

APPLICATION REVIEW FORM

PART I

RECEIVED

MAY 16 2024
VILLAGE OF MONTEBELLO
Planning & Building Clerk

VILLAGE OF MONTEBELLO

Date May 14, 2024

Please check all that apply:

<input type="checkbox"/> Planning Board	<input type="checkbox"/> Village Board
<input checked="" type="checkbox"/> Zoning Board of Appeals*	<input type="checkbox"/> Historic Preserv. Comm.
<i>*(Fill out Part II of this form)</i>	<input type="checkbox"/> Architectural Review Board
<input type="checkbox"/> CDRC	
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Number of Lots
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Informal
<input type="checkbox"/> Architectural Review	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Stream and Wetlands Permit	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Cert. of Appropriateness
<input type="checkbox"/> Zoning Code Amendment	<input type="checkbox"/> Zone Change
<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Other _____

Project Information

Project Name: 1 Canterbury Lane

Tax Map Designation:

Section 48.12 Block 1 Lot(s) 41

Section _____ Block _____ Lot(s) _____

Location: On the east side of Canterbury Lane,
0 feet south of Viola Road in the
Village of Montebello.

Street Address: 1 Canterbury Lane

Acreage of Parcel 44,112 SF Zoning District RR-50

School District RAMAPO CENTRAL S.D. Postal District SUFFERN 10901

Fire District _____ Ambulance District RAMAPO VALLEY

Water District UNITED WATER Sewer District ROCKLAND #1

APPLICATION REVIEW FORM

Project Description: *(If additional space required, please attach a narrative summary.)*

See attached narrative summary

If subdivision:

- 1) Is any variance from the subdivision regulations requested? NA
- 2) Is any open space being offered? ____ If so, what amount? NA
- 3) Is this a standard or average density subdivision? NA

If site plan:

- 1) Total size of building(s) in square feet _____
- 2) Proposed addition NA

If **special permit**, list special permit use and what the property is proposed to be used for.

Environmental Constraints:

Are there **slopes greater than 15%**? NA

Are there **streams, flood plains, lakes, or other land under water** on the site? No

If yes, please provide the names. _____

Are there **wetlands** on the site? No

If yes, please provide the names and type. _____

If yes to any of the above, please indicate the amount and show the gross and net area per section 195-14.A. _____

****SHOW ENVIRONMENTAL CONSTRAINTS ON SEPARATE DRAWINGS.****

Project History: Has this project or property ever been reviewed before? No

If so, provide a narrative, including the list case number, name, date, and the board(s) that reviewed it, together with the status of any previous approvals.

APPLICATION REVIEW FORM

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

NA

General Municipal Law Review:

This property is within 500 feet of (Check all that apply):

- State or County Road
- New York State Thruway
- Municipal Boundary
- State or County Park
- County Stream
- County Facility

List name(s) and/or numbers of facility(ies) checked above. Viola Road

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 K, L, M, AND N.

Referral Agencies:

- RC Highway Department
- RC Drainage Agency
- NYS Dept. of Transportation
- NYS Thruway Authority
- Adjacent Municipality
- RC Division of Environmental Resources
- RC Dept. of Health
- NYS Dept. of Environmental Conservation
- Palisades Interstate Park Comm.

Contact Information

Applicant: Josh Jacobs Phone #

Address 1 Canterbury Lane, Suffern, NY 10901 Email:
Street Name & Number (Post Office) State Zip code

Property Owner: Josh Jacobs Phone #

Address ^{1 Canterbury Lane, Suffern, NY 10901} Email:
Street Name & Number (Post Office) State Zip code

Engineer: Anthony Celentano, Phone # 845-429-5290

Address 31 Rosman Road, Thiells, NY 10984 Email:
Street Name & Number (Post Office) State Zip code

APPLICATION REVIEW FORM

Surveyor: Same as Engineer Phone # _____
Address _____ Email: _____
Street Name & Number (Post Office) State Zip code

Architect: _____ Phone # _____
Address _____ Email: _____
Street Name & Number (Post Office) State Zip code

Attorney: Paul S. Baum Phone # 845-205-4556
Address 155 North Main Street, New City, NY 10956 Email: _____
Street Name & Number (Post Office) State Zip code

Contact Person: Same as Attorney Phone # _____
Address _____ Email: _____
Street Name & Number (Post Office) State Zip code

TO ALL APPLICANTS - YOU MUST SEND COPIES OF APPLICATIONS AND PLANS TO:

Regional Manager
Orange and Rockland
75 West Route 59
Spring Valley, NY 10977

I have informed the above checked agencies and Orange and Rockland on _____

Applicant's Combined Affidavit and Certification

State of New York)
County of Rockland) ss.:

Josh Jacobs _____, being duly sworn, deposes and says:
Applicant's Name

I am the applicant in this matter. I make these statements to induce the Village of Montebello, its boards, commissions, officers, employees, and consultants, to entertain my application, knowing that the Village will rely upon the statements made herein.

