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Supervisor: (845) 688-7165

Police: (845) 688-9902

Town Clerk: (845) 688-5004

Justice Court: (845) 688-5005

Assessor: (845) 688-5003

ZBA/ZEO/Planning: (845) 688-5008

Highway: (845) 688-9901

Fax: (845) 688-9863

P.O. Box 134, 7209 Rte. 28, Shandaken, NY 12480

APPLICATION FOR LOT LINE ADJUSTMENT

OWNERS OF PROPERTIES BEING ADJUSTED – If more than two properties involved, list others on reverse side of this form, and check this block. []

NAME(S): (A) Charles Kasov + Martha Pode (B) _____

MAILING ADDRESS: PO Box 113

CITY/STATE/ZIP: Chichester NY 12916

TELEPHONE: (518) 573-8967 ()

charlie.kasov@gmail.com

LOCATION OF PROPERTY: On the East side(s) of Willow Lane Rd/St.

[] being also known as or [] within 500' of _____ State/County Highway # _____, or approx.

8 feet from Stone Lane Rd/St. in the Hamlet/Town of Shandaken / Chichester

In a R-3 Zoning District

Size of parcel being transferred: 0.333

FROM: SECTION: 14.6 - BLOCK 1 - LOT 5 CURRENT LOT SIZE: 0.333

TO: SECTION: 14.6 - BLOCK 1 - LOT 6.1 CURRENT LOT SIZE: 3.137

If more than two lots involved, continue on reverse and check this block []

EASEMENTS, COVENANTS OR OTHER RESTRICTIONS NOW APPLYING TO PROPERTY:

N/A

PURPOSE OF THIS APPLICATION:

Join lots to include garage + house on same lot

SURVEYOR OR ENGINEER:

NAME(S): Donald L. Brewer

MAILING ADDRESS: PO Box 71

CITY/STATE/ZIP: Phoenicia NY 12464

TELEPHONE: (845) 688-7888

OTHER REPRESENTATIVE:

The undersigned, as individual owner(s) or as a qualified officer of the corporation of the above described property request approval of a proposed Lot Line Adjustment of that property, in accordance with a plat to be submitted with supporting data as provided in Subdivision Regulations of the Town of Shandaken, and hereby authorize entry upon the property for site inspection by members and authorized representatives of the Planning board of the Town of Shandaken.

DATE: 12/31/25

SIGNATURE: _____

Charles Kasov

Martha Pode

December 30, 2025

Town of Shandaken Planning Board
Town Office
7209 Route 28
Shandaken, NY 12480

To the Town of Shandaken Planning Board,

We authorize Donald Brewer Surveying, Inc. to represent us in all issues concerning our properties at 50 & 54 Willa Ln, Chichester in the Town of Shandaken, Tax ID #'s 14.6-1-5 and -6.1 before the Town of Shandaken Planning Board.

Sincerely,



Charles Kasov



Martha Poole

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: Kasov/Poole Lot Line Adjustment			
Project Location (describe, and attach a location map): 50 & 54 Willa Ln, Chichester. Tax Map # 14.6.1-5 & -6.1			
Brief Description of Proposed Action: Owner wants to combine lots. Currently garage and house are on different lots.			
Name of Applicant or Sponsor: Donald L. Brewer		Telephone: 845-688-7888 E-Mail: brewerpls@gmail.com	
Address: PO Box 71			
City/PO: Phoenicia		State: NY	Zip Code: 12464
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<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	YES
3. a. Total acreage of the site of the proposed action?		3.470 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?		3.470 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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input 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	YES	
<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?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Meets _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Well _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Septic _____	<input checked="" type="checkbox"/>	<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	YES	
<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input 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	YES	
<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
There is a pond on the property. No alterations will be made.	<input 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:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban 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?

NO YES

<input checked="" type="checkbox"/>	<input type="checkbox"/>
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16. Is the project site located in the 100-year flood plan?

NO YES

<input checked="" type="checkbox"/>	<input type="checkbox"/>
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17. Will the proposed action create storm water discharge, either from point or non-point sources?
If Yes,

NO YES

<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Will storm water discharges flow to adjacent properties?

