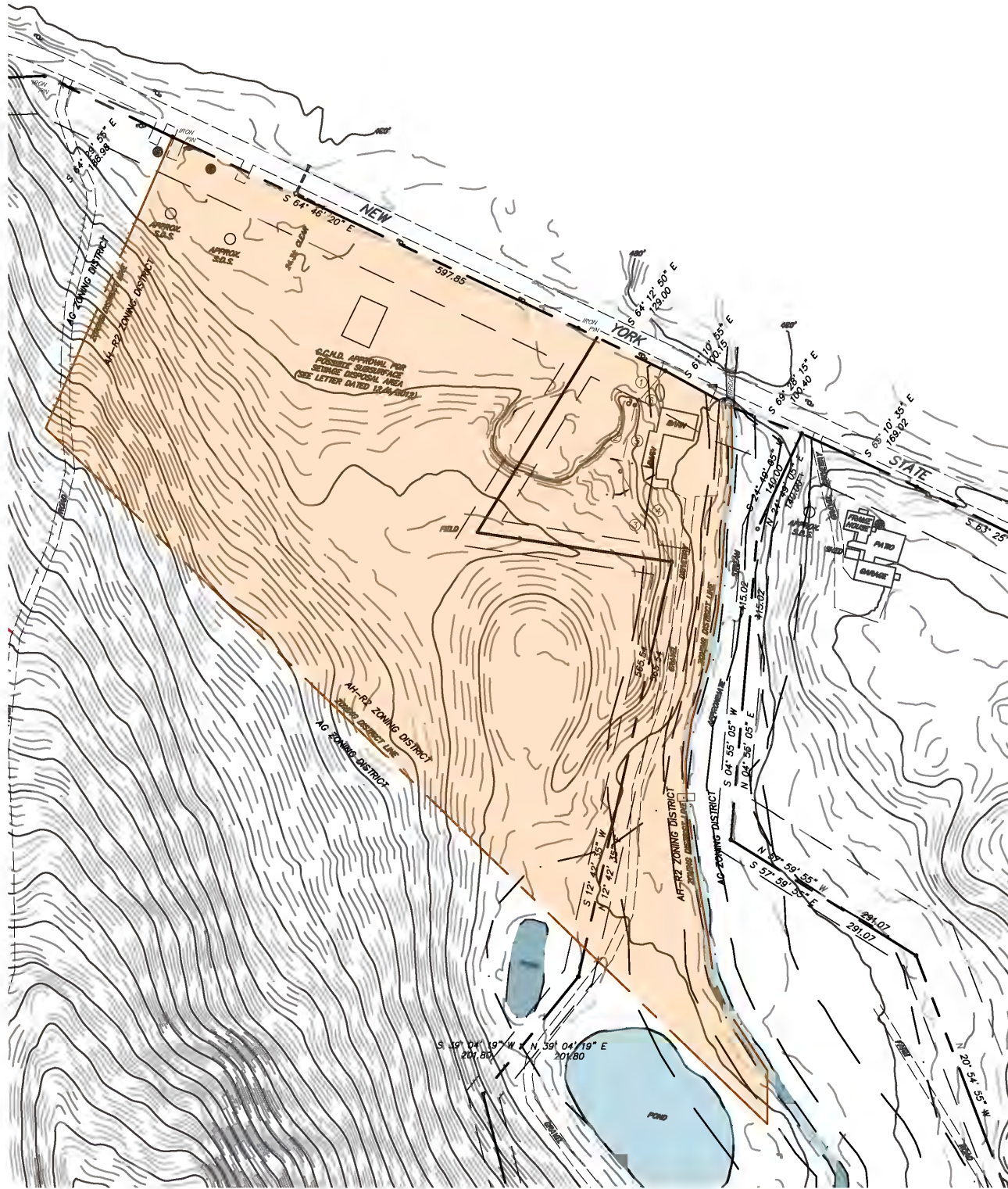


Exhibit E

**Excerpt of Site Plan Drawings for Proposed Retreat Center
Highlighting Proposed Remapped Land
Existing Conditions Plan**



LEGEND:

- EXISTING PROPERTY LINE
 - EXISTING PROPERTY CORNER
 - ADJOINING PROPERTY LINE
 - BUILDING SETBACK LINE
 - EXISTING WATER EDGE
 - EXISTING WETLAND BOUNDARY
 - 100' WETLAND BUFFER
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING TREE LINE
 - EXISTING WIRE FENCE
 - EXISTING UTILITY POLE
 - EXISTING WELL
 - EXISTING STORM WATER CULVERT
- AH-R2 ZONING DISTRICT