1. Verification of Facts. All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.

2. Consent to Enter. I hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

3. Affidavit Pursuant to General Municipal Law Section 809. All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

A. I certify that I am the owner, officer, member or agent of owner, of all that certain lot, piece or parcel of land and/or building described in this application **and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner** in connection with this application for the relief below set forth:

B. There is no state officer, Rockland County officer or employee or village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New

APPLICATION REVIEW FORM

York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

C. To the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Village of Montebello in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

a. Name and address of officer or employee None

b. Nature of interest _____

c. If stockholder, number of shares _____

d. If officer or partner, nature of office and name of partnership _____

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____

f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Village of Montebello.

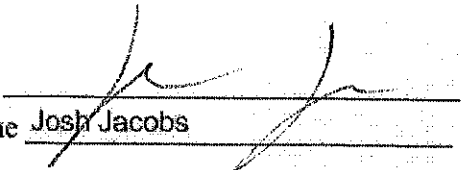
D. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

APPLICATION REVIEW FORM


4. Reimbursement for Professional Consulting Services. I understand that the Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the Village and each such consultant for the cost of such consultant services upon receipt of the bill.

I agree to establish an escrow account with the Village of Montebello from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Village. Any additional sums needed to pay the Village's consultants shall be paid prior to final action on the application. The Village may suspend processing of the application if there is a deficiency in the escrow account.

Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Village.

Applicant's Signature 
Print Applicant's Name Josh Jacobs

SWORN to before me this
15 day of May, 2021


Notary Public

CHAVA GROSSMAN
NOTARY PUBLIC, STATE OF NEW YORK
Rockland County
Commission # 01GR6439566
My Commission Expires August 29, 2026

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:

I, Josh Jacobs being duly sworn, hereby

depose and say that I reside at: 1 Canterbury Lane,
Suffern, NY 10904

in the county of Rockland in the state of New York

I am the (* Manager of Montbello Gateway LLC) owner in fee simple of premises located at:


1 Canterbury Lane

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber _____ of conveyances, page _____ or as Instrument ID# 2021-27607

Said premises have been in my/its possession since 2021. Said premises are also
known and designated on the Town of Ramapo Tax Map as:
section 48.12 block 1 lot(s) 41

I hereby authorize the within application on my behalf, and that the statements of fact
contained in said application are true, and agree to be bound by the determination of the
board.

Owner's Signature




Mailing Address

1 Canterbury Lane,
Suffern, NY 10901

SWORN to before me this

15 day of May, 2024

Notary Public 

CHAVA GROSSMAN
NOTARY PUBLIC, STATE OF NEW YORK
Rockland County
Commission # 01GR6439566
My Commission Expires August 29, 2026

**If owner is a corporation or LLC, fill in the office held by deponent and name of
corporation or LLC, and provide a list of all directors, officers and stockholders owning
more than 5% of any class of stock and all members having greater than 5% beneficial
interest.*

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- Use Variance from the requirement of Section _____
- Area Variance from the requirement of the Bulk Table (Section 195-13);
- Area Variance (other than Bulk Table) Section _____
- Review of an administrative decision of the Building Inspector;
- An interpretation of the Zoning Ordinance or Map;
- Certification of an existing non-conforming structure or use;
- Other (explain) Section 195-19(C)

To permit construction, maintenance and use of
a pool patio and fence and fire pit

If an area variance is required, please fill out below.

This application seeks a variance from the provisions of:

- Bulk Table (Section 195-13) Use Group H
- Section(s) 195-19(C)

Specifically, the applicant seeks variance from the requirements from:

Dimension*	Column	Required	Provided
Development Coverage	13	20%	22.5%
Rear Yard	10	25'	5.2' (fire pit)
Rear Yard	10	25'	6.2' (pool patio)
Front Yard	5	50'	15.7' (pool patio)
Fence in ROW			

*e.g., front yard, side setback, FAR

Applicant's initials: J.F.

C. USE VARIANCE

(This page to be completed only for a USE variance. Use additional pages, if needed).

