



Town of Deerpark Planning Board Application

1. IDENTIFY TITLE OF PROJECT Lot Line Change Subdivision of Property for Eckes

2. OWNER OF PROJECT TO BE REVIEWED:

NAME: Carol - L. Wilbur Eckes

ADDRESS: PO Box 121 Sparrowbush NY 12780

TELEPHONE NUMBER: (845) 294-9081 EMAIL: jadpls@frontier.com

3. WHO WILL APPEAR BEFORE THE PLANNING BOARD TO REPRESENT THIS PROJECT:

OWNER () ENGINEER () SURVEYOR () ATTORNEY ()

OTHER () PLEASE IDENTIFY:

PRINT NAME: James A. Dillin FES

ADDRESS: 38 Switchback Avenue Goshen NY 10924

TELEPHONE NUMBER: (845) 294-9081 EMAIL: jadpls@frontier.com

4. WHO PREPARED SUBDIVISION PLAT OR SITE PLAN:

NAME: James A. Dillin FES

ADDRESS: 38 Switchback Avenue Goshen NY 10924

TELEPHONE NUMBER: (845) 294-9081 EMAIL: jadpls@frontier.com

5. LOCATION OF PROJECT TO BE REVIEWED: 200 Academy Avenue

6. ZONE DESIGNATION: RS Residential Settlement

7. TAX MAP:

SECTION: 35 BLOCK: 1 LOT(S): 222 & 10

8. PURPOSE OF REVIEW:

() SUBDIVISION, NUMBER OF LOTS: 3

() SITE DEVELOPMENT PLAN

() LOT LINE CHANGE

9. OTHER: EXPLAIN: Lot Line Change and Subdivision by Municipal Road, Academy Avenue

10. THE UNDERSIGNED HEREBY REQUESTS CONSIDERATION OF THE ABOVE APPLICATION BY THE TOWN OF DEERPARK PLANNING BOARD.

SIGNATURE OF APPLICANT Carol L. Wilbur Eckes

PRINT NAME OF APPLICANT Wilbur Eckes

DATE OF APPLICATION July 17, 2025



Town of Deerpark Planning Board Application

OWNER'S ENDORSEMENT

COUNTY OF ORANGE)

STATE OF NEW YORK)

SS:

Walter Ecker

(Property Owner)

being duly sworn, deposes and says that

he/she is owner of the property located at 200 Academy Avenue

in the County of Orange and State of New York and that he is (the owner in fee)

or owner of the Corporation which is the owner in fee of the premises
(Official title)

described in the foregoing application and that he has authorized

James A. Dellin

(Representative for Applicant)

to make the foregoing

application for approval as described herein.

Sworn to before me this 13 day of

December, 2024.

Walter Ecker

(owner's signature)

(County Clerk or Notary Public)

FLORENCE T. SANTINI

Notary Public, State of New York

No. 01SA6074418

Qualified In Orange County

Commission Expires: May 13, 2026



Town of Deerpark Planning Board Application

SITE INSPECTION AUTHORIZATION

I HEREBY GIVE PERMISSION TO MEMBERS OF THE PLANNING BOARD OF
THE TOWN OF DEERPARK, THE ENGINEER FOR THE TOWN OF DEERPARK,
THE ATTORNEY FOR THE TOWN OF DEERPARK, OR ANY OF THEIR AGENTS AND/OR ASSIGNS
TO ENTER UPON MY PROPERTY, LOCATED AT 200 Academy Avenue
TOWN OF DEERPARK, STATE OF NEW YORK, COUNTY OF ORANGE.

DESIGNATED UPON THE TAX ROLLS OF THE TOWN OF DEERPARK AS

SECTION 35 BLOCK 1 LOT(s) 222 + 10

IN ORDER TO PERSONALLY INSPECT SAID PREMISES IN ORDER TO EVALUATE

THE APPLICATION FOR Lot Line Change + Subdivision of Property for Eckes
AFFECTING THE SAID PREMISES.

DATE: July 17, 2025

X/William Eckes
SIGNATURE OF OWNER OF PROPERTY

William Eckes
Print Name of Owner of Property



Town of Deerpark Planning Board Application

Notice of Adjoiner's List for a Public Hearing

Dear Town of Deerpark Assessor:

The following Application is before the Planning Board and has a scheduled public hearing date.
Please provide the adjoiner's list for the property address provided below.