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

DRAWN BY: CMB		CHECKED BY: MAB	
REVISIONS:			
NO.	DATE	DESCRIPTION	BY



HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

SEAL

EXISTING CONDITIONS PLAN

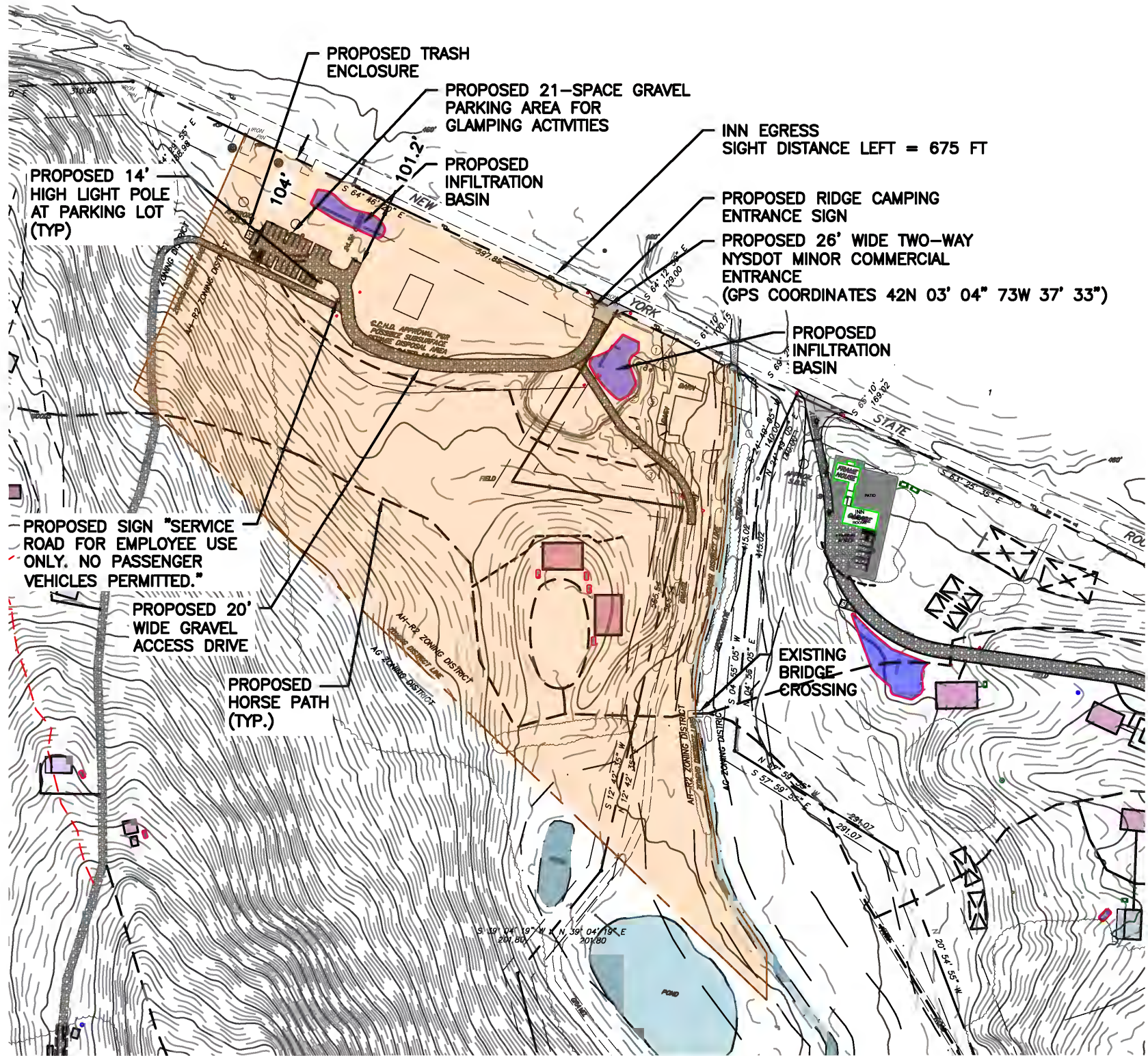
IRON STAR

2540 STATE ROUTE 82
TOWN OF ANCRAM
DUTCHESS COUNTY, NEW YORK
TAX ID: 205.-1-24.4, 24.5, 24.6, & 24.7

JOB #:	2020:040
DATE:	12/02/2021
SCALE:	1" = 200'
TITLE:	XC-1
SHEET:	1 OF 2

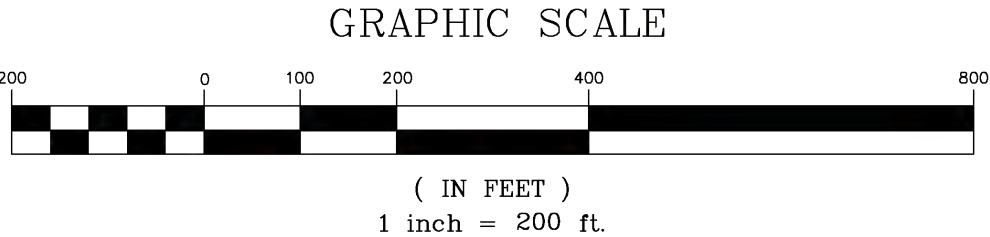
Exhibit E (Cont.)

**Excerpt of Site Plan Drawings for Proposed Retreat Center
Highlighting Proposed Remapped Land
Proposed Site Plan**



LEGEND:

- EXISTING PROPERTY LINE
 - EXISTING PROPERTY CORNER
 - ADJOINING PROPERTY LINE
 - BUILDING SETBACK LINE
 - EXISTING WATER EDGE
 - EXISTING WETLAND BOUNDARY
 - 100' WETLAND BUFFER
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING TREE LINE
 - EXISTING WIRE FENCE
 - EXISTING UTILITY POLE
 - EXISTING WELL
 - EXISTING STORM WATER CULVERT
- AH-R2 ZONING DISTRICT



DRAWN BY: CMB CHECKED BY: MAB

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

HUDSON
LAND DESIGN

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

SEAL

SITE PLAN

IRON STAR

2540 STATE ROUTE 82
TOWN OF ANCRAM
DUTCHESS COUNTY, NEW YORK
TAX ID: 205.-1-24.4, 24.5, 24.6, & 24.7

JOB #:	2020:040
DATE:	12/02/2021
SCALE:	1" = 200'
TITLE:	SP-1
SHEET:	2 OF 2

Exhibit F

Town of Ancram Zoning Law Schedule of Permitted Uses

Article III. Uses

A. Permitted and Special Permitted Uses

1. No lot, building or premises shall be erected, altered, or used that does not comply with one or more of the uses designated in the following table for each zoning district.
2. Acronyms in the following use table have these meanings:
 - a. P - designates a use permitted by right;
 - b. SPR -designates a use subject to site plan review and approval by the Planning Board pursuant to Article VII of this Zoning Law;
 - c. ASPR- designates a use subject to abbreviated site plan review and approval by the Planning Board pursuant to Article VII of this Zoning Law;
 - d. SUP -designates a use subject to site plan review and to approval of a special use permit by the Planning Board
 - e. X designates a use that is not permitted.
3. Uses not included in the Use Table shall be considered prohibited.
4. All uses for or within a Floating Business District (FBD) shall be determined at the time the FBD is approved by the Town Board pursuant to Article II (F) of this Law.
5. Light manufacturing, service, and non-retail business are eligible uses for inclusion in a Floating Business District (FBD). This shall not be construed to constrain the ability of a landowner from seeking an area variance from the Zoning Board of Appeals.

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
<i>Residential Uses:</i>						
ECHO temporary home *	SUP	SUP	SUP	SUP	X	SUP
Farm-worker housing if on an actively farmed parcel	ASPR	ASPR	ASPR	ASPR	X	ASPR
Group home*	SUP	SUP	SUP	SUP	X	SUP
Manufactured home	P, or ASPR if it meets criteria of Article VII (G)	P, or ASPR if it meets criteria of Article VII (G)	P, or ASPR if it meets criteria of Article VII (G)	P, ASPR if it meets criteria of Article VII (G)	X	P, ASPR if it meets criteria of Article VII (G)
One-Family dwelling	P, or ASPR if it meets criteria of Article VII (G)	P, or ASPR if it meets criteria of Article VII (G)	P, or ASPR if it meets criteria of Article VII (G)	P, ASPR if it meets criteria of Article VII (G)	X	P, ASPR if it meets criteria of Article VII (G)
Two-Family dwelling	P, or ASPR if it meets criteria of Article VII (G)	P, or ASPR if it meets criteria of Article VII (G)	P, or ASPR if it meets criteria of Article VII (G)	P, ASPR if it meets criteria of Article VII (G)	X	P, or ASPR if it meets criteria of Article VII (G)
<i>Residential Accessory Uses:</i>						
Accessory apartment within an existing structure** Not allowed when associated with a two-family dwelling.	P or ASPR if it meets criteria of Article VII (G) (1) (b)	P or ASPR if it meets criteria of Article VII (G) (1) (b)	P or ASPR if it meets criteria of Article VII (G) (1) (b)	P or ASPR if it meets criteria of Article VII (G)	X	P or ASPR if it meets criteria of Article VII (G) (1) (b)

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
				(1) (b)		
Accessory apartment in a new addition to an existing structure** Not allowed when associated with a two-family dwelling.	ASPR	ASPR	ASPR	ASPR	X	ASPR
Accessory Dwelling to single-family dwelling when Free-standing and less than 1,000 square feet in size	ASPR	ASPR	ASPR	ASPR	X	ASPR
Accessory Dwelling to a single-family dwelling when Free-standing and 1,000 square feet or more in size	SPR	SPR	SPR	SPR	X	SPR
Agriculture—animals as hobby/home use	SUP	SUP	P	SUP	X	P
Fence**	P	P	P	P	X	P
Garage	P	P	P	P	X	P
Greenhouse or Hothouse < 500 square feet*	P	P	P	P	X	P
Greenhouse or Hothouse 500 square feet or greater*	ASPR	ASPR	P	ASPR	X	ASPR
NC Wind power turbine/tower*	SUP	SUP	SUP	SUP	X	SUP
Outdoor wood furnace ^{1*}	SUP	P	P	P	X	P
Playhouse <100 Square feet	P	P	P	P	X	P
Playhouse 100 square feet or greater	ASPR	ASPR	P	ASPR	X	P
Pool house/cabana	P	P	P	P	X	P

¹ All outdoor wood furnaces shall meet all standards of Article V (D) and NYS ECL Part 247 (Outdoor Wood Boilers).