1. This property cannot be used for any uses currently permitted in this zone because:

2. The problem with this property is due to unique circumstances and not to the general conditions of the neighborhood in that:

3. The use requested by this variance will not alter the essential character of the neighborhood in that:

4. The amount paid for the entire parcel was: _____

5. The date of purchase of the property was: _____

6. The present value of the entire property is: _____

7. The monthly expenses attributed to normal and usual maintenance of the property are: _____

8. The annual taxes on the property are: _____

9. The current income from the property is: _____

10. The amount of mortgages and other encumbrances on the property in question are:

- a. Date of mortgage: _____
- b. Scheduled maturity (payoff) date: _____
- c. Present monthly payment amount: _____
- d. Current principal balance: _____
- e. Current interest rate: _____

11. Other factors I/we wish the Board to consider in this case are:

APPLICATION REVIEW FORM

D. AREA VARIANCE

(This page to be completed only for an AREA variance. Use additional pages, if needed)

1. Is the requested variance the minimum necessary to relieve the practical difficulty or economic injury? Yes

Describe: _____

2. Is the variance substantial in relation to the zoning code? No

Explain: _____

3. Will a substantial change be produced in the character of the neighborhood, or a substantial detriment to adjoining property owners be created, if this variance is granted? No

Explain: _____

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? No

Explain: _____

5. Will the granting of this variance affect the health, safety or welfare of the neighborhood or community? No

Explain: _____

6. Will there be any affect on governmental facilities or services if this variance is granted? No

Describe: _____

7. Other factors I/we wish the Board to consider in this case are

See attached narrative summary

NARRATIVE SUMMARY

1 Canterbury Lane

S/B/L 48.12-1-41

This narrative summary is submitted in support of the application by Josh Jacobs for variances to legalize certain improvements constructed on his property during the course of refurbishing an existing inground swimming pool. The premises are in the RR-50 Zoning District and are presently improved with a single-family dwelling. The improvements consisted of the installation of a hot tub and pool patio as well as the installation of a fence and a fire pit.

INTRODUCTION

The applicant purchased the premises in 2021. In April 2022, the applicant applied for a permit to install a hot tub and to refurbish the existing inground swimming pool. On May 10, 2022, the Building Department issued Permit #3044-22 for the hot tub and Permit #3045-22 for the pool replacement. The applicant installed a concrete pool patio around the existing pool and the hot tub and a new fence to enclose the backyard and pool area. The applicant also installed a fire pit in the back yard. The pool patio that was installed was larger than the previous patio. A portion of the new fence encroaches into the ROW of Viola Road.

The applicant was issued an appearance ticket for the installation of the fence without a permit and for allowing the Permit #3044-22 and Permit #3045-22 to expire. With this application, the applicant is seeking to correct any conditions that are not compliant with the Village's Zoning Code and is seeking variances to permit and maintain the improvements.

SEQRA

The project should be classified as a Type II action pursuant to 6 NYCRR 617.5(c)(11) (construction or expansion of a single-family, a two-family or a three-family residence on an approved lot) or (17) (granting of an area variance for a single-family, two-family or three-family residence).

GML REVIEW

The property is within 500' of a Viola Road (County Route 74). A referral is required to the Rockland County Department of Planning.

VARIANCES

The application requests that the following variances be granted:

	<u>Required</u>	<u>Proposed</u>
Development Coverage	20%	22.5%
Rear Yard (pool patio)	25'	6.2'
Rear Yard (fire pit)	25'	5.2'
Front Yard (pool patio)	24' (preexisting)	15.7'
Fence in ROW		

The requested variances will not negatively impact any of the neighbors or create a detriment to the community.

BALANCING OF THE EQUITIES

In making its determination to grant a variance, a zoning board of appeals must take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the zoning board of appeals is also required to consider the following factors:

a. An undesirable change will not be produced in the character of the neighborhood, nor a detriment created to nearby properties by the granting of the area variances.

The deficiencies created by the improvements will not change the character or feel of the neighborhood. The property is a corner lot and has 2 front yards, one of which fronts on Viola Road. The variance sought for the front yard is to Viola Road. The nonconforming patio cannot be seen from the road. The fence is not disruptive and creates a privacy buffer to Viola Road. The rear yard variance for the pool and fire pit are screened from the neighbor by a fence and landscaping. The development coverage variance is minimal and any additional runoff from the site will be properly detained so as not to impact any neighbors.

b. The benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance.

