

John D. Fuller, P.E., P.C.

CIVIL & STRUCTURAL ENGINEERING

September 11, 2020

Mr. Robert Vicaretti, Planning Board Chairman
Town of Deerpark
Planning Board
PO Box 621
Huguenot, NY 12746

**RE: Pine View Subdivision
76 Whitehead Rd.
Section 13 Block 1 Lot 4.12
Town of Deerpark, NY**

Job No. #2752.001

Dear Mr. Vicaretti:

Enclosed is an application, subdivision plan and EAF for the above referenced property. The site is a 32.95 acre parcel located in the Rural Residential (RR) zoning district. The lot is currently vacant and is owned by Elizabeth Sullivan. She has provided a letter stating that Monopoly Holdings, LLC can make the application for the proposed subdivision.

The application is for a 4-lot residential subdivision. The new lots shall contain single family dwellings serviced by their own wells, septic systems and driveways.

Please refer to the attached plans for details. Should you have any questions, please feel free to contact my office.

Sincerely,



John D. Fuller, P.E.

Cc: Johnny Little, Monopoly Holdings, LLC

Tel: (845) 856-1536

4 South Street, Port Jervis, NY 12771
Fax: (845) 858-2419

Email: johndfullerpe@gmail.com



Town of Deerpark Planning Board Application

1. IDENTIFY TITLE OF PROJECT PINE VIEW SUBDIVISION

2. OWNER OF PROJECT TO BE REVIEWED:

NAME: ELIZABETH SULLIVAN

ADDRESS: 122 BERME RD. PORT JERVIS, NY 12771

TELEPHONE NUMBER: — EMAIL: —

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

OWNER () ENGINEER SURVEYOR () ATTORNEY ()

OTHER () PLEASE IDENTIFY:

PRINT NAME: JOHN D FULLER, PE PC

ADDRESS: 4 SOUTH ST. PORT JERVIS, NY 12771

TELEPHONE NUMBER: (845) 856-1536 EMAIL: johndfullerpe@gmail.com

4. WHO PREPARED SUBDIVISION PLAT OR SITE PLAN:

NAME: JOHN D FULLER, PE PC

ADDRESS: 4 SOUTH ST. PORT JERVIS, NY 12771

TELEPHONE NUMBER: (845) 856-1536 EMAIL: johndfullerpe@gmail.com

5. LOCATION OF PROJECT TO BE REVIEWED: 76 WHITEHEAD RD.

6. ZONE DESIGNATION: RR

7. TAX MAP:

SECTION: 13 BLOCK: 1 LOT(S): 4.12

8. PURPOSE OF REVIEW:

SUBDIVISION, NUMBER OF LOTS: 4

() SITE DEVELOPMENT PLAN

() LOT LINE CHANGE

9. OTHER: EXPLAIN: _____

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

SIGNATURE OF APPLICANT 

PRINT NAME OF APPLICANT JOHNNY LITTLE

DATE OF APPLICATION 9/11/20

Elizabeth A. Sullivan
122 Berme Road
Port Jervis, NY 12771

July 20, 2020

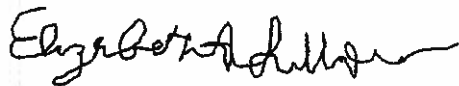
Mr. Robert Vicaretti, Chairman
Town of Deerpark Planning Board
PO Box 621
Huguenot, NY 12746

RE: 76 Whitehead Road, Sparrowbush, NY 12780

Dear Mr. Vicaretti,

I, Elizabeth A. Sullivan, hereby authorizes Monopoly Holdings, LLC, its agents, assigns, or employees, to file and seek subdivision approval from the municipality of Deerpark with regard to the property described as 76 Whitehead Road, Sparrowbush, NY 12780.

Sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth A. Sullivan", with a long horizontal flourish extending to the right.

Elizabeth A. Sullivan



Town of Deerpark Planning Board Application

OWNER'S ENDORSEMENT

COUNTY OF ORANGE)
STATE OF NEW YORK)

SS.

11. Folsom St. Syracuse, NY being duly sworn, deposes and says that
(Property Owner)

he/she is owner of the property located at 76 W. Main St. Rd, Syracuse, NY 13208

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

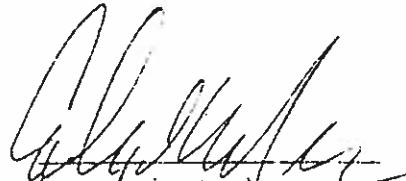
or _____ of the Corporation which is the owner in fee of the premises
(Official title)

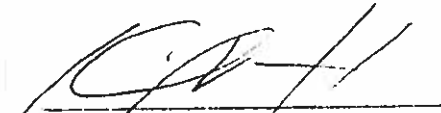
described in the foregoing application and that he has authorized

Monopoly Holdings, LLC / JOHN D. FULLER PE to make the foregoing
(Representative for Applicant)

application for approval as described herein.