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
Private aircraft hangar*	X	X	SUP	X	X	X
Private airfield*	X	X	SUP	X	X	X
Private animal training arena*	SUP	SUP	P	SUP	X	P
Private barn/stable*	SUP	SUP	SUP	SUP	X	SUP
Private bridge	SPR	SPR	SPR	SPR	X	SPR
Private firing range*	X	X	SPR	X	X	SPR
Private golf course*	X	X	SPR	X	X	SPR
Private helipad*	X	X	X	X	X	X
Private horse course*	SUP	SUP	P	SUP	X	P
Private kennel*	P	P	P	P	X	P
Private motor sports track/course*	X	X	SUP	X	X	X
Self-storage pod placed less than 120 days (See also J(10))*	P	P	P	P	P	P
Self-storage pod placed 120 days or greater*	SUP	SUP	SUP	SUP	SUP	SUP
Solar energy apparatus installed along the plane of a roof*	P	P	P	P	P	P
Solar energy apparatus installed as free-standing or other mounting*	SUP	SUP	SUP	SUP	X	SUP
Swimming pool*	P	P	P	P	X	P
Tennis court*	SPR	P	P	P	X	P
<i>Residential-Commercial Uses:</i>						
Bed & Breakfast*	SPR	SUP	ASPR	SUP	X	SUP
Hotel*	SPR	X	SUP	X	X	X
Inn*	SPR	X	SUP	X	X	X
Lodge*	SPR	X	SUP	X	X	X
Motel*	SPR	X	SUP	X	X	X
Multi-Family including senior housing**	SUP	SUP	SUP	SUP	X	SUP

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
Assisted living/continuous care Nursing home, convalescent home, half-way house, cancer treatment facility*	SUP	SUP	SUP	SUP	X	SUP
Manufactured Home Park**	X	X	Allowed when approved by the Town Board per Article V (A) (15)	X	X	X
Short-Term Rental (See Article V, Supplemental Regulations related to Short-Term Rentals)*	SUP	SUP	SUP	SUP	X	SUP
Commercial Agricultural Uses:						
Agriculture – animals (* in hamlet)	P if in NYS Ag District, SUP if not	P if in NYS Ag District, SUP if not	P	P if in NYS Ag District, SUP if not	X	P
Agriculture—crops, hay	P	P	P	P	X	P
Aquaculture, Fish Hatchery (See Article V, D)*	SUP	SUP	P	SUP	X	P
Barns and Stables*	P if 1000 sf or less, ASPR if greater than 1000 sf and in in NYS Ag District; SUP if >1000 sf if not in NYS Ag District	ASPR if in NYS Ag District, SUP if not	P if 1000 sf or less, ASPR if greater than 1000 sf and in in NYS Ag District; SUP if >1000 sf if not in NYS Ag District	ASPR if in NYS Ag District, SUP if not	X	P if 1000 sf or less, ASPR if greater than 1000 sf and in in NYS Ag District; SUP if >1000 sf if not in NYS Ag District
Beekeeping	P	P	P	P	X	P

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
Christmas Tree Farm	ASPR	ASPR	P	ASPR	X	P
<u>Class B Biosolid Land Application (on a farm operation only) with a valid NYS DEC registration or permit pursuant to 6 NYCRR Part 360 and as per Article VII (G) (6) (a) (11) with Footnote 2²</u>	<u>X when not in a NYS Ag District; ASPR if in NYS Ag District</u>	<u>X when not in a NYS Ag District; ASPR if in NYS Ag District</u>	<u>X when not in a NYS Ag District; ASPR if in a NYS Ag District</u>	<u>X when not in a NYS Ag District; SUP if in NYS Ag District</u>	<u>X when not in a NYS Ag District; ASPR if in NYS Ag District</u>	<u>X when not in a NYS Ag District; ASPR if in NYS Ag District</u>
Equipment shed when an accessory to an existing principal use	ASPR if in NYS Ag District, SUP if not	ASPR if in NYS Ag District, SUP if not	P if in NYS Ag District, SUP if not	ASPR if in NYS Ag District, SUP if not	X	P if in NYS Ag District, SUP if not
Equipment shed when a principal use	P, or ASPR if it meets criteria of Article VII (G)	P, or ASPR if it meets criteria of Article VII (G)	P, or ASPR if it meets criteria of Article VII (G)	P, or ASPR if it meets criteria of Article VII (G)	P, or ASPR if it meets criteria of Article VII (G)	P, or ASPR if it meets criteria of Article VII (G)
Farm stand	ASPR	ASPR	P	ASPR	X	P
Fences**	P	P	P	P	X	P
Greenhouse, Hot house*	ASPR	SUP	P	SUP	X	P
Indoor or covered training arena*	SUP	SUP	ASPR if in NYS Ag District, SUP	SUP	X	ASPR if in NYS Ag District, SUP

² Except for application of Class A Biosolids, all other land application of biosolids not on a farm operation that is located in a NYS Ag District shall be prohibited.

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
			if not			if not
Land Application of Recognizable and Non-recognizable Food Waste (on a farm operation only) with a valid NYS DEC registration or permit pursuant to 6 NYCRR Part 360 and as per Article VII (G) (6) (a) (11)	X when not in a NYS Ag District; ASPR if in NYS Ag District	X when not in a NYS Ag District; ASPR if in NYS Ag District	X when not in a NYS Ag District; ASPR if in NYS Ag District	X when not in a NYS Ag District; ASPR if in NYS Ag District	X when not in a NYS Ag District; ASPR if in NYS Ag District	X when not in a NYS Ag District; ASPR if in NYS Ag District
Outdoor or uncovered training arena*	SUP	SUP	P	SUP	X	P
<u>Septage Land Application (on a farm operation only) with a valid NYS DEC registration or permit and as per Article VII (G) (6) (a) (11) with footnote 3³</u>	<u>X when not in a NYS Ag District; ASPR if in NYS Ag District</u>	<u>X when not in a NYS Ag District; ASPR if in NYS Ag District</u>	<u>X when not in a NYS Ag District; ASPR if in a NYS Ag District</u>	<u>X when not in a NYS Ag District; ASPR if in NYS Ag District</u>	<u>X when not in a NYS Ag District; ASPR if in NYS Ag District</u>	<u>X when not in a NYS Ag District; ASPR if in NYS Ag District</u>
Silos/Bunk Silos	X	X	P if in a NYS Ag District, SUP if not	X	X	P if in NYS Ag District, SUP if not
Silvaculture/forestry (** for Commercial Logging)	X	X	P	X	X	P
Training track/course*	SUP	SUP	P	SUP	X	P
Winery, Cidery, Distillery, Brewery (processing)*	SUP, (in NYS Ag District P if <3000 sf,	SUP, (in NYS Ag District P if <3000 sf, ASPR	P if < 3000 sf, ASPR if 3000 sf or greater	X	SUP	SUP, (in NYS Ag District P if

³ All other land application of septage shall be prohibited.

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
	ASPR if 3000 sf or greater)	if 3000 sf or greater)				<3000 sf, ASPR if 3000 sf or greater)
<i>Agriculture-Related Commercial Uses:</i>						
Agri-tourism [not by farmer]	X	X	ASPR	X	X	ASPR
Agri-tourism [on-farm, farmer's own]	X	ASPR	P	ASPR	X	P
Cold Storage Facility	X	X	ASPR	X	X	ASPR
Commercial Kitchen [not by farmer]	SPR	SPR	ASPR	SPR	X	ASPR
Commercial Kitchen [on-farm]	SPR	ASPR	P	ASPR	X	P
Farm equipment sales/service	SPR	X	SPR	X	X	SPR
Farm market	ASPR	X	ASPR	X	X	ASPR
Feed sales/distribution [farmer's own]	ASPR	ASPR	P	ASPR	X	P
Feed sales/distribution [not by farmer]	SPR	X	SPR	X	X	SPR
Harvest storage/dist [farmer's own]	ASPR	ASPR	P	ASPR	X	P
Harvest storage/dist [not by farmer]	X	X	SPR	X	X	SPR
Shooting preserve*	X	X	SUP	X	X	X
Slaughterhouse [not on- farm]*	X	X	SUP	X	X	X
Slaughterhouse [on-farm]*	X	X	ASPR if in NYS Ag District, SUP If not	X	X	X
Tannery [not on-farm]*	X	X	SUP	X	X	X
Tannery[on-farm]*	X	X	ASPR if in NYS Ag District, SUP if not	X	X	X
Veterinarian/animal clinic/animal	SUP	X	SUP	X	X	X