The only other alternative is for the applicant to remove a portion of the patio and to relocate the fence. The cost of doing so is expensive and is not feasible when viewed in the light of the community. The current condition is not creating any undesirable change in the character of the neighborhood. Further, the improvements are not noticeable and do not infringe upon, or create a detriment to, any adjacent property owners. Further, removal of a significant portion of the patio will not provide an adequate area around the pool to enjoy the pool surroundings.

c. That the requested area variances are not substantial.

The development coverage variance is only 2.5% increase over the maximum. The front yard variance for the pool patio is 15.7' which is only slightly less than the prior nonconforming condition of 24'. This condition exists at grade only and is not for an accessory building such as a shed. Although the rear yard variances can be deemed to be significant from a strictly numerical standpoint, the Board must look at the totality of the circumstances. Even if a numerical deviation from a bulk requirement is deemed "substantial", the weight to be given to that finding is dependent on, and cannot be separated from, the impact that deviation will have on the community.¹

¹ See, *Lodge Hotel, Inc. v. Town of Erwin Zoning Bd. of Appeals*, 21 Misc.3d 1120(A), (Sup Ct 2007), aff'd, 43 A.D.3d 1447 (4th Dep't 2007) ("Looking at the variance request in such a vacuum is not an adequate indicator of the substantiality of Petitioner's application. Substantiality cannot be judged in the abstract; rather, the totality of relevant circumstances must be evaluated in determining whether the variance sought is, in actuality, a substantial one.") See also, *Aydellott v. Town of Bedford Zoning Board of Appeals*, 6/25/03 N.Y.L.J. 21 (col.4) (Supreme Court,

d. That the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

The proposed variance requests will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood or district. The project is considered a Type II action and not these actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review.

f. That the alleged difficulty was not self-created.

This improvement will not detract from the community. Even if the Zoning Board finds the difficulties to be self-created, this factor is not dispositive of the applicant's variance requests. Instead, any perceived self-created harm is greatly outweighed by the fact that the area variances will not result in any adverse impacts and will not change the character of the neighborhood.

CONCLUSION

The requested variances will not negatively impact any of the neighbors or create a detriment to the community. Under the particular circumstances of this case, the benefit to the applicant from the grant of the variances significantly outweighs any detriment to the health, safety and welfare of the neighborhood. The balance of equities lies in favor of the granting of the variance.

For all the foregoing reasons, it is respectfully requested that the Zoning Board of Appeals grant the applicant the requested variances.

Dated: May 14, 2024

Respectfully submitted,

SARAJIAN & BAUM PLLC

Paul S. Baum
Attorney for Applicant

Westchester Co., 2003) (When reviewing the application in the context of the overall impact it would have on the neighborhood, it is clear that the variance request is not substantial, especially when considering that the structure will have the outside appearance of a two-story building.)

Village of Montebello
Building & Zoning Department
One Montebello Road
Montebello, N.Y. 10901
(845) 368-2491* Fax (845) 368-2044

Adam Gordon
Building Inspector

Marcos Padilla
Fire Inspector

April 25, 2024

Yehoshua Jacobs
19 Carman Avenue
Cedarhurst, NY 11516

Re: Denial Letter – 1 Canterbury Lane, Montebello, New York, 10901
S/B/L 48.12-1-41

Dear Mr. Jacobs,

I have reviewed the survey entitled “1 Canterbury Lane” by Anthony R. Celentano P.E. dated March 31, 2022, latest revised date February 8, 2024. Please be advised of the following:

Development coverage:

- 20% required, 22.5% proposed; Variance required.

Rear yard:

- The fire was built entirely within the rear yard, where 25 feet is required. Either remove/relocate fire pit or request a variance.
- A portion of the concrete pool deck encroaches into the rear yard by approximately 20 feet, requiring a variance. Eliminating or reducing the pool deck could eliminate the need for rear yard *and* development coverage variances.

Front yard:

- Although the required front yard in Zone RR-50 is 50 feet, the front yard at Viola Road was previously non-conforming at 24 feet due to the encroachment of the original pool deck. Here, a portion of the new concrete pool deck encroaches into the front yard by an additional 14 feet, a non-conformity much greater than previous. Scaling back the deck to the original 24 feet will eliminate the need for a variance while reducing development coverage.

Fence height

- The maximum height of a fence allowed in the front yard is 48". The gate structure that was constructed in the required front yard is 8 feet – 10 feet requiring removal or a variance.