Applicant Name: Carol & Walter Eckes

Owner Name: Same

Property Address: 200 Academy Avenue Sparrowbush

Section: 35 Block: 1 Lot(s): 222 + 10

Mailing Address: PO Box 121 Sparrowbush ny 12780

Phone Number: (845) 856-5662

Email Address: ceckes@hotmail.com

Fax Number: _____

Thank You,

X Carol Eckes
(Applicant's Signature)

*Scheduled Public Hearing Date: _____

(All certified mailings must be date stamped
10 days prior to the public hearing.)

*Please fill out all information, public hearing date will be filled in by Board Secretary.

*Public Hearing date will be set by Planning Board after application is submitted.



Town of Deerpark Planning Board Application

REQUEST FOR APPROVAL OF FIRE CHIEF OF DISTRICT OF PROJECT LOCATION

Applicant: Carol & Walbur Ecker

Location: 200 Academy Avenue

Tax Map Parcel: Section: 35, Block: 1, Lot(s): 200 & 10

Drawing Entitled: Lot Line Change & Subdivision of Property for Ecker

Prepared By: James A. Dillin AFS

Drawing Reviewed: _____ Last Revised: _____

Approved: _____ Denied: _____

Approved with Comments: _____

Additional Comments: _____

Signature
Fire Chief of District of Project Location

Date

c.c: Planning Board, Town of Deerpark
Building Inspector, Town of Deerpark



Town of Deerpark Planning Board Application

ORANGE COUNTY DEPARTMENT OF PLANNING APPLICATION FOR MANDATORY REVIEW OF LOCAL PLANNING ACTION

(Special Permits, Subdivisions, Site Plan)

LOCAL FILE NUMBER _____

1. Town of Deerpark, Public Hearing Date: _____
() City, () Town or Village Board, () Planning Board, () Zoning Board

2. Owner: Name Carol A. Wolbur Ecker

Address PO Box 121 Sparrowbush ny 12780

3. Applicant(s): Name Same

Address _____

*(If Applicant is Owner leave blank.)

4. Location of Site: 200 Academy Avenue
(Street or Highway (include nearest intersection))

Tax Map Identification: Section 35 Block 1 Lot 222-10

Present Zoning District Designation: RS Size of Parcel: 54.99 acres

5. Type of Review: Special Permit: _____

Subdivision: Number Lots/Units 3 Lots

Site Plan: Use _____

Signature of Chairman

Date



Town of Deerpark Planning Board Application

ORANGE COUNTY DEPARTMENT OF PLANNING APPLICATION

FOR MANDATORY REVIEW OF LOTS, SUBDIVISIONS BORDERING COUNTY ROAD RIGHT OF WAY
OR REQUESTING ACCESS TO SAME

(APPLICATION TO BE COMPLETED BY LOCAL BOARD HAVING JURISDICTION, TO BE SIGNED BY LOCAL
OFFICIAL)

1. Municipal Planning Board: _____

Public Hearing Date: _____

2. Applicant:

Name: Carol - Wilbur Ecker

Address: PO Box 27 Sparrowbush ny 12780

Attorney, Engineer, Architect: James A. Dillin, P.E.

3. Location of Site: Academy Avenue

Tax Map Identification: Section 35 Block 1 Lot 222-10

4. Type of Review: _____ Special Permit Use _____

_____ Site Development _____

☒ Subdivision Major _____ Minor ☒

Signature and Title

Date

ONE COPY OF MAPS MUST BE SUBMITTED FOR REVIEW, COMMENT AND/OR APPROVAL UNDER
SECTION 239 - K OF THE GENERAL MUNICIPAL LAW.



Town of Deer Park Planning Board Application

SEQRA CHECKLIST

Applicant:

Name: Carol - Wolbur Eckes

Tax Map Parcel: Section: 35 Block: 1 Lot(s): 222 + 10

Project Name: Lot Line Change - Subdivision of Property for Eckes

Project Description (Type): Subdivision

Special Use Permit Required: no

Owner (if different from Applicant): _____

Variance(s) Required: YES () NO (☒)