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
hospital *						
Winery, Cidery, Distillery, Brewery —retail sales [as part of farm operation]*	X	X	SUP	X	X	X
Business Uses:						
Adult entertainment facility/service*	SUP	X	X	X	X	X
Alcohol/beverage sales/distribution	SPR	X	X	X	X	X
Amusement arcade	SPR	X	X	X	X	X
Antique restoration*	SUP	P for low impact home occupation only, X for all others	P for low impact home occupation only, SUP for all others	P for low impact Home Occupati on only, X for all Others	X	P for low impact home occupation only, SUP for all others
Antique sales	SPR	X	P for low impact home occupation only SUP for all others	X	X	P for low impact home occupation only SUP for all others
Appliance sales/service	SPR	X	X	X	X	X
Art gallery	SPR	X	SUP	X	X	SUP
Artisan/craftsman, e.g. glass, furniture, metal	SPR	P for Low impact Home Occupation only, X all others	P for Low impact Home Occupation only, SUP all others	P for low impact Home Occupati on only, X for all Others	X	P for Low impact Home Occupation only, SUP all others

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
Auctions*	SUP	SUP	SUP	SUP	SUP	SUP
Auction house (agricultural items including animals and equipment)	X	X	SUP	X	X	SUP
Auction house (non-agricultural items)	SPR	X	X	X	X	X
Auto body repair/paint shop*	SUP	X	X	X	SUP	X
Auto towing	SUP	X	P for low impact home occupation with no repair on premises, X all others	X	X	P for low impact home occupation with no repair on premises, X all others
Auto/trailer rental office/parking area	SPR	X	X	X	X	X
Automotive sales/service	SPR	X	X	X	X	X
Bakery	SPR	P for low impact Home Occupation only, X all others	P for low impact Home Occupation only, SUP all others	No retail, P for low impact Home Occupation only SUP for all others	X	P for low impact Home Occupation only, SUP all others
Bank/financial institution	SPR	X	X	X	X	X
Barber or Beauty Salon	SPR	P for low impact Home Occupation only, X all others	P for low impact Home Occupation only, SUP all others	X	X	P for low impact Home Occupation only, SUP all others
Baseball hitting facility*	SUP	X	X	X	X	X
Bowling alley*	SPR	X	X	X	X	X

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
Butcher	SPR	P for low impact Home Occupation only, X all others	P for low impact Home Occupation only, SUP all others	X	X	P for low impact Home Occupation only, SUP all others
Camp, campground, campsite, summer camp, camping unit including RVs or Tents for educational, recreational or vacation uses*	X	X	SUP	X	X	SUP
Car wash	SPR	X	X	X	X	X
Casino	X	X	X	X	X	X
Cemetery (public)	X	X	SPR	X	X	SPR
Clinic	SPR	X	SUP	X	X	SUP
Commercial airfield	X	X	X	X	X	X
Commercial bus station	X	X	X	X	X	X
Commercial cleaning/janitorial services	SPR	P for low impact Home Occupation only, X all others	P for low impact Home Occupation only, SUP all others	X	X	P for low impact Home Occupation only, SUP all others
Commercial Flea market	SUP	X	SUP	X	X	SUP
Commercial kennel*	X	X	SUP	X	X	SUP
Commercial Race track/course animal	X	X	X	X	X	X
Computer/electronics sales/service	SPR	P for low impact Home Occupation only, X all others	P for low impact Home Occupation only, SUP all others	X	X	P for low impact Home Occupation only, SUP all others
Consignment/thrift sales	SPR	X	P for low impact	X	X	P for low

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
			Home Occupation only, X all others			impact Home Occupation only, X all others
Construction equipment/supplies	SPR	X	X	X	X	X
Contracting Office and Structures for excavating, construction, electrical, plumbing, heating, cooling, painting, roofing, gutter, snow removal, blasting services*	SPR	P for low impact home occupation only X for all others	P for low impact home occupation only SUP for all others	X	X	P for low impact home occupation only SUP for all others
Convenience store	SPR	X	X	X	X	X
Counseling center, alcohol/drug treatment center, abuse treatment center, rehabilitation facility	SPR with no overnight facility, SUP for an overnight facility	X	SUP	X	X	X
Day care (adult or children)*	P	P for low impact home occupation only X for all others	P for low impact home occupation only SUP for all others	X	X	P for low impact home occupation only SUP for all others
Day spa	SPR	X	SUP	X	X	SUP
Demolition services	SPR	P for low impact home occupation only X for all others	P for low impact home occupation only SUP for all others	X	X	P for low impact home occupation only SUP for all others
Discount store/plan/club	SPR	X	X	X	X	X
Distance learning facility	SPR	X	SUP	X	X	SUP
Driving range, Golf*	X	X	SUP	X	X	X
Dry Cleaners—cleaning facility	SUP	X	X	X	SUP	X
Dry Cleaners—drop off/pick up	SPR	X	SUP	X	X	X

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
shop						
Electric [vehicle] charging station	SPR	X	X	X	X	X
Electronic entertainment sales/rent/svc	SPR	X	X	X	X	X
Employment agency	SPR	X	P for low impact home occupation only X for all others	X	X	P for low impact home occupation only X for all others
EMT/ambulance service	SUP	X	SUP	X	X	SUP
Equipment rental center	SUP	X	SUP	X	X	SUP
Fair/circus permanent facility	X	X	Only if permitted in a FBD	X	X	Only if permitted in a FBD
Fair/circus/similar temporary event	SUP	X	SUP	X	X	SUP
Firearms sales/service	SPR	P for low impact Home Occupation only, X all others	P for low impact Home Occupation only, SUP all others	X	X	P for low impact Home Occupation only, SUP all others
Firing range [Indoor only]*	SUP	X	X	X	X	X
Florist	SPR	X	P for low impact Home Occupation only, SUP all others	X	X	P for low impact Home Occupation only, SUP all others
Food & beverage establishment ^{4*}	SPR	X	SUP	X	X	X
Funeral home/services, crematory	SPR	X	X	X	X	X

⁴ Includes banquet hall/catering, restaurant, café, coffee shop, bar/grill/pub/cocktail lounge, take-out restaurant, ice cream parlor, accessory snack bar.

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
(human or animal)						
Furniture refinishing/repair	SPR	P for low impact Home Occupation only, X all others	P for low impact Home Occupation only, SUP all others	P for low impact Home Occupati on only, X for all Others	X	P for low impact Home Occupation only, SUP all others
Furniture sales	SPR	X	X	X	X	X
Garbage/rubbish/trash removal*	SUP	X	SUP	X	X	SUP
Gasoline filling station*	SUP	X	X	X	X	X
Gift shop	SPR	X	P for low impact Home Occupation only, X all others	X	X	P for low impact Home Occupation only, X all others
Glass sales/service	SPR	X	P for low impact Home Occupation only, SUP all others	X	X	P for low impact Home Occupation only, SUP all others
Golf, 9 or 18 hole course*	X	X	SUP	X	X	SUP
Grocery store	SPR	X	X	X	X	X
Hardware	SPR	X	X	X	X	X
Health spa/club, commercial swimming pool, Physical fitness facility/gymnasium	SPR	X	X	X	X	X
Home Occupation, Low Impact*	P	P	P	P	X	P
Home Occupation, High Impact*	SUP	SUP	SUP	X	X	SUP
Hospital*	SUP	X	X	X	X	X
Hunting preserve/Shooting	X	X	SUP	X	X	SUP

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
Preserve*						
Extracting Water for Off-Premise Consumption	X	X	SUP	X	X	SUP
Hydro-fracturing for well water for consumption on premises	P	P	P	P	SUP	P
Hydrogen fuel cell facility for distribution to vehicles*	SUP	X	X	X	X	X
Instruction, Performing arts, martial arts	P	X	P for low impact home occupation only, SUP for all others	X	X	P for low impact home occupation only SUP for all others
Jewelry and Clothing Retail*	SPR	X	X	X	X	X
Laboratory— medical test/diagnostic*	SPR	X	SUP	X	SUP	SUP
Laboratory—animal research facility	X	X	SUP	X	SUP	SUP
Laundry—commercial or self-service Laundromat*	SUP	X	X	X	X	X
Lawn/garden/landscape service, arborist, tree services	SPR	P for low impact home occupation only X for all others	P for low impact home occupation only SUP for all others	X	X	P for low impact home occupation only SUP for all others
Logging contracting	X	P for low impact home occupation only X for all others	P for low impact home occupation only SUP for all others	X	X	P for low impact home occupation only SUP for all others
Building Materials, Retail 20,000	X	X	SUP	X	X	SUP

