

9-18-21

5512 Bevier Road

Auburn , NY 13021

RECEIVED

SEP 20 2021

Town of Owasco
Code Enforcement

To the Town of Owasco:

Hello! We are submitting a plan of division for the property at 5512 Bevier Road, owned by Barbara J Dagnesi. The three siblings are receiving the property from their mother, Barbara J Dagnesi.

1. JoAnn Bunnell is merging a portion of her mother's property into their existing property at 5528 Bevier Road. This is outlined on the submitted new survey as proposed Lot A.
2. Barbara A Dagnesi is receiving the middle portion, of the property, with the house, cement slab and shop. This is outlined on the submitted new survey as proposed Lot B. This will be our residence with Barbara J Dagnesi.
3. Michael A Dagnesi is receiving the remaining 1/3 of the property, leading over to Swartout Road. He has no plans for this share of property, other than receiving his share of their inheritance, as his residence is on Dunning Avenue, in Auburn NY. This is outlined on the submitted new survey as proposed Lot C.
4. The property of Donald Hutchings will receive an easement for the garage that is on Barbara J Dagnesi's property. We will give his estate one foot around his garage, and all the driveway up to the road, so that they have full access use to the garage on the property. This is outlined on the submitted new survey as proposed easement to Hutchings for use of the garage.

We are enclosing the updated survey done by Paul Olszewski. Our family attorney is Dennis Sedor and we will have him write up the legal documents for this division to take place. Please let us know if there is any additional information you need from us in the coming two weeks, prior to the monthly town of Owasco meeting.

Kindest regards,

Barbara A Dagnesi and Amber J Gansert

Town of Owasco
Application for Minor Subdivision

No: 20 -

FEE Paid: \$ 225.00 (non-refundable) DATE: 09/21/2021

\$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: Barbara J. Dagnesi

Address: 5512 Bevier Road

City/State/Zip: Auburn, NY 13021

Phone Number: 315-252-1996

Name & Address of Owner of new parcel:

(If none state NONE)

Name: Proposal of 3 children dividing the

Address: property and granting easement

City/State/Zip: of Donald Hitchings Garage

Phone Number:

Name of subdivision (if ?)

Number of lots in subdivision:

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

Tax Map #: 054600-131.00-1-28.1

Zoning District: Auburn Town of Owasco

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: No: ☒ If yes, an Ag. Data Statement needs to be filled out.

Total area of property to be subdivided: Acres 9.70 into 3 lots and an easement Number of lots.

List number of lots and acreage or dimensions per lot:

Lot # 1. Proposed Lot A 2.1 acres - Merge w/ Bunnell Lot # 2. Proposed Lot B 3.3 acres - existing house

Lot # 3. Proposed Lot C 5.1 acres Lot # 4. Easement driveway + 1ft North 1ft East

Circle water and sewer availability on the property: existing wells, public water, septic, public sewer. only for lot 2/B!

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

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

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. Bunnel, Jo Ann & Scott
- 2. The Estate of Donald Hutchings
- 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)

- 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: Barbara J. Depina
Date Submitted: 9/21/21

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

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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Subdivision of the property of Barbara J. Dagnesi			
Project Location (describe, and attach a location map): 5512 Berier Rd Auburn, NY 13021			
Brief Description of Proposed Action: This is a subdivision of one property between the 3 children of Barbara J. Dagnesi. Lot A will be merged with existing Bunnell property. Lot B keeps the house and existing sewer & well. Lot C will go to Michael Dagnesi as land, no structures, so no sewer or well needed.			
Name of Applicant or Sponsor: Barbara J. Dagnesi		Telephone: 315-252-1996	
		E-Mail:	
Address: 5512 Berier Road			
City/PO: Auburn		State: NY	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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		9.70 acres	
b. Total acreage to be physically disturbed?		9.70 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		9.70 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture - i think <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
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Barbara J. Dagnesi</u> Date: <u>9/21/21</u>		
Signature: <u>Barbara J. Dagnesi</u>		

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

9/21/21

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)

Bahar Perene

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: Barbara J. Dagnesi
Mailing address: 5512 Bevier Rd
Auburn NY 13021
- B. Description of the proposed project: Division of existing property to my
3 children and an easement of the property containing the garage
and driveway of the estate of Donald Hutchings
- C. Project site address: 5512 Bevier Rd Town: Owasco
- D. Project site tax map number: 054600-131.00-1-28.1
- 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: 9.70
- 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.
We do not know the name of the farmer across the street

- 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.

FARM NOTE

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.

Barbara J. Dagnesi
Name and Title of Person Completing Form

9/21/21
Date



BEVER ROAD

N1° 47' 06"W

CENTERLINE ROAD

REPUTED OWNER
BUNNELL
BOOK 1295 PAGE 1

REPUTED OWNER
BUNNELL
BOOK 815 PAGE 209
TAX MAP #131-01-28.21

N86° 57' 58"E
251.81'

N2° 12' 32"W
150.00'

N86° 57' 58"E
460.47'

PROPOSED
LOT A
(TO BE MERGED WITH
TM#131-01-28.21)
AREA = 2.1± ACRES

N86° 57' 58"E
751.48'

PROPOSED
LOT B
AREA = 3.3± ACRES

REPUTED OWNER
DAGNESI
BOOK 373 PAGE 28

N87° 05' 47"E
755.21'

PROPOSED
LOT C
AREA = 5.1± ACRES

PROPOSED EASEMENT TO
HUTCHINGS FOR USE OF GARAGE

10.6
10.7

REPUTED OWNER
HUTCHINGS
BOOK 1523 PAGE 108

REPUTED OWNER
FISCHER
BOOK 1607 PAGE 58

N2° 54' 21"W
208.00'

400.00'
S87° 05' 39"W

SWARTOUT ROAD
S87° 05' 39"W
359.00'

N87° 58' 25"E
36.90'

REPUTED OWNER
O'HARA
BOOK 1642 PAGE 157

174.33'

S2° 54' 21"E
192.49'

768.24'

REPUTED OWNER
LAMPHERE
BOOK 1450 PAGE 30

REPUTED OWNER
VROOMAN
BOOK 840 PAGE 228

LOCATION MAP

GIZA RD

SITE

SWARTOUT RD

TOWN HALL RD

APPROVED TOWN OF OWASCO PLANNING BOARD

DATE: BY:

APPROVED MICHAEL DAGNESI
5512 BEVER ROAD OWASCO NY

DATE: BY:

APPROVED BARBARA DAGNESI
5512 BEVER ROAD OWASCO NY

DATE: BY:

LEGEND

CONCRETE MONUMENT FOUND



IRON PIPE FOUND



IRON ROD SET



UTILITY POLE



OVER HEAD WIRE



878



SURVEY SUBJECT TO ANY STATE OF FACTS AN
ACCURATE AND UP TO DATE ABSTRACT OF TITLE
WILL SHOW.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES
THAT THIS IS AN ACCURATE MAP OF AN ACTUAL
SURVEY COMPLETED 07-20-2021.

PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S
SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
"COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S
UNED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY."

DATE: SEPTEMBER 21, 2021

PROPOSED
DAGNESI SUBDIVISION

PART OF MILITARY LOT 76

TOWN OF OWASCO

COUNTY OF CAYUGA

STATE OF NEW YORK

PAUL JAMES OLSZEWSKI, P.L.S., PLLC

51 FENNELL STREET

SKANEATELES NEW YORK, 13152

315-488-5552

pjosurvey.com

SCALE: 1" = 60 FEET

PROJECT No. OW131-01-28.1