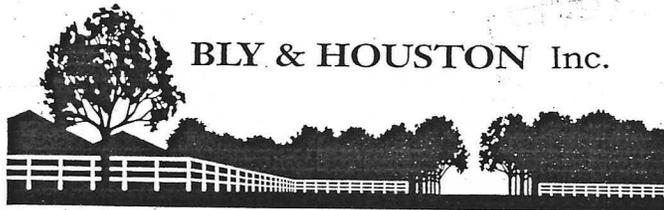


HARRY J. BLY L.S.  
(1935-2008)

PO BOX 629  
NINE ELM DRIVE  
MILLBROOK, NY 12545



BLY & HOUSTON Inc.

LAND SURVEYORS, PLANNERS

BRIAN M. HOUSTON L.S.

TEL (845) 677-5619  
FAX (845) 677-6117  
EMAIL. blyandhouston@aol.com

Mr. Robert Boyles Jr.  
Chairman Town of Amenia Planning Board  
4988 Route 22  
Amenia, NY 12501

April 14, 2019

Re: Mayhew Lot line Change.

Dear Chairman Boyles and Planning Board Members,

Please accept this application for a Lot Line Change on behalf of Mary Kunda who is the Guardian for the property owner William Mayhew. The properties involved in the application are located at 25 & 35 Lower Powder House Road, Tax Id 7167-17-072187 and 7167-17-095200.

William Mayhew owns 2 adjoining properties, a 0.33 acre parcel in the HR Zone, which has a house, garage and shed on it and another property of 1.57 acres in the HM Zone, which has a vacant building on it, being the former Amenia Grange building. The existing common boundary line between the 2 parcels runs through the house and garage. To fix this problem, we are proposing to convey 0.14 acre from the existing 1.57 acre property and merge this into the existing 0.33 acre parcel which would result in a 0.47 acre lot and a 1.43 acre lot. The new proposed lot line would conform to the current zoning with respect to the yard requirements required.

We look forward to discussing the proposed lot line change at the next planning board meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Houston', written over the word 'Sincerely,'.

Brian Houston L.S.

# Town of Amenia Planning Board

Town of Amenia  
4988 Route 22  
Amenia, NY 12501

(845) 373-8860 / (845) 373-9147 fax

## SUBDIVISION - LOT LINE PRELIMINARY PLAT PLAN APPLICATION

Type of Application:

Conventional Subdivision

Conservation Subdivision

Transfer of Development Rights

Lot Line Change

Limited Development Subdivision

Small Scale Development

Resort Development

Mixed Use Institutional Conversion

Grid Number: 7167-00-072187-00  
7167-00-095200-00

Name of Subdivision: LOT LINE CHANGE  
PREPARED FOR MAYHEW

Property Address: 25 E 35 LOWER PRUDER  
HOUSE ROAD, AMENIA NY 12501

Primary Contact Person:

BRIAN HOUSTON L.S.

Address: PO BOX 629

MILLBROOK, NY 125

Telephone Number: 845-677-5619

Email: BLYANDHOUSTON@AOL.COM

Current Use(s): RESIDENTIAL / VACANT BUILDING

Proposed Use(s): SAME

Parcel Size: 0.33 AC & 1.57 AC

Filed Map No. N/A

Number of Lots Proposed: 0

Date of Discussion/Sketch Plan Review: \_\_\_\_\_

Additional approvals or permits required for project: \_\_\_\_\_

NONE

The undersigned hereby makes application in accordance with all applicable laws and other requirements of the Town of Amenia, Dutchess County, New York.

Date: 4/14/19

Mary M Kola  
Signature of Applicant



# TOWN OF AMENIA

4988 Route 22, AMENIA, NY 12501  
TEL: 845-373-8860, x106 FAX: 845-373-9147

## TOWN OF AMENIA PLANNING BOARD AUTHORIZATION OF AGENT

MARY KUNDA, GUARDIAN FOR  
I, WILLIAM MAYHEW, am the owner of the property

located at 25<sup>c</sup> 35 Lower Powder House Rd, Amenia, New York, identified as

Grid Number 7167-17-072187  
7167-17-095200

I hereby authorize BRIAN HOUSTON L.S. to act as my agent in an  
Application to the Town of Amenia Planning Board for LOT LINE CHANGE PREPARED FOR MAYHEW  
(Name of Project)