Sworn to before me this 4th day of
May 2020


(owner's signature)


(County Clerk or Notary Public)

KIELE VAN HORN
Notary Public, State of New York
No. 02VA6304823
Qualified in Orange County
My Commission Expires June 2, 2022



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 76 WHITEHEAD RD
TOWN OF DEERPARK, STATE OF NEW YORK, COUNTY OF ORANGE.

DESIGNATED UPON THE TAX ROLLS OF THE TOWN OF DEERPARK AS
SECTION 13 BLOCK 1 LOT(s) 4.12

IN ORDER TO PERSONALLY INSPECT SAID PREMISES IN ORDER TO EVALUATE
THE APPLICATION FOR SUBDIVISION
AFFECTING THE SAID PREMISES.

DATE: 9/11/20



SIGNATURE OF OWNER OF PROPERTY

JOHN LITTLE

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: MONOPOLY HOLDINGS, LLC

Owner Name: ELIZABETH SULLIVAN

Property Address: 76 WHITEHEAD RD

Section: 13 Block: 1 Lot(s): 4.12

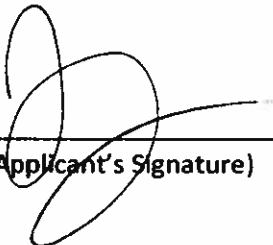
Mailing Address: 9 MAIDEN LN. PORT JERVIS, NY 12771

Phone Number: (914) 263-0275

Email Address: johnny3.little@gmail.com

Fax Number: —

Thank You,



(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: MONOPOLY HOLDINGS, LLC

Location: 76 WHITEHEAD RD

Tax Map Parcel: Section: 13, Block: 1, Lot(s): 412

Drawing Entitled: PINE VIEW SUBDIVISION

Prepared By: JOHN D FULLER, PE

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

PRE-APPLICATION CONFERENCE INFORMATION & FEES

Engineer Fee Schedule, Hourly Rates:

Principal	\$190.00 per hour
Senior Project Engineer	\$125.00 per hour
Project Manager	\$115.00 per hour
Senior Project Engineer	\$ 90.00 per hour
Project Engineer	\$ 85.00 per hour
Staff Engineer	\$ 80.00 per hour
Jr. Staff Engineer	\$ 60.00 per hour
Land Surveyor / Sr. Technician	\$ 86.00 per hour
Senior Technician CADD Draftsman	\$ 86.00 per hour
CADD Draftsman	\$ 70.00 per hour
Field Technician / Jr. Technician	\$ 65.00 per hour
Administrative Assistant	\$ 62.00 per hour

Expenses

Mileage	\$0.405/mile
Printing	Cost +5%
Approved out of pocket	Cost +5%

I have received a copy of the Town of Deerpark Engineer Fee information

PINE VIEW SUBDIVISION

Project Name

Signature: 

Date: 9/11/20

Short Environmental Assessment Form

Part 1 - Project Information

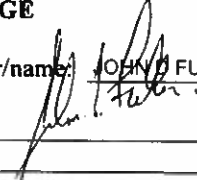
Instructions for Completing

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: PINE VIEW SUBDIVISION			
Project Location (describe, and attach a location map): 76 WHITEHEAD ROAD, SPARROWBUSH, NY 12780			
Brief Description of Proposed Action: PROPOSED 4-LOT RESIDENTIAL SUBDIVISION OF 32.95 ACRE PARCEL			
Name of Applicant or Sponsor: MONOPOLY HOLDINGS, LLC		Telephone: (914) 263-0725 E-Mail: johnny3.little@gmail.com	
Address: 9 MAIDEN LANE			
City/PO: PORT JERVIS		State: NY	Zip Code: 12771
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"/>
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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 32.95 acres b. Total acreage to be physically disturbed? _____ 1.25 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 32.95 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:			
<u>THE NEW HOMES WILL MEET STATE ENERGY CODE REQUIREMENTS</u>	<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: _____			
EACH NEW LOT WILL HAVE A NEW DRILLED 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: _____			
EACH NEW LOT WILL HAVE A SUBSURFACE SANITARY DISPOSAL SYSTEM	<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 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	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: _____			
THERE ARE NO WETLANDS ON THE PARCEL.			

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 checked="" 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?	NO	YES
	<input checked="" type="checkbox"/>	<input 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
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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>JOHN J FULLER PE</u> Date: <u>09/11/20</u> Signature: <u></u> Title: <u>ENGINEER</u>		

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.

Garmin, USGS, Intermap, INCREMENTP, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No