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
sf or less						
Mail order distribution	SPR	X	X	X	X	X
Man Camp/Worker Camp	X	X	X	X	X	X
Massage service	SPR	P for low impact home occupation only X for all others	P for low impact home occupation only SUP for all others	X	X	P for low impact home occupation only SUP for all others
Medical claims processing	SPR	P for low impact home occupation only X for all others	P for low impact home occupation only SUP for all others	P for low impact Home Occupati on only, X for all Others	X	P for low impact home occupation only SUP for all others
Medical eqpt/supplies sales/distrib/svc	SUP	X	X	X	X	X
Membership club/facility*	SUP	X	SUP	X	X	SUP
Midwife	P for low impact or major home occupation only SPR for all others	P for low impact home occupation only X for all others	P for low impact or major home occupation only,	P for low impact Home Occupati on only, X for all Others	X	P for low impact or major home occupation only, X for all others
Miniature Golf*	SUP	X	X	X	X	X
Motor vehicle track/course*	X	X	X	X	X	X
Moveable Vending*	SUP	SUP	SUP	SUP	SUP	SUP
Movie theater	SPR	X	X	X	X	X
Nursing/home care services	P for low impact or minor home	P for low impact home occupation	P for low impact home	P for low impact	X	P for low impact home

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
	occupation only SPR for all others	only X for all others	occupation, SUP for all others	Home Occupati on only, X for all Others		occupation, SUP for all others
Parking area	SPR	X	X	X	X	X
Party eqpt/supplies sales/rental	SPR	X	X	X	X	X
Pawnshop	SPR	X	X	X	X	X
Performing arts venue	SPR	X	Only if permitted in a FBD	X	X	Only if permitted in a FBD
Pest control/exterminator	SPR	X	SUP	X	X	SUP
Pet shop: sales/eqpt/supplies	SPR	X	P for low impact Home Occupation only, SUP all others	X	X	P for low impact Home Occupation only, SUP all others
Pharmacy	SPR	X	X	X	X	X
Photography	SPR	P for low impact Home Occupation only, X all others	P for low impact Home Occupation only, SUP all others	P for low impact Home Occupati on only, X for all Others	X	P for low impact Home Occupation only, SUP all others
Physician, psychiatrist, psychologist, dentist, chiropractor, physical/occupational therapy, alternative medicine office	SPR	P for low impact home occupation only X for all others	P for low impact home occupation only SUP for all others	P for low impact home occupatio n only X for all	X	P for low impact home occupation only SUP for all others

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
				others		
Pitch & Putt Driving Range/Ball Field*	X	X	SUP	X	X	SUP
Pool/billiards hall*	SPR	X	X	X	X	X
Pre-school	SPR	X	SUP	X	X	P for low impact Home Occupation only, SUP all others
Printing/engraving	SPR	X	P for low impact Home Occupation only, SUP all others	X	SUP	P for low impact Home Occupation only, SUP all others
Private/religious school, day school, boarding school, charter school, performing arts school, business/trade school (not college or university)*	SUP	X	SUP	X	X	X
Professional office ⁵ *	SPR	P for low impact home occupation only X for all others	P for low impact home occupation only X for all others	X	⁶	P for low impact home occupation only X for all others
Radio/TV station office/studio	SUP	X	X	X	X	X
Retail Communications sales/svc	SPR	X	P for low impact	X	X	P for low

⁵ Including but not limited to attorney, legal services, financial services, accounting, tax preparation, architect, engineer, bail bondsman, insurance, real estate sales or management, publishing, mail order sales

⁶ Offices associated with a use allowed in the I-1 District shall be allowed as an accessory use and reviewed together with the principal use.

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
			home occupation only SUP for all others			impact home occupation only SUP for all others
Retail stores, not otherwise listed separately *	SPR	X	X	X	X	X
Retreat Center/Conference Center*	SUP	X	SUP	X	X	SUP
Self-storage Facility*	SUP	X	SUP	X	X	X
Septic sanitation service	SUP	X	SUP	X	X	SUP
Shopping center (Multi-business structure)*	SUP	X	X	X	X	X
Skating or skateboard facility [Indoor & Outdoor]*	SUP	X	X	X	X	X
Small animal grooming	SPR	P for low impact home occupation only SUP for all others	P for low impact home occupation only SUP for all others	P for low impact home occupatio n only SUP for all others	X	P for low impact home occupation only SUP for all others
Small engine repair	SUP	X	P for low impact home occupation SUP for all others	X	X	P for low impact home occupation SUP for all others
Solar energy eqpt sales/distribution/service	SUP	X	SUP	X	X	SUP
Special Event Facilities*	SUP	SUP	SUP	SUP	X	SUP
Tailor/seamstress	SPR	P for low impact Home Occupation only,	P for low impact Home Occupation	P for low impact Home	X	P for low impact Home Occupation

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
		X all others	only, SUP all others	Occupati on only, X for all Others		only, SUP all others
Tanning salon	SPR	P for low impact Home Occupation only, X all others	P for low impact Home Occupation only, SUP all others	P for low impact home occupatio n only SUP for all others	X	P for low impact Home Occupation only, SUP all others
Tattoo/body piercing	SPR	P for low impact Home Occupation only, X all others	P for low impact Home Occupation only, SUP all others	P for low impact home occupatio n only SUP for all others	X	P for low impact Home Occupation only, SUP all others
Taxi/limousine service: ofc/parking	SPR	P for low impact home occupation only X for all others	P for low impact home occupation only X for all others	X	X	P for low impact home occupation only X for all others
Telemarketing facility/service	SPR	P for low impact Home Occupation only, X all others	P for low impact Home Occupation only, SUP all others	P for low impact Home Occupati on only, X for all Others	X	P for low impact Home Occupation only, SUP all others
Telephone and cable sales and service	SPR	X	P for low impact home	X	X	P for low impact home

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
			occupation only SUP for all others			occupation only SUP for all others
Tent rental	SPR	X	P for low impact home occupation only SUP for all others	X	X	P for low impact home occupation only SUP for all others
Tourist information/services	SPR	X	P for low impact Home Occupation only, SUP all others	X	X	P for low impact Home Occupation only, SUP all others
Transmission towers	SUP	X	SUP	X	SUP	SUP
Welding shop	SUP	X	P for low impact home occupation only SUP for all others	X	SUP	P for low impact home occupation only SUP for all others
Wind energy eqpt sales/distribution/service	SUP	X	SUP	X	X	SUP
Yoga and meditation	SPR	X	P for low impact home occupation only SUP for all others	X	X	P for low impact home occupation only SUP for all others
Industrial Uses:						
Concrete production/distribution	X	X	X	X	SUP	X
Concrete Products Manufacture	X	X	X	X	SUP	X
Composting Facility*	X	X	SUP	X	SUP	SUP
Food processing/distribution	X	X	SUP	X	SUP	SUP

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
facility*						
Foundry (large: manufacturing heavy duty products)*	X	X	X	X	SUP	X
Foundry (artisan/hobby/blacksmith)*	SUP	X	SUP	X	SUP	SUP
Fuel and oil bulk storage/distribution *	X	X	SUP	X	X	X
Furniture manufacturing facility (see Article V (D))	X	X	SUP	X	SUP	SUP
Gravel mining*	X	X	SUP	X	X	SUP
Hazardous waste collection/disposal	X	X	X	X	X	X
Hydro-fracturing for gas	X	X	X	X	X	X
Light Manufacturing*	X	X	Only if permitted in a FBD	X	SUP	X
Major pipeline, gas compressor station	X	X	X	X	X	X
Manufactured housing manufacturing/distribution	X	X	X	X	SUP	X
Manufactured housing sales office	SPR	X	SUP	X	X	SUP
Medical eqpt/supplies manufacture	SUP	X	Only if permitted in a FBD	X	SUP	Only if permitted in a FBD
Moving & Storage	X	X	X	X	SUP	X
Natural gas/propane bulk storage and distribution	X	X	X	X	X	X
NC Wind Power*	X	X	X	X	SUP	X
Nuclear power plant	X	X	X	X	X	X
Oil and natural gas exploration, extraction, drilling, production,	X	X	X	X	X	X

