

Town of Amenia

Amenia, NY 12501

P.O. Box 126

Town of Amenia Planning Board

(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: 132000-7266-00-340380-0000

Name of Subdivision: LEVIN SUBDIVISION

Property Address: 189 AMENIA UNION ROAD
AMENIA, NY 12501

Primary Contact Person:

KIRK HORTON, LAND SURVEYOR

Address: 9 BROADWAY
AMENIA, NY 12501

Telephone Number: 845 475-7829

Email: KIRKHORTON@AOL.COM

Current Use(s): RURAL RESIDENTIAL & AGRICULTURAL

Proposed Use(s): NO CHANGE

Parcel Size: 8.719 LOT 1 AND 53.177 ACRE LOT 2

Filed Map No. 12830

Number of Lots Proposed: 2 LOTS

Date of Discussion/Sketch Plan Review: _____

Additional approvals or permits required for project: _____

AREA VARIANCE

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

Date: 11/12/24

Ida Segonzac Levin
Signature of Applicant

Town of Amenia
Planning Board &
Zoning Board of Appeals

Narrative
Levin Subdivision
189 Amenia Union Road
Tax Parcel 132000-7266-00-340380-0000

Michael Levin and Laurence De Segonzac-Levin are owners of the 61.896 acre farm shown on the accompanying map included with this application. They wish to subdivide an 8.719 acre lot (Lot 1) out of the farm which has an existing house and barn, leaving the remaining farm with 53.177 acres (Lot 2).

The property is in the RA zoning district which has a minimum lot size of 10 acres. Therefore the 8.719 acre lot will need an Area Variance from the Zoning Board of Appeals. The lot has been sized based on the existing or fixed boundaries on the north, west, east, and partly on the south. These were self created boundaries on the south and west by a Lot Line Change recorded on Filed Map No. 12830. The lands to the west and partly on the south are now owned by Laurelbrook Heifers LLC by deed recorded in Document No. 2-2024-1941, in which they are committed to a Conservation Easement to be held by the Dutchess Land Conservancy.

The boundaries with said Laurelbrook Heifers LLC created by said Lot Line Change were chosen to best preserve open space and agricultural lands in favor of leaving 10 acres for a new lot. The south boundary of the 8.719 acre lot follows an existing tree row separating the lot from a farm field to the south. This line is being extended to the highway to create the new lot. The west boundary of the 8.719 acre lot generally follows the mean line of the Little River. Additional land west of the stream/river would have been little or no use to the lot because of the difficulty crossing.

The north boundary of the 8.719 acre lot borders the RR zoning district of the Amenia Union hamlet, which has a 5 acre minimum lot size. Even so, there are many lots even smaller than that in the neighborhood, so this lot being 8.719 acres would not be out of character with the neighborhood. In fact the house and barn are existing parts of the neighborhood already. No visible changes to the property will result from this subdivision.

The remaining farm of 53.177 acres has an existing main farm house, cottage, several barns, garages and sheds, and a tennis court, as shown on the map.

TOWN OF AMENIA
ESCROW FOR PROFESSIONAL SERVICES

Date: 11/04/2024

Applicant: LAURENCE DeSEGONZAC LEVIN

Project Name: LEVIN SUBDIVISION

Location: 189 AMENIA UNION ROAD

Description of Project: 2 LOT SUBDIVISION

132000-7266-00-340380-000

Amount Requested: \$ 2,500.00

Minimum Balance: \$ _____

The Town of Amenia PLANNING Board is currently reviewing your application for LEVIN SUBDIVISION. 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.

You will also be charged a monthly \$ _____ administrative fee to cover the fair and reasonable costs of maintaining that account, processing invoices requesting payments from that account, sending you copies of those invoices, reconciling that account, and responding to any inquiries that you may have regarding that account. If you have any questions regarding this escrow account, please contact _____.

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:

Laurence Levin
Applicant:
By:

Town of Amenia Planning Board

Town of Amenia

P.O. Box 126

Amenia, NY 12501

(845) 373-0880 / (845) 373-9117 fax

AUTHORIZATION OF AGENT

MICHAEL S. LEVIN &

X LAURENCE DeSEGONZAC LEVIN

, am the owner of the property
located at 189 AMENIA UNION ROAD, Amenia, New York, identified as Grid
Number 132000-7266-00-340380-0000

I hereby authorize KIRK HORTON, LAND SURVEYOR to act as my agent in an
application to the Town of Amenia Planning Board for LEVIN SUBDIVISION
(Name of Project)

Print name LAURENCE DeSEGONZAC LEVIN

Signature Laurence Segonzac Levin

Date 11/12/24

MICHAEL S. LEVIN

SIGNATURE Michael S. Levin

DATE 11-12-24

Town of Amenia Planning Board

Town of Amenia

Amenia NY 12501

(845) 373-0840

(845) 373-3147

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.

DeLoe Loebe Levin

Signature of Record Owner

Date: 11/12/24

Michael Loebe

Signature of Record Owner

Date: 11-12-24

Signature of Applicant (if different)

Date: _____

Date stamp of submission
(Office Use Only)

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Town of Amenia Planning Board

Town of Amenia

P.O. Box 126

Amenia, NY 12501

(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):

132000-7266-00-340380-0000

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): RURAL RESIDENTIAL & AGRICULTURAL

Proposed Use(s): NO CHANGE

Parcel Size: 61.896 ACRES 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 17,023 Proposed NO CHANGE

Footprint of Structures: 17,023 SQ. FT.

Deed Reference: Liber 1711

Page 844

Date 6/20/1986

Filed Map Reference: Lot # _____ Map # 12830

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.

