

Town of Owasco  
Application for Minor Subdivision

No: 20 -

FEE Paid: \$ 150.00 (non-refundable) DATE: 11/18/2020

\$75.00 per lot, (up to 4 lots maximum) plus all expert fees.

The applicant shall pre-pay the cost of estimated expert fees to the Town.  
The Town will place this money in reserve to pay the invoices submitted to the Town.

Name & address of Subdivider (Owner) Name & Address of Owner of new parcel:  
Name: Michael Brady and Karen Simmonds-Brady Name: (If none state NONE)  
Address: 363 Cottonwood Lane Address:  
City/State/Zip: Auburn, New York 13021 City/State/Zip:  
Phone Number: 315 406 4725 Phone Number:  
Name of subdivision (if ?) Not Applicable

Number of lots in subdivision: Two (following subdivision)

Location of site (distance and direction to the nearest road intersection)

363 Cottonwood Lane, off of East Lake Road

Tax Map #: 131.03-1-17.1 Zoning District: Residential

Will the proposed activity be on property within an agricultural district containing a working farm operation or on property with boundaries within 500-feet of a farm operation located within an agricultural district? Yes: X No: If yes, an Ag. Data Statement needs to be filled out.

Total area of property to be subdivided: Acres 3.60 into two Number of lots.

List number of lots and acreage or dimensions per lot:

Lot # 1. 99 x 418 Lot # 2. 180 x 552

Lot # 3. Lot # 4.

Circle water and sewer availability on the property: existing wells, public water, septic, public sewer.

Current use of site (agricultural, residential, commercial, undeveloped, etc.) residential

Current classification of the surrounding lands (agricultural, residential, wetlands etc.)

primarily residential; agricultural on the east side of East Lake Road

Names and addresses of adjacent landowners and landowners within a 500-foot radius:  
If not enough room, please continue list on the back of this page.

1. see attached.
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

1. Provide four (4) copies and one linen or Mylar of a plat plan that have been sealed and signed by an engineer or surveyor.

2. Provide any other data as requested by the Planning Board. (i.e. Does the proposed subdivision include the construction of any infrastructure that will be turned over to the Town of Owasco?)

YES or NO (If yes, please explain) NO.

3. Complete SEQR Short Form. A completed SEQR Environmental Assessment Form (EAF) (short form) is required as part of the Subdivision approval process. (Applicant completes the first page of the form, which is attached to this application.)

4. Zoning regulation compliance: YES or NO (If no, complete zoning application for a variance and state modifications on a separate sheet of paper.)

5. I, the undersigned owner, hereby request approval by the Town of Owasco Planning Board for this subdivision

Signature:

Date Submitted: 11/18/2020

.....  
**OFFICIAL USE ONLY**  
.....

1. Application accepted as complete: \_\_\_\_\_ FEE: \_\_\_\_\_

2. Adjacent landowners notified: \_\_\_\_\_

3. Notice of Public Hearing: \_\_\_\_\_

4. Comments by Town Engineer: \_\_\_\_\_

5. Action of Planning Board: \_\_\_\_\_

APPROVED: \_\_\_\_\_ APPROVED CONDITIONALLY: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

6. Comments: \_\_\_\_\_

7. Subdivider notified of action: \_\_\_\_\_ Subdivision recorded by County Clerk \_\_\_\_\_

**AGRICULTURAL DATA STATEMENT**

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

- A. Name of applicant: Michael Brady and Karen Simmonds-Brady  
Mailing address: 363 Cottonwood Lane  
Auburn, New York 13021
- B. Description of the proposed project: subdivision of 3.6 acre parcel into two parcels,  
one being approximately 1 acre with a residence and the other being 2.6 acres (vacant).
- C. Project site address: 363 Cottonwood Lane Town: Owasco
- D. Project site tax map number: 131.03-1-17.1
- E. The project is located on property:  
 within an Agricultural District containing a farm operation, or  
 with boundaries within 500 feet of a farm operation located in an Agricultural District.
- F. Number of acres affected by project: 3.60
- G. Is any portion of the project site currently being farmed?  
 Yes. If yes, how many acres \_\_\_\_\_ or square feet \_\_\_\_\_ ?  
 No.
- H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.  
see attached.
- I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

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**FARM NOTE**  
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Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

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Michael Brady and Karen Simmonds-Brady

11/18/2020

Name and Title of Person Completing Form

Date

617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Michael Brady and Karen Simmonds-Brady			
Name of Action or Project: None			
Project Location (describe, and attach a location map): 363 Cottonwood Lane, off of East Lake Road			
Brief Description of Proposed Action: Applicant seeks to subdivide 3.60 acre parcel into two residential parcels, one being approximately 1.0 acres with a residence and the other being a 2.60 acre vacant residential parcel.			
Name of Applicant or Sponsor: Michael Brady and Karen Simmonds-Brady		Telephone: 315 406 4725	
		E-Mail: pcarbonaro@carbonarolaw.com	
Address: 363 Cottonwood Lane			
City/PO: Auburn		State: New York	Zip Code: 13021
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO X YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Variance from ZBA; resolution approving same adopted 11/16/20.			NO YES X
3.a. Total acreage of the site of the proposed action?		3.60 acres	
b. Total acreage to be physically disturbed?		NONE acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.60 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	X	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <b>Michael Brady and Karen Simmonds-Brady</b> Date: <b>11/18/2020</b>		
Signature: <i>M. Brady + K. Simmonds-Brady</i>		