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
processing, storage of waste or natural gas ancillary uses						
Paving/blacktop contracting office and parking of vehicles, no storage of pavement material on site	SUP	X	SUP	X	X	SUP
Paving/blacktop plant	X	X	X	X	X	X
Pipe yard	X	X	X	X	X	X
Private Bridge	X	X	X	X	SPR	X
Quarry*	X	X	X	X	X	X
Recycling facility (small, unobtrusive)*	SUP	X	SUP	X	X	SUP
Recycling/transfer facility (large)*	X	X	X	X	X	X
Sawmill*	X	X	SUP	X	SUP	X
Scrap/salvage yard	X	X	X	X	X	X
Solar energy eqpt manufacture	SUP	X	SUP	X	SUP	SUP
Solar energy apparatus installed along the plane of a roof*	X	X	X	X	P	X
Solar energy apparatus installed as free-standing or other mounting*	X	X	X	X	SUP	X
Staging Area as an ancillary use to natural gas exploration, extraction, drilling, production, processing, storage of waste	X	X	X	X	X	X
Stump grinding/mulching facility*	X	X	SUP	X	X	X
Transmission facilities [e.g. substations]	SPR	X	SPR	X	X	SPR
Trucking Center	X	X	X	X	X	X
Warehouse (large, tractor-trailer traffic)*	X	X	X	X	X	X
Warehouse*	SUP	X	SUP	X	SUP	SUP
Water Well Drilling/boring	SUP	X	SUP	X	X	SUP

USES	Ancram, Ancramdale, Hamlets-B/R	Ancram, Ancramdale, Boston Corners Hamlets AH-R2	Ag	RhoR1	I-1	CarsRd
business office and parking of vehicles, no storage of materials on site						
Wind energy eqpt manufacture	SUP	X	SUP	X	SUP	x
Public/Civic Uses:						
Detention/correction facility	X	X	X	X	X	X
Government offices/facilities	SPR	X	X	X	X	X
Non-profit organization offices	SPR	P for low impact home occupation only X for all others	P for low impact home occupation only X for all others	P for low impact home occupation only X for all others	X	P for low impact home occupation only X for all others
Parks	SPR	SUP	SPR	SUP	X	SPR
Paths/trails	SPR	SUP	SPR	SUP	X	SPR
Playgrounds	SPR	SUP	SPR	SUP	X	SUP
Religious worship facility	SPR	SPR	SPR	SPR	X	SPR
Reservoir/water treatment facility	SUP	SUP	SUP	SUP	SUP	SUP
Sewage treatment facility*	SUP	SUP	SUP	SUP	SUP	SUP
Swimming pools	SPR	SUP	SPR	SUP	X	SPR
Water tower*	SUP	X	SUP	X	SUP	SUP
Library	SPR	X	X	X	X	X
Museum	SPR	X	SUP	X	X	SUP
Tourist information booth	SPR	X	SUP	X	X	SUP

*** Indicates that there are supplemental development standards associated with this use in Article V (D). Article V (D) also has standards that pertain to all retail, and service business uses.**

**** Indicates that there are supplemental development standards associated with this use in Article V (A).**

Exhibit G

Town of Ancram Building Inspector and Code Enforcement Officer's Interpretation

TOWN OF ANCRAM

1416 County Route 7
ANCRAM, NEW YORK 12502
Phone: (518) 329-6512X207

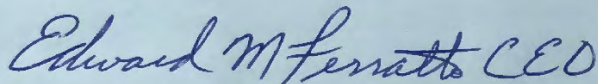
DEPARTMENT OF ZONING AND CODE ENFORCEMENT

Iron Star
2540 Route 82
Ancram, NY 12502

In reference to your question as to whether a driveway and stormwater drainage can pass through the portion of the property in a different zoning district, I sought the advice of the Town of Ancram's zoning laws attorney. After receiving and reviewing the attorney's memo and the cited case law involving similar circumstances, I have made the following determination.

The driveway and stormwater drainage are part of the intended retreat center use proposed on the property. Therefore, the driveway and stormwater drainage are to be treated as part of the retreat center. While the retreat center is permitted in the Ag Zoning District, it is not permitted in the AH-R2 Zoning District. The retreat center cannot be located on any portion of the AH-R2 zoning district, and this includes the driveway and the storm water drainage that are part of that use.

It would be a violation of the Town of Ancram's zoning ordinance to allow any portion of the retreat center to pass through the AH-R2 zoning district. The driveway and stormwater drainage system must be removed from the portion of the property located in the AH-R2 zoning district.

Handwritten signature of Edward M. Ferratto in blue ink, followed by the letters "CEO".

Edward M. Ferratto
Town of Ancram
Building and Code Department

Cc: Taylor Palmer

Exhibit H

Draft of Proposed Amendment (with Legal Description of Land to be Rezoned)

Town of Ancram
Columbia County, New York
Local Law No. ___ of the Year 2021

An Ordinance of the Town of Ancram, New York to amend the
“Town of Ancram, Columbia County, NY Zoning Map”

The Town Board of the Town of Ancram, New York does ordain as follows:

Section 1. The Town Board hereby rezones the portion of the premises found at Section/Block/Lots 205.-1-24.4 and 205.-1-24.7 located in the Hamlet Residential (AH-R2) Zoning District to the Agricultural (Ag) Zoning District. Said land to be rezoned is described as follows:

Beginning at the northwest corner of zoning district line AH-R2 lying on the southerly side of N.Y.S. Route 82 and continuing easterly along the southerly side of N.Y.S. Route 82 the following 3 courses and distances: S 64° 46' 20" E 597.85 feet; S 64° 12' 45" E 129.01 feet; and S 61° 11' 01" E 100.15 feet to a point in the center of a stream the said point marking the northeast corner of Zoning District AH-R2 lying on the southerly side of N.Y.S. Rout 82. Thence southerly along the centerline of the stream and zoning district line AG on the east 900' more or less and having a tie course of S 3° 08' 52" E 876.94 feet thence leaving the stream and continuing along zoning district line AG on the east S 00° 00' 30" E 78.90 feet to a point marking the southeast corner of the herein described AH-R2 zoning line. Thence northwesterly along zoning district line AG on the southwest N 46° 04' 18" W 1335.46 feet to a point marking the southwest corner of the herein described AH-R2 zoning district, thence northerly continuing along the AG zoning district on the west N 23° 34' 02" E 422.47 feet to the point or place of beginning.

Containing 13.27 Acres

Section 2. The Town Board finds that the above-described rezoning is in conformance with the Town of Ancram Comprehensive Plan.

Section 3. The boundaries of the districts found in the Town of Ancram’s Zoning Map, entitled “Town of Ancram, Columbia County, NY Zoning Map” shall be amended to reflect the above-described rezoning.

Section 4. If any clause, sentence paragraph, subdivision, section, or other part of this local Law shall for any reason be adjusted by any court of competition jurisdiction to be unconstitutional or otherwise invalid, such judgment shall not affect, impair, or invalidate the remainder of this local law, and it shall be construed to have been the legislative intent to enact this local law without such unconstitutional or invalid parts therein.

Section 5. Publication and Effective Date. This Ordinance or a summary thereof consisting of the title, shall be published in the official newspaper of the City and shall take effect immediately upon filing in the Offices of the Secretary of the State of New York.