Print Name MARY KUNDA

Signature Mary M Kunda

Date 4/14/19

# Town of Amenia Planning Board

Town of Amenia  
4988 Route 22  
Amenia, NY 12501

(845) 373-8860  
(845) 373-9147 fax

*The undersigned hereby makes application in accordance with all applicable laws and other requirements of the Town of Amenia, Dutchess County, New York. All owners of record must sign.*

*Mary M. Hoels*  
\_\_\_\_\_  
Signature of Record Owner

Date: 4/14/19

\_\_\_\_\_  
Signature of Record Owner

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant (if different)

Date: \_\_\_\_\_

Date stamp of submission  
(Office Use Only)

Town of Amenia  
4988 Route 22  
Amenia, NY 12501

# Town of Amenia Planning Board

(845) 373-8860 / (845) 373-9147 fax

## LAND USE APPLICATION

Type of Application: Check all that apply

Site Plan

Special Permit

Zoning Permit

Subdivision

Grid Number(s):

7167-17-072187, 7167-17-095200

Name of Project: LOT LINE CHANGE  
PREPARED FOR MAYHEW

Property Address: 25 & 35 Lower Powder House Rd  
AMENIA

Primary Contact Person:

BRYAN HOUSTON L.S.

Address: Po Box 629  
MILLBROOK, NY 12545

Telephone Number: 677-5619

Email: BRYAN.HOUSTON@AOL.COM

Name of Property Owner:

MARY KUODA, GUARDIAN FOR WILLIAM  
Address: 440 ROUTE 82 MAYHEW  
HOUSTON, NY 12534

Telephone Number:

Name of Applicant (if different):

Address:

Telephone Number:

Email:

Relationship of Applicant to Owner (e.g. contract vendee, option holder, lessee):

Plans Prepared By:

Name: BRYAN AND HOUSTON INC

Address: PO BOX 629  
MILLBROOK NY 12545

Telephone Number: 677-5619

E-mail: BRYAN.HOUSTON@AOL.COM

Zoning District(s): RA \_\_, RR \_\_, HM , HR , SR \_\_, HC \_\_,  
OC \_\_, M \_\_

Overlay District(s) (if any): Floodplain \_\_, Stream Corridor \_\_,  
Scenic Protection \_\_, Aquifer \_\_, Mixed-Use Institutional \_\_,  
Soil Mining \_\_, Historic Preservation \_\_, Mobile Home Park \_\_,  
Resort Development \_\_

Current Use(s): RESIDENTIAL / VACANT BUILDING

Proposed Use(s): SAME

Parcel Size: 0.33 & 1.57 Acres

Type of Activity: New structure \_\_, Alteration of existing structure \_\_,  
Expansion of use or structure \_\_,

Change of use in existing structure \_\_, Subdivision

Total Square Footage of Structures:

Current \_\_ Proposed \_\_

Footprint of Structures: \_\_\_\_\_

Deed Reference: Liber 1629 02-2002-2097 (5-16-2002)  
Page 220 → Date 3/24/84

Filed Map Reference: Lot # \_\_\_\_\_ Map # \_\_\_\_\_

Does the property contain a farm operation located within an agricultural district or is the property boundary within 500 feet of a farm operation located in an agricultural district:

yes  no

If yes, submit an Agricultural Data Statement.

Will the development be phased? Yes \_\_ No

If yes, how many phases? \_\_\_\_\_

Is there an existing Special Permit, Site Plan and/or Subdivision approval for the property? Yes \_\_ No

If yes, provide certified copies of those existing approvals with this application.

TOWN OF AMENIA  
ESCROW FOR PROFESSIONAL SERVICES

Date: 4/11/19

Applicant: MARY KUNDA, COUARDIAN FOR WILLIAM MAYHEW

Project Name: LOT LINE CHANGE PREPARED FOR MAYHEW

Location: 25 & 35 Lower Powder House Road

Description of Project: CONVEYANCE OF 0.14 ACRE FROM AN EXISTING 1.57 AC LOT, LAND TO BECOME PART AND PARCEL WITH ADJOINING 0.33 LOT.

Amount Requested: \$ 1,500 Minimum Balance: \$ \_\_\_\_\_

The Town of Amenia PLANNING Board is currently reviewing your application for LOT LINE CHANGE. This Board is requesting that you place in escrow sufficient funds to be used to defray reasonable costs incurred by the Town for professional services and inspections required throughout the entire review process, as authorized by the Town Code of the Town of Amenia.