If yes, date and type of variance received: _____

Informal Hearing Date: January 8, 2005

Plans Submitted: _____

Agricultural Notes: _____

Ridge Preservation Notes: _____

SEQRA Action YES () NO () Date: _____

Comments: _____

Short Form EAF: ☒ _____

Long Form EAF: _____

Unlisted Action: _____

Type One Action: _____

Declare Lead Agency: _____

Circulate EAF: _____

INVOLVED AGENCIES:	YES/NO	DATE	COMMENTS
NYS DEC			
NYS DOT			
O.C. HEALTH DEPT.			
U.S. ARMY CORPS OF ENG.			
O.C. DEPT. OF PUBLIC WORKS			
O.C. DEPT. OF PLANNING			



Town of Deer Park Planning Board Application

SUBDIVISION SUBMISSION CHECKLIST

PRELIMINARY PLAN SUBMISSION:

- | | |
|---|------------|
| 1. All information required for sketch plan | <u>✓</u> |
| 2. Metes and bounds of the proposed subdivision | <u>✓</u> |
| 3. Adjoining property locations and ownership | <u>✓</u> |
| 4. Location, Widths, purpose and grantee(s) of all easements and rights-of-way on the property | <u>✓</u> |
| 5. Topography – 2' contour interval unless otherwise allowed by the Planning Board | <u>n/a</u> |
| 6. Location of all areas subject to flooding or ponding from FEMA Maps | <u>n/a</u> |
| 7. Location and limits of all "designated wetland" areas and delineate proposed 100' buffer strip around Wetlands | <u>✓</u> |
| 8. Subdivision name and location | <u>✓</u> |
| 9. Location of all water courses | <u>✓</u> |
| 10. Location and use of all structures and improvements (wells and septic system, sewer, storm drainage, roads drives, etc...) on the property including location and use of all structures within 100' of the property | <u>✓</u> |
| 11. Zoning Table showing what is required in the particular zone and what the applicant is proposing in each category of the bulk table required | <u>✓</u> |
| 12. Zoning Boundaries, if within the area of the proposed subdivision | <u>✓</u> |
| 13. Date of plat preparation and/or plat revisions | <u>✓</u> |
| 14. Preliminary design and details of Sanitary Sewage Disposal Systems | <u>n/a</u> |
| 15. A note requiring the design of septic disposal systems by licensed Engineer and requirement that they must be constructed in accordance with this design under review by the Engineer in accordance with the Orange County Laws, Rules and Regulations. | <u>n/a</u> |
| 16. Name and width of adjacent street | <u>✓</u> |
| 17. Proposed road profiles and cross sections | <u>n/a</u> |



Town of Deerpark Planning Board Application

SUBDIVISION SUBMISSION CHECKLIST

PRELIMINARY PLAN SUBMISSION: (continued)

- | | |
|--|-------------------|
| 18. Proposed lot areas | <u>✓</u> |
| 19. Numbering on proposed lots | <u>✓</u> |
| 20. 3"X5" Approval Block | <u> </u> |
| 21. Additional information as requested by the Planning Board | <u> </u> |
| 22. Preliminary design of all proposed drainage systems | |
| Note: at the request of the Planning Board, a complete drainage engineering report shall be submitted for approval by the Planning Board prior to preliminary approval | |
| 23. Proposed locations of new structures | <u>n/a</u> |
| | <u>n/a</u> |
| 24. Percolation test and deep soils evaluation test results are to be submitted | <u>✓</u> |
| 25. Locations and proposed grade and cross-section of driveways to each individual proposed lot | <u>n/a</u> |
| 26. If the subdivision application is being made by other than the record owner of the property, a statement shall be submitted signed by the record owner indicating that the applicant has authorization to act on the owner's behalf. | <u>n/a</u> |
| 27. Prior to the commencement of the required Public Hearing, furnish evidence that the necessary informational mailings have been made to all applicable property owners, as required by the Zoning Ordinance | <u> </u> |
| 28. All necessary application fees to the Town must be paid prior to preliminary approval by the Planning Board | <u> </u> |
| 29. Environmental Assessment Statement
(Long or Short Form as delineated by the Planning Board) | <u>✓</u> |
| 30. Seal and signature of design professional preparing plan | <u>✓</u> |