Exhibit I

Excerpt from Town of Ancram 1972 Zoning Map

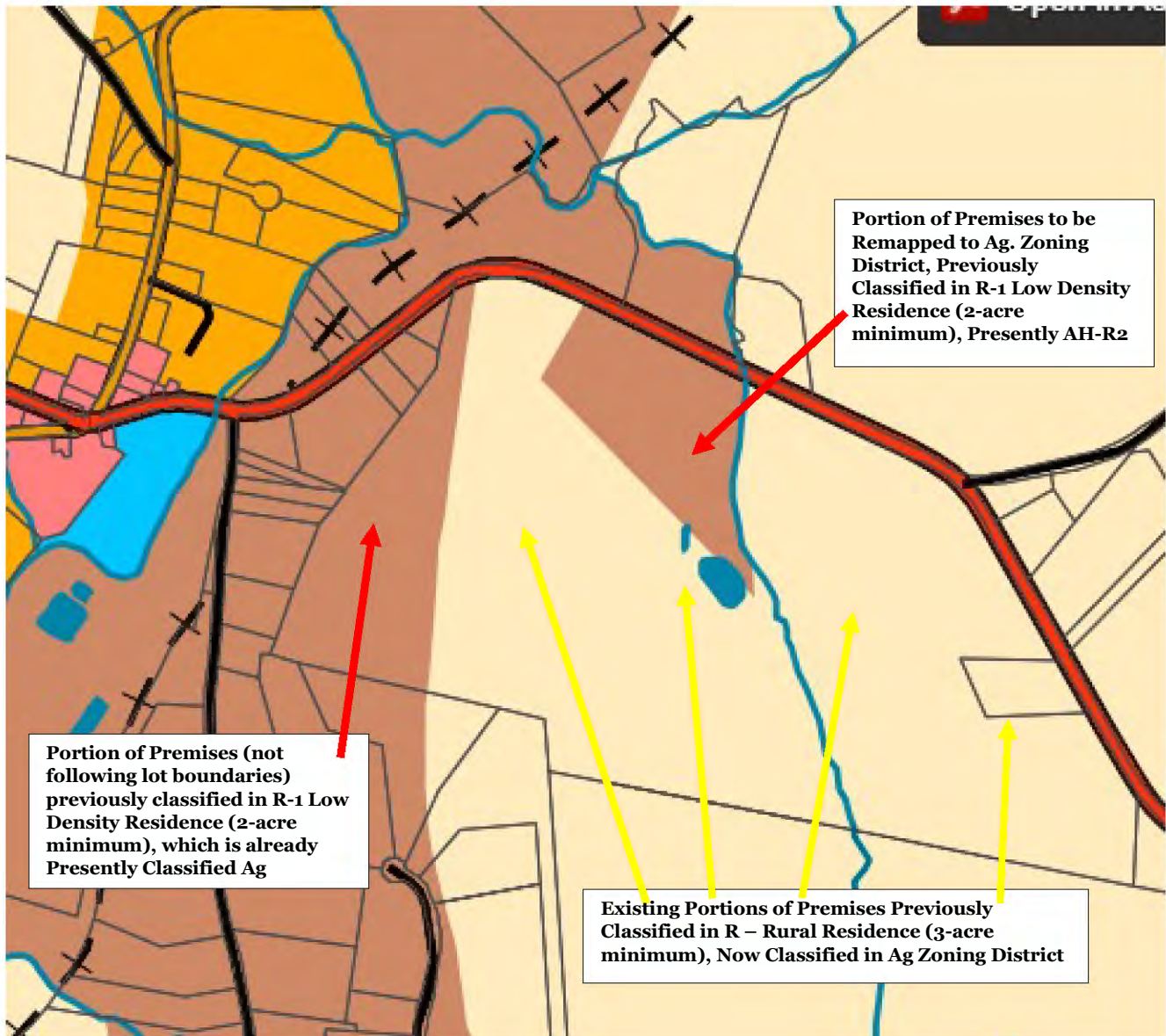


Exhibit J

Full Environmental Assessment Form (Revised as of November 22, 2021)

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Iron Star - Application for Special Permit, Site Plan & Lot Line Adjustment Approval		
Project Location (describe, and attach a general location map): 2540 NYS Route 82, Ancram, New York, 12502		
Brief Description of Proposed Action (include purpose or need): Application for Special Permit, Site Plan and Lot Line Adjustment Approval to develop the property (Section 205.-1, Lots 24.4, 24.5, 24.6, 24.7) for a proposed retreat, including the adaptive reuse of an existing residence for a five (5) guest room inn, and the development of four (4) separate lodging cottages for overnight accommodations, including three (3) separate buildings for associated recreational support uses on the east side of the property. The development proposed for the west side of the property consists of a "glamping" area with 22 individual camping structures; 17 of which provide overnight accommodations with bathrooms, and 5 of which provide recreational uses for the campers, including a food truck and an organic farming operation. An existing barn will be re purposed to a horse barn and two one-bedroom apartments on the second floor. The west side also includes three small additional structures for a well house and two composting restrooms. Also included within the proposed action are all parking, access roads, private wells, individual sewage disposal systems, and stormwater management infrastructure to support the development proposal. The inn will also have a restaurant for patrons utilizing produce from the onsite organic farming operation. Recreational amenities for the commercial retreat will include massage, horseback riding, swimming, exercise, art, etc. The camping use will be glamorous camping ("glamping") and will be provided in individual cabins and rustic buildings. Organic farming will utilize open space on the site that has been used historically for farming operations and will also include the construction of two (2) farm-related buildings to support produce processing and equipment storage. Finally, an existing barn on the premises will be renovated to provide horse stalls on the bottom floor with two one-bedroom apartments on the second floor to accommodate permanent farm workers.		
Name of Applicant/Sponsor: P&M Farms, LLC; JSG Farms, LLC; RSG Farms, LLC and SSG Farms, LLC	Telephone: 917-405-7503 E-Mail: s.shurgin@aleeds.com	
Address: 215 West 83rd Street, Apt 1E		
City/PO: New York	State: New York	Zip Code: 10024
Project Contact (if not same as sponsor; give name and title/role): Stacey Shurgin	Telephone: 917-405-7503 E-Mail: s.shurgin@aleeds.com	
Address: 215 West 83rd Street, Apt 1E		
City/PO: New York	State: New York	Zip Code: 10024
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town of Ancram Town Board - Zoning Map Amendment	December 2021
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Ancram Planning Board - Site Plan, Special Use Permit, Lot Line Change Approval	May 2021
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Permits	June 2022
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Columbia County DOH - SDS; GML 239 Referral	December 2021 (CCDOH) June 2021 (GML Referral)
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - Joint Application, SPDES; NYSDOT - Entrance SHPO - Cultural Resources Consultation	April 2022 (DEC SPDES); July 2021 (DOT); October 2021 (SHPO)
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACE Joint Application	January 2022
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☒ Yes ☐ No

If Yes, identify the plan(s):

Town of Ancram Agriculture & Farmland Protection Plan.

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

Agricultural District (Ag) and Ancram Hamlet Residential District (AH-R2) District.

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☒ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? Agricultural District (Ag)

C.4. Existing community services.

a. In what school district is the project site located? Copake-Taconic Hills School District.

b. What police or other public protection forces serve the project site?

Columbia County Sheriff's Department and New York State Police.

c. Which fire protection and emergency medical services serve the project site?

FD201-Ancram Fire Company. Community Rescue Squad, based in Copake, NY.

d. What parks serve the project site?

Town Park and Pool, Roundball Mountain, Drowned Land Swamp, Lake Taghkanic State Park.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Retreat Center, Inn, Camping and Recreational Mixed-Uses.

b. a. Total acreage of the site of the proposed action? 146.75 acres

b. Total acreage to be physically disturbed? +/-20.05 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 146.75 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

Lot Line Adjustment between Lot 1 and Lot 2, and between Lot 3 & Lot 4.

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? 4 lots - lot line adjustment, no new lots are being created.

iv. Minimum and maximum proposed lot sizes? Minimum 10.88 Maximum 35.83

e. Will the proposed action be constructed in multiple phases? ☒ Yes ☐ No

i. If No, anticipated period of construction: months

ii. If Yes:

- Total number of phases anticipated 3
- Anticipated commencement date of phase 1 (including demolition) 5 month 2022 year
- Anticipated completion date of final phase 9 month 2024 year

Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

Each phase corresponds to a proposed use as part of this project. Phase 1 is the camping use, Phase 2 is Inn and farming operations, Phase 3 is the retreat (creek houses and amenity buildings). Each use may stand alone.