Be further advised that any order, requirement, decision or determination by the Building Inspector regarding the Zoning Local Law may be appealed to the Zoning Board of Appeals.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adam Gordon', with a long horizontal flourish extending to the right.

Adam Gordon
Building Inspector

cc: Zoning Board of Appeals
Paul Baum, Esq.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

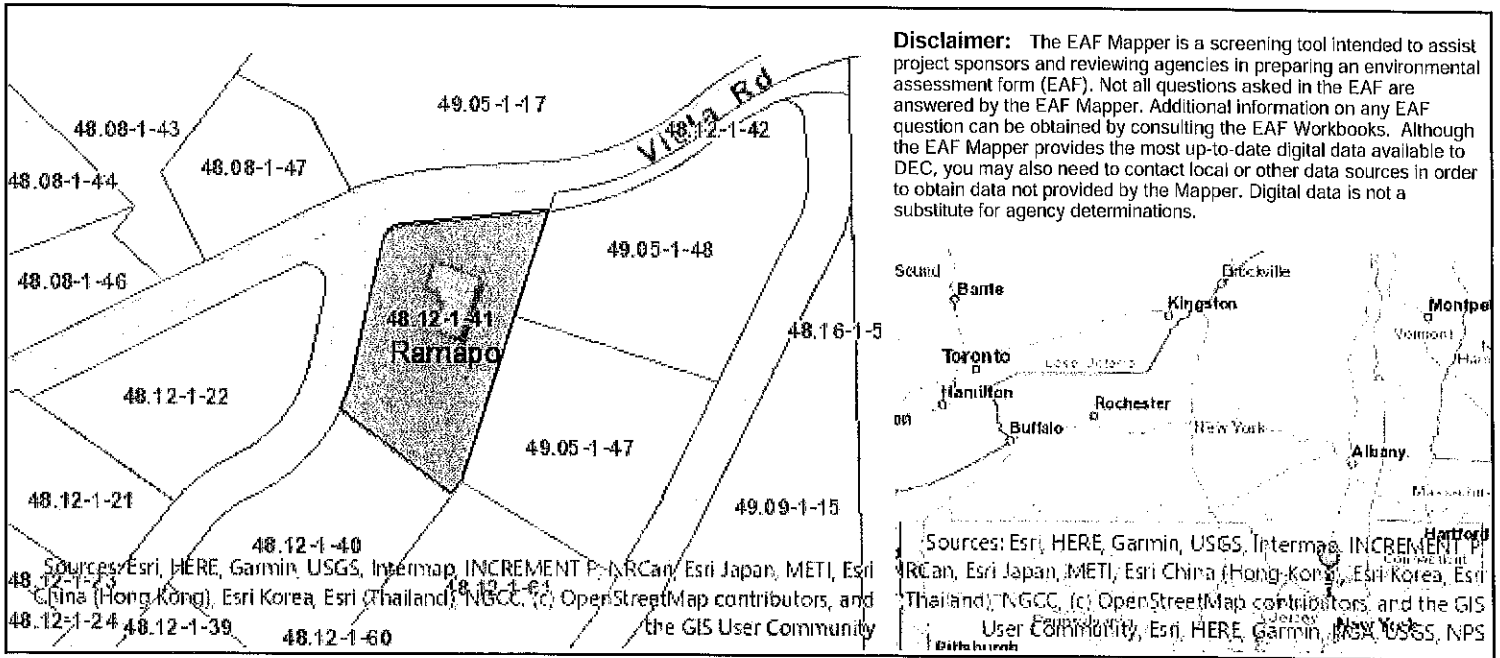
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 1 Canterbury Lane			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: Variances for construction of pool patio and fence			
Name of Applicant or Sponsor: Yehoshua Jacobs		Telephone:	
		E-Mail:	
Address: 1 Canterbury Lane			
City/PO: Suffern		State: NY	Zip Code: 10901
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?		44,112 SF acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		44, 112 SF acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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 type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name: Historic & Scenic Roads Overlay, Reason: Exceptional & Unique environmental characteristics, If Yes, identify: Agency: Village of Montebello, Date: 8-06-21	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" 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? 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 checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<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? 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 type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Timber Rattlesnake	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Yehoshua Jacobs</u> Date: <u>5/15/24</u>		
Signature: _____ Title: _____		



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]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Historic & Scenic Roads Overlay, Reason:Exceptional & Unique environmental characteristics, Agency:Village of Montebello, Date:8-06-21
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]	Timber Rattlesnake
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No