Short Environmental Assessment Form

Part 1 - Project Information

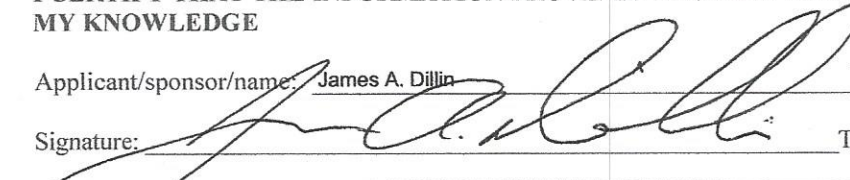
Instructions for Completing

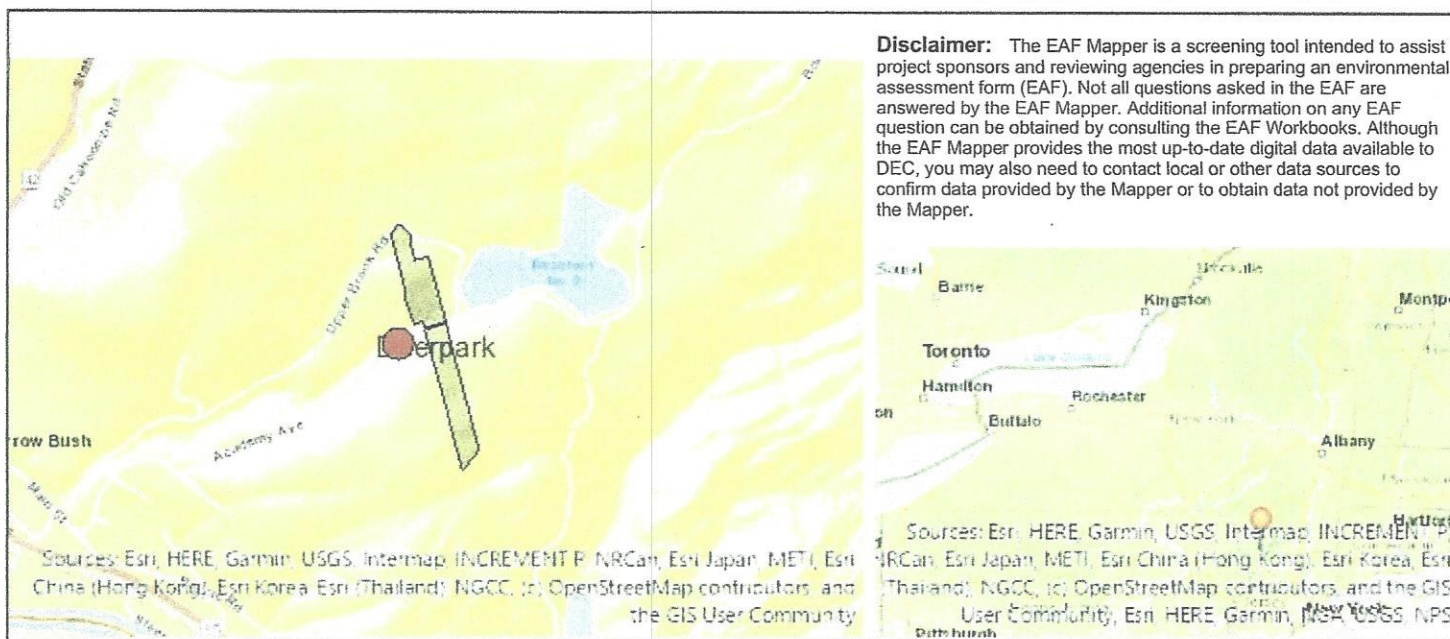
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Lot Line Change Subdivision of Property for Eckes							
Project Location (describe, and attach a location map): 200 Academy Avenue							
Brief Description of Proposed Action: Lot Line Change corrects an existing overlap between two lots. Academy Avenue subdivides the property from two lots to three lots.							
Name of Applicant or Sponsor: Carol & Wilbur Eckes		Telephone: (845) 294-9086 E-Mail: jadpls@frontier.com					
Address: P.O. Box 121							
City/PO: Sparrowbush		State: N.Y.	Zip Code: 12780				
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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<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: Planning Board Approval			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		54.99 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?		54.99 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							

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: meets State energy requirements		<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____		<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?		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: _____				

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 checked="" 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? Northern Long-eared Bat	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/>		
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/>		
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>James A. Dillin</u> Date: <u>July 17, 2025</u> Signature:  Title: <u>LAND SURVEYOR</u>		



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] No

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] Yes

Part 1 / Question 15 [Threatened or Endangered Animal - Name] Northern Long-eared Bat

Part 1 / Question 16 [100 Year Flood Plain] Yes

Part 1 / Question 20 [Remediation Site] No