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures <u>37 new</u> ii. Dimensions (in feet) of largest proposed structure: <u><35</u> height; <u>40</u> width; and <u>62.5</u> length iii. Approximate extent of building space to be heated or cooled: <u>24,808</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: <u>Infiltration basins, bioswales and rain gardens for stormwater control.</u> ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: <u>Stormwater.</u> iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: <u>0.48</u> million gallons; surface area: <u>0.54</u> acres v. Dimensions of the proposed dam or impounding structure: <u>varies</u> height; <u>varies</u> length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>Earth fill.</u>	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ 5,086* gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☐ Yes ☒ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☐ Yes ☒ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☒ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

Private wells.

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ TBD gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 5,086* gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary wastewater from bathrooms and kitchens (baths/showers, toilets, sinks, and food preparation).

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☒ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

*Water usage and wastewater generation rates are based upon a 42 seat Inn restaurant, 20 cabin bedrooms, 5 Inn bedrooms, 8 creek house bedrooms, 2-farm worker bedrooms and 5 employees. The overnight accommodation bedrooms are based upon 110 gallons/day (GPD) per room, and the employees are based upon 12 GPD per employee. The Inn restaurant only serves guests. Therefore, the 28 gpd/seat loading rate is conservative.

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____	
Private subsurface sewage disposal systems (SDS). _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
N/A _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ 3.3 acres (impervious surface) _____ Square feet or _____ 146.8 acres (parcel size) ii. Describe types of new point sources. <u>Building roofs and access drives drain through stormwater management practices generally to pipe outfalls.</u> iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ 	
Stormwater runoff will be directed to the on site stream and Route 82 right-of-way through proposed stormwater management practices. The majority of the camping area drains toward the west onto off site properties. Existing drainage patterns will be maintained.	
<ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ Onsite stream, federal jurisdictional wetlands. • Will stormwater runoff flow to adjacent properties? _____ 	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) <u>Farming equipment, guest vehicles.</u> ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) <u>Generators and temporary heating.</u> iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) <u>Individual heating for structures.</u> 	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
If Yes: <ul style="list-style-type: none"> i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>Approximately 140kWh</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>N/A</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:00-18:00 • Saturday: _____ 7:00-18:00 • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24 hour (camping) • Saturday: _____ 24 hour (camping) • Sunday: _____ 24 hour (camping) • Holidays: _____ 24 hour (camping) </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:00-18:00 • Saturday: _____ 7:00-18:00 • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24 hour (camping) • Saturday: _____ 24 hour (camping) • Sunday: _____ 24 hour (camping) • Holidays: _____ 24 hour (camping)
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>Typical construction equipment noise during normal construction hours. _____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: <u>Minimal tree clearing will be necessary for some of the west cabins and rustic structures; however, existing vegetated buffers will remain. Vegetative screening is proposed in open areas where existing vegetation is removed or doesn't exist.</u></p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>Parking areas to have minimal dark sky compliant lighting. _____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>Organic herbicides and pesticides will be used for farming operations. _____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ 50 tons per _____ Month (unit of time) • Operation : _____ 20 tons per _____ Year (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: <u>Use of recycled materials when possible.</u> _____ • Operation: <u>Recycle maximum amount of materials practical.</u> _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: <u>Roll-off containers to be removed as necessary.</u> _____ • Operation: <u>Two 6-8 yard dumpsters are proposed at the parking area. Individual trash containers within units to be emptied into the dumpsters as necessary.</u> _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses.			
i. Check all uses that occur on, adjoining and near the project site.			
<input type="checkbox"/> Urban	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential (suburban)
<input type="checkbox"/> Forest	<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input checked="" type="checkbox"/> Rural (non-farm)
ii. If mix of uses, generally describe: _____			
b. Land uses and coverytypes on the project site.			
Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.4	3.4	+3.0
• Forested	60.3	57.8	-2.5
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	52.05	5.2	-46.85
• Agricultural (includes active orchards, field, greenhouse etc.)	15.8	61.55	+45.75
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.1	0.1	0
• Wetlands (freshwater or tidal)	18.7	18.7	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

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v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
<ul style="list-style-type: none"> If yes, DEC site ID number: _____ Describe the type of institutional control (e.g., deed restriction or easement): _____ Describe any use limitations: _____ Describe any engineering controls: _____ Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No Explain: _____ 													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? +/-1.67' (shallowest) feet +/-7' or greater (deepest)													
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Nassau channery silt loam (NbE)</td> <td style="width: 30%; text-align: right;">23.9 %</td> </tr> <tr> <td>Stockbridge-Farmington silt loams (SuC)</td> <td style="text-align: right;">17.1 %</td> </tr> <tr> <td>Stockbridge silt loam (StC)</td> <td style="text-align: right;">11.5 %</td> </tr> </table>		Nassau channery silt loam (NbE)	23.9 %	Stockbridge-Farmington silt loams (SuC)	17.1 %	Stockbridge silt loam (StC)	11.5 %						
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d. What is the average depth to the water table on the project site? Average: _____ feet 0 inches (shallowest to more than 80 inches (deepest))													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><input checked="" type="checkbox"/> Well Drained:</td> <td style="width: 40%; text-align: right;">80.8 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">2.6 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">16.6 % of site</td> </tr> </table>		<input checked="" type="checkbox"/> Well Drained:	80.8 % of site	<input checked="" type="checkbox"/> Moderately Well Drained:	2.6 % of site	<input checked="" type="checkbox"/> Poorly Drained	16.6 % of site						
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f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="width: 40%; text-align: right;">39.2 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 10-15%:</td> <td style="text-align: right;">12.8 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">48.0 % of site</td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	39.2 % of site	<input checked="" type="checkbox"/> 10-15%:	12.8 % of site	<input checked="" type="checkbox"/> 15% or greater:	48.0 % of site						
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<input checked="" type="checkbox"/> 10-15%:	12.8 % of site												
<input checked="" type="checkbox"/> 15% or greater:	48.0 % of site												
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe: _____													
h. Surface water features.													
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.													
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name 863-40</td> <td style="width: 50%;">Classification C</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name Freshwater Pond, Freshwater Pond</td> <td>Classification PUBHx</td> </tr> <tr> <td>• Wetlands:</td> <td>Name Federal Waters, Federal Waters, Federal Waters,...</td> <td>Approximate Size 18.66 acres</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">Eligible for State regulation</td> </tr> </table>		• Streams:	Name 863-40	Classification C	• Lakes or Ponds:	Name Freshwater Pond, Freshwater Pond	Classification PUBHx	• Wetlands:	Name Federal Waters, Federal Waters, Federal Waters,...	Approximate Size 18.66 acres	• Wetland No. (if regulated by DEC)	Eligible for State regulation	
• Streams:	Name 863-40	Classification C											
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• Wetlands:	Name Federal Waters, Federal Waters, Federal Waters,...	Approximate Size 18.66 acres											
• Wetland No. (if regulated by DEC)	Eligible for State regulation												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes:													
i. Name of aquifer: Principal Aquifer													

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="border-bottom: 1px solid black; width: 33%;">Deer, raccoon, squirrel, groundhog</td> <td style="border-bottom: 1px solid black; width: 33%;">New England Cottontail</td> <td style="border-bottom: 1px solid black; width: 33%;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>	Deer, raccoon, squirrel, groundhog	New England Cottontail					
Deer, raccoon, squirrel, groundhog	New England Cottontail						
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 							
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>							
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>New England Cottontail</p> <p>_____</p>							
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p style="margin-left: 20px;">Site has been used in the past for hunting.</p> <p>_____</p>							
<p>E.3. Designated Public Resources On or Near Project Site</p>							
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: <u>COLU001</u></p>							
<p>b. Are agricultural lands consisting of highly productive soils present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? <u>13</u></p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): <u>NRCS & NYS Dept. of Agriculture</u></p>							
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>							
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>							



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	863-40
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	New England Cottontail
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	COLU001
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No