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

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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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

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

\_\_\_\_\_  
Name of Lead Agency

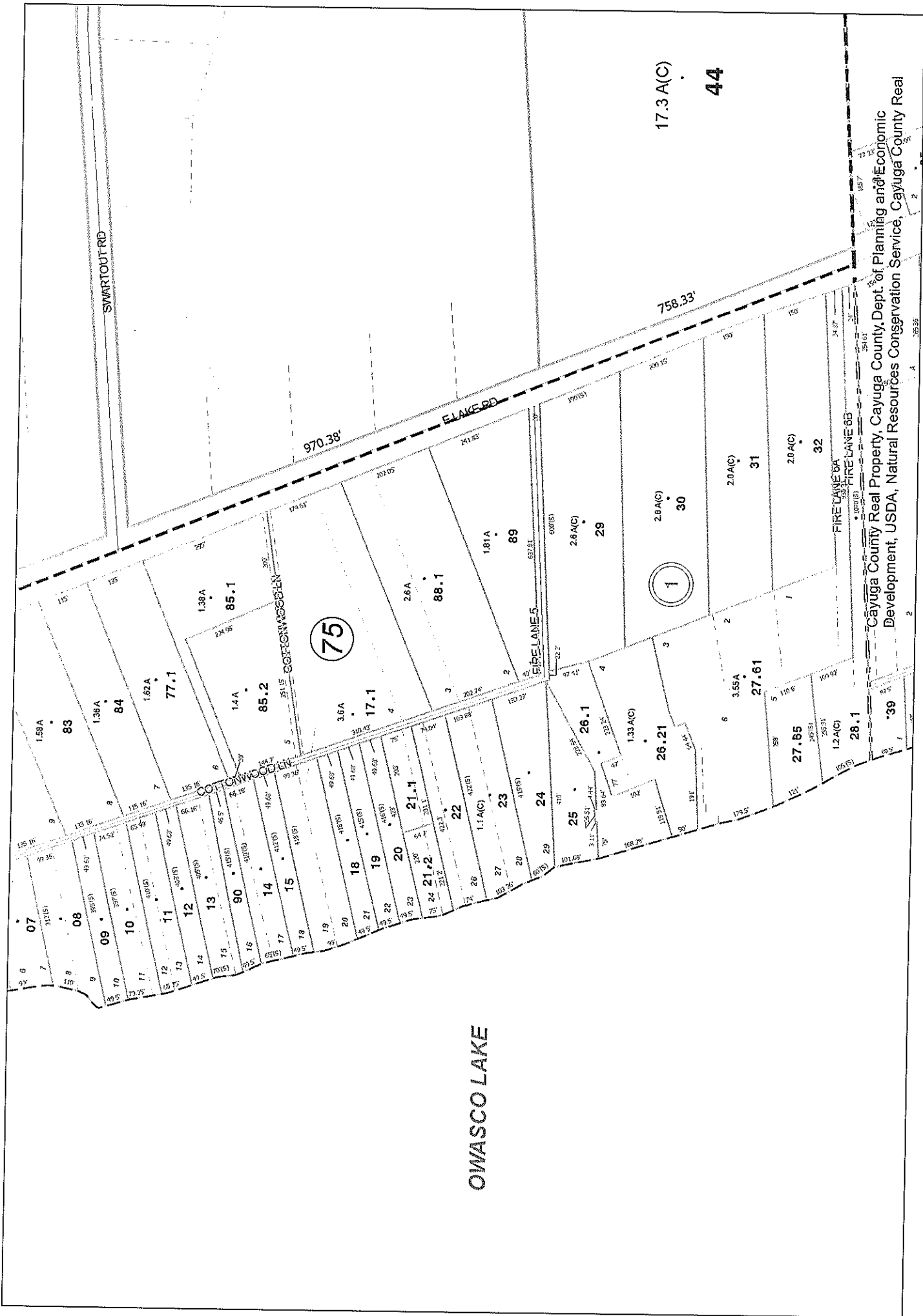
\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)



OWASCO LAKE

Cayuga County Real Property, Cayuga County, Dept. of Planning and Economic Development, USDA, Natural Resources Conservation Service, Cayuga County Real

### Tax Map

NOTE: Tax maps do not establish title or legally define boundaries.  
-For Real Property Tax Purposes Only-

Date: 11/18/2020

17.3 A(C)  
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