Based on estimated review costs, you are requested to deposit \$ \_\_\_\_\_ in the escrow account. Should the balance of this account fall below \$ \_\_\_\_\_, you will be notified and requested to replenish the account to the requested amount.

This escrow account does not provide for the other development, application and filing fees set forth in the Town of Amenia Town Code and Schedule of Fees. The applicant must make timely, direct payment of those other fees as a prerequisite to continued review of the application.

All parties agree to the terms and conditions stated herein.

Town of Amenia \_\_\_\_\_ Board  
By:

Mary M Kunda  
Applicant:  
By:



# TOWN OF AMENIA

4988 Route 22, AMENIA, NY 12501  
TEL: 845-373-8860, x106 FAX: 845-373-9147

## AGRICULTURAL DATA STATEMENT

Applicant Name: WILLIAM MAYHEW c/o MARY KUNDA, GUARDIAN

Address: 25-35 LOWER POWDER HOUSE ROAD, AMENIA 12501

Application Type (check all that apply)

Subdivision  
 Site Plan  
 Special Use Permit

Does the application include land that contains a farm operation\* within an Agricultural District?  Yes  No

Does the application include lands within 500 feet of a farm operation\* within an Agricultural District?  Yes  No

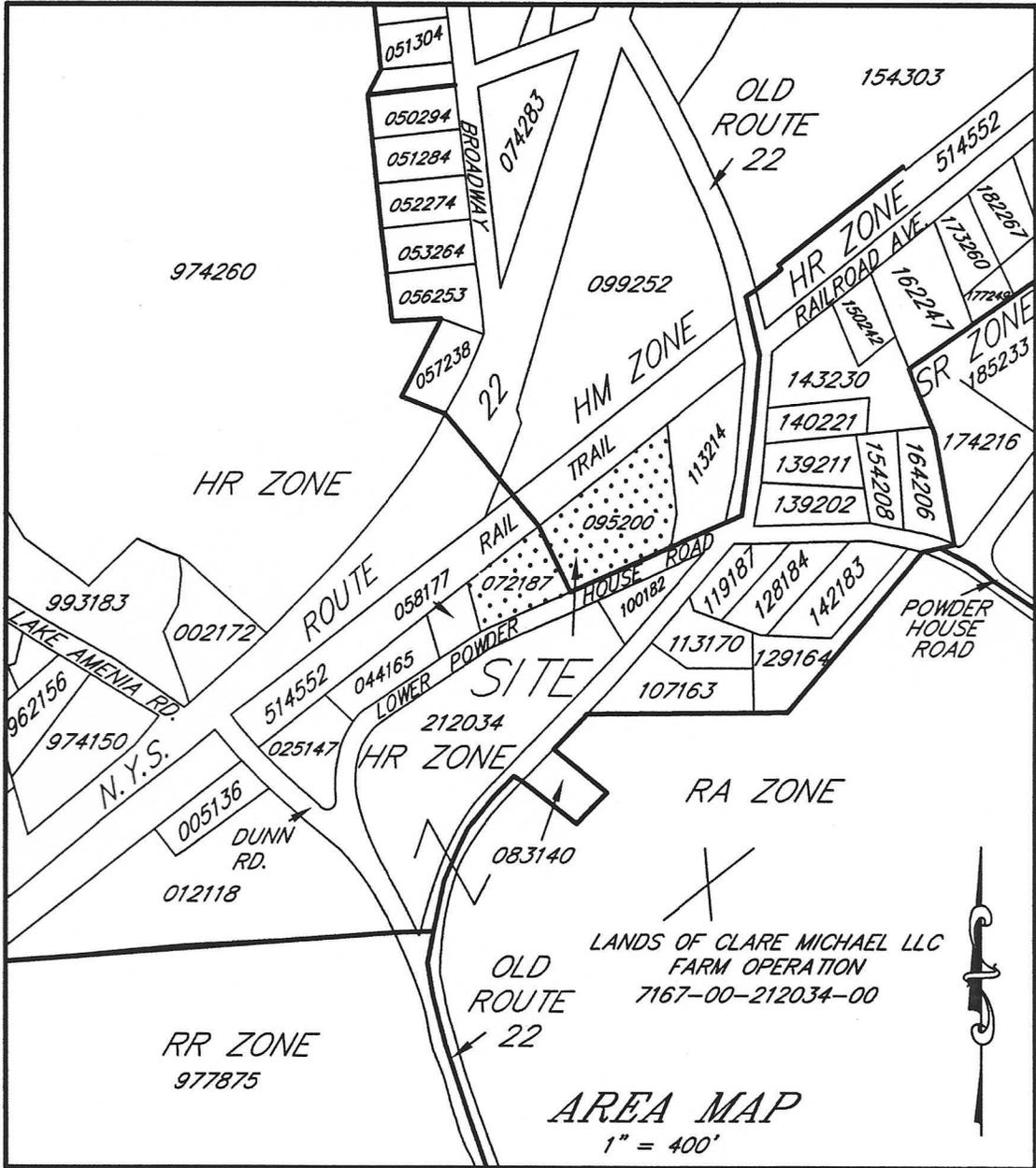
If you answered yes to any of the two questions above, provide the name and address of the owners of land containing the farm operation below and attach a tax or other map to this sheet with the farm operation indicated, along with the Section, Block and Lot number for the farm operation.