NO YES

<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

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)?

NO YES

If Yes, explain the purpose and size of the impoundment:

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

NO YES

If Yes, describe:

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

NO YES

If Yes, describe:

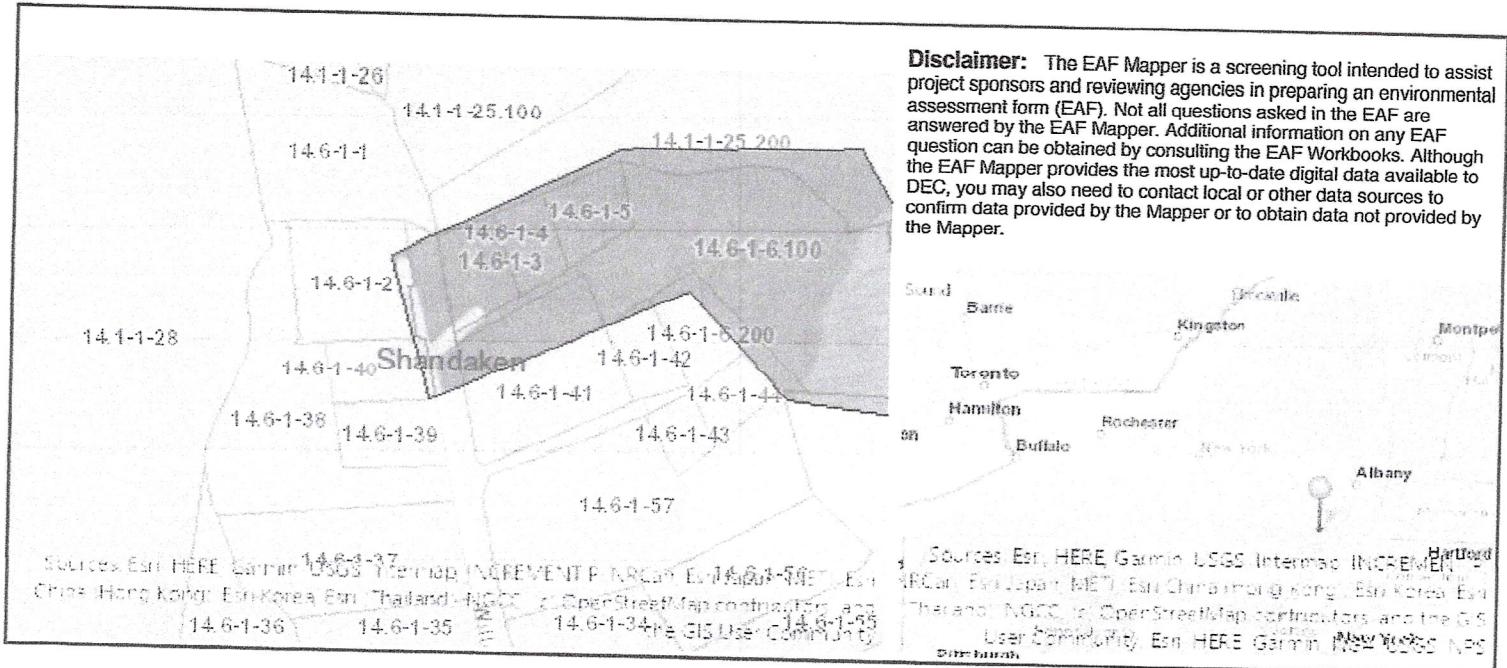
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Donald L. Brewer Date: 12/30/25

Signature:  Title: Professional Land Surveyor

EAF Mapper Summary Report

Tuesday, December 30, 2025 3:00 PM



Part 1 / Question 7 [Critical Environmental Area] No

Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]

Part 1 / Question 12b [Archeological Sites]

Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.

Part 1 / Question 15 [Threatened or
Endangered Animal] No

Part 1 / Question 16 [100 Year Flood Plain] No

Part 17 Question 20 [Remediation Site] No