Name of Project: LEVIN SUBDIVISION

Property Address:
189 AMENIA UNION ROAD

AMENIA, NY 12501

Primary Contact Person:

KIRK HORTON, LAND SURVEYOR

Address: 9 BROADWAY

AMENIA, NY 12501

Telephone Number: 845 475-7829

Email: KIRKHORTON@AOL.COM

Name of Property Owner:

MICHAEL S. LEVIN & LAURENCE DE SEGONZAC-LEVIN

Address: 189 AMENIA UNION ROAD

AMENIA, NY 12501

Telephone Number:

845 373-9873

Name of Applicant (if different):

Address: _____

Telephone Number: _____

Email: _____

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

Plans Prepared By:

Name: KIRK HORTON, L.S.

Address: 9 BROADWAY

AMENIA, NY 12501

Telephone Number: 845 475-7829

E-mail: KIRKHORTON@AOL.COM



TOWN OF AMENIA

PO BOX 126 AMENIA, NY 12501
FAX: 914-373-9147

Agricultural Data Statement

1. Applicant Name

LAURENCE DeSEGONZAC LEVIN

Address

189 AMENIA UNION ROAD

AMENIA, NY 12501

2. Application Type (check all that apply)

- ☒ Subdivision
☐ Site Plan
☐ Special Use Permit

3. Does the application include land that contains a farm operation* within an Agricultural District?

☒ Yes ☐ No

4. Does the application include lands within 500 feet of a farm operation* within an Agricultural District?

☒ Yes ☐ No

5. If you answered yes to questions 3 or 4, 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 parcel:

7266-00-340380-0000 MICHAEL S. LEVIN & LAURENCE DE SEGONZAC-LEVIN

7266-00-165686-0000 LAURELBROOK HEIFERS LLC

7266-00-914323-0000 MICHAEL S. LEVIN

7266-00-130265-0000 CHARLOTTE'S WEB LLC

SEE ATTACHED TAX MAP SKETCH FOR ADDITIONAL AG PARCELS

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

2 LOT SUBDIVISION OF PARCEL No. 7266-00-340380

* Farm operation means the use of agriculture production, farm or range equipment and farm related buildings.

165686
AG-21
LAURELBROOK HEIFERS LLC
390 NORFOLK ROAD
EAST CANAAN, CT 06024

AG-21
DAMIEN GUTIERREZ
& JEANNE GUTIERREZ
P.O. BOX 359
MASSAIC, NY 12592

914323

130265
AG-21
CHARLOTTE'S WEB LLC
70 CLAPBOARD RIDGE ROAD
GREENWICH, CT 06830

340380
AG-21
MICHAEL S. LEVIN &
LAURENCE DE SEGONZAC-LEVIN
189 AMENIA UNION ROAD
AMENIA, NY 12501

483310
AG-21
MICHAEL S. LEVIN &
LAURENCE DE SEGONZAC-LEVIN
189 AMENIA UNION ROAD
AMENIA, NY 12501

020149

120110

195165

R21165

AMENIA

281219

UNION

ROAD

SITE

400130
AG-21
MICHAEL CULVER & MICHELE BROWN
P.O. BOX 332
S. LONDONDERRY, VT 05155

458468

459537

Town of Amenia Planning Board

Town of Amenia

P.O. Box 126

Amenia, NY 12501

(845) 376-8365 / (845) 376-8147 fax

SUBDIVISION FINAL 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*

132000-7266-00-340380-0000

Grid Number: _____

Current Use(s): RURAL RESIDENTIAL & AGRICULTURAL

Proposed Use(s): NO CHANGE

Name of Subdivision: LEVIN SUBDIVISION

Parcel Size: 53.177 ACRES AND 8.719 ACRES

Filed Map No. _____

Property Address: 189 AMENIA UNION ROAD
AMENIA, NY 12501

Number of Lots Proposed: 2 LOTS

Date of Preliminary Plat Approval: _____

Primary Contact Person:

KIRK HORTON, L.S.

Additional approvals or permits required for project: _____

AREA VARIANCE

Address: 9 BROADWAY

AMENIA, NY 12501

Telephone Number: 845 475-7829

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

Email: KIRKHORTON@AOL.COM

Date: 11/12/24

Ida Segura Levin

Signature of Applicant

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR KIRK HORTON (SPONSOR)		2. PROJECT NAME LEVIN SUBDIVISION	
3. PROJECT LOCATION Municipality TOWN OF AMENIA		County DUTCHESS COUNTY	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 189 AMENIA UNION ROAD AMENIA, NY 12501			
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY. 2 LOT SUBDIVISION OF 61.896 ACRE INTO A 8.719 ACRE LOT AND A 53.177 ACRE LOT			
7. AMOUNT OF LAND AFFECTED: Initially 61.896 acres Ultimately 61.896 acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly REQUIRES AN AREA VARIANCE FOR THE 8.719 ACRE LOT, THE DISTRICT REQUIRES 10 ACRES			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? Describe: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: REQUIRES AN AREA VARIANCE FROM THE TOWN OF AMENIA ZONING BOARD OF APPEALS			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:			
12. AS A RESULT OF PROPOSED ACTION, WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name KIRK HORTON (SPONSOR) Date 11/7/2024 Signature <i>Kirk Horton</i>			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? ☐ Yes ☐ No If yes, coordinate the review process and use the FULL EAF

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? ☐ Yes ☐ No If No, a negative declaration may be superseded by another involved agency.

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING? (Answers may be hand-written if legible.)
C1. Existing air quality, surface or ground water quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources, or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resource? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? ☐ Yes ☐ No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? ☐ Yes ☐ No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural), (b) probability of occurring; (c) duration, (d) irreversibility, (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination.

Name of Lead Agency,

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)