D CLARE MICHAEL LLC, 1 NORTH FRANKLIN ST, CHICAGO, IL 60606  
7167-00-212034

Provide a description of your project and attach a separate map showing the entire property that is included in your application.

LOT LINE CHANGE BETWEEN 2 PROPERTIES OWNED BY WILLIAM  
MAYHEW WHICH WOULD CONVEY 0.14 AC FROM EXISTING 1.57 AC  
PARCEL AND MERGE IT INTO THE ADJOINING 0.33 AC PARCEL

\*Farm operation means the land used in agricultural production, farm buildings, equipment and farm residence buildings.



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

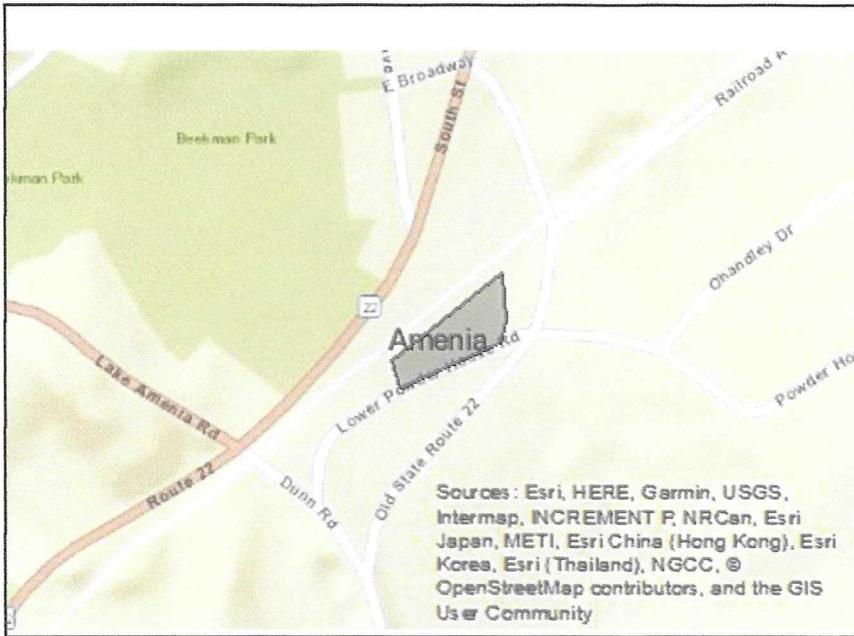
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: LOT LINE CHANGE PREPARED FOR MAYHEW			
Project Location (describe, and attach a location map): 25 & 35 LOWER POWDER HOUSE ROAD			
Brief Description of Proposed Action: LOT LINE CHANGE CONVEYING 0.14 ACRE FROM AN EXISTING 1.57 ACRE PARCEL. THE 0.14 ACRE PARCEL WILL BECOME PART AND PARCEL WITH THE ADJOINING 0.33 ACRE LOT RESULTING IN A 0.47 ACRE PROPERTY AND A 1.43 ACRE PROPERTY.			
Name of Applicant or Sponsor: BRIAN HOUSTON L.S.		Telephone: 845-677-5619 E-Mail: BLYANDHOUSTON@AOL.COM	
Address: PO BOX 629			
City/PO: MILLBROOK, NY 12545		State: NY	Zip Code: 12545
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 type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.90 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.90 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ EXISTING INDIVIDUAL SEPTIC SYSTEM	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	





**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.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bog Turtle, Timber Rattlesnake
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No