



TOWN OF AMENIA

PLANNING DEPARTMENT
4988 Route 22, AMENIA, NY 12501
TEL: 845-373-8860 x122 FAX: 845-789-1132
E-MAIL: jwestfall@ameniany.gov WEB: www.ameniany.gov

TOWN OF AMENIA PLANNING BOARD

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that pursuant to Chapter 105 of the Town of Amenia Code, the Planning Board of the Town of Amenia will hold a public hearing on the application by Tower Hill 2014 LLC (the “Applicant”) for a lot line change consisting of transferring 18 acres from 365 Tower Hill Road, tax parcel 132000-7066-00-237191 to the adjoining 85-acre farm (the “Application”) on the property located at tax parcel # 132000-7066-00-266271 in the Town of Amenia (the “Project Site”). The Project Site is located in the Rural Agricultural zoning district.

PLEASE TAKE FURTHER NOTICE that the Planning Board will hold the public hearing on the Application on May 27, 2026, at 6:00 p.m. at Amenia Town Hall, 4988 NYS Route 22, Amenia, New York 12501.

PLEASE TAKE FURTHER NOTICE that a copy of the Application is on file in the Amenia Planning and Zoning Office for public viewing and inspection during normal business hours. The Application can also be viewed and downloaded from the Town’s official website at www.ameniany.gov.

PLEASE TAKE FURTHER NOTICE that the Planning Board will hear all persons interested in the Application at the public hearing noticed herein. All persons may appear at the hearing in person or by agent and may also submit written comments to the Planning Board at or prior to such hearing by emailing comments to Planning Board Secretary Judith Westfall at jwestfall@ameniany.gov.

Robert Boyles, Jr., Chairman
Town of Amenia Planning Board

Dated: April 29, 2026



MEMORANDUM

TO: Town of Amenia Planning Board
FROM: John V. Andrews, Jr., P.E.
PROJECT: Lands of Tower Hill 2014 LLC- Lot Line Alteration
SUBJECT: Review Comments
JOB NO.: 26-352-85-03
DATE: April 16, 2026

Pursuant to your request, we have reviewed the following revised documents submitted in support of the above-described project:

1. Letter to Town of Amenia Planning Board -Lands of Tower Hill from Rennia Engineering Design, PLLC dated March 31, 2026.
2. Town of Amenia Planning Board- Land Use Application- Lands of Tower Hill dated March 30, 2026.
3. Town of Amenia Planning Board-Authorization of Agent-Tower Hill 2014 LLC dated March 30, 2026.
4. Town of Amenia Agricultural Data Statement-Tower Hill 2014 LLC dated March 30, 2026.
5. Agricultural District Neighbor List.
6. Drawing 1-Agricultural District Map-Tower Hill 2014 LLC prepared by Rennia Engineering Design, PLLC dated March 31, 2026, scale 1" = 2000'.
7. Short Environmental Assessment Form- Tower Hill 2014 LLC dated March 30, 2026.
8. Drawing 1-Lot Line Alteration Plat-Lands of Tower Hill 2024 LLC-prepared by Rennia Engineering Design, PLLC dated March 20, 2026, scale 1" =200'.

The project is located in the Rural Agricultural (RA) Zoning District and the Aquifer Overlay District with all of the land in the Upland Aquifer. Portions of the overall parcel are located in the Scenic Protection Overlay District within Ridgeline Visual Protection zone. A small portion of the parcel at the extreme northeast corner may be in the Stream Corridor Overlay (SCO) District.

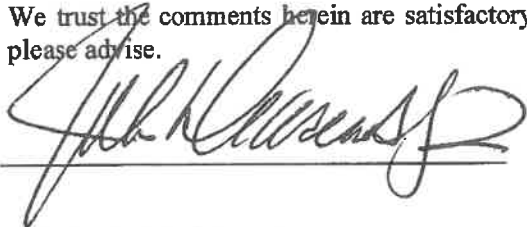
The project, as we understand it, involves a simple lot line realignment between two (2) existing parcels reconfiguring the lots to separate various existing improvements. The lots involved were previously created by Filed Map No. 12008A, filed in the office of the Dutchess County Clerk on August 20, 2025. The original minor subdivision was approved by the Planning Board by Resolution # 10 for 2025, dated May 14, 2025, a copy of which is attached hereto for the convenience of the Board. No improvements or physical changes are proposed as a result of this action.

The following comments are offered for your consideration:

1. Lot line realignments are considered Minor Subdivisions under the Town Code. This should be processed as a minor Subdivision. A public hearing will be required.

2. Lot lines changes are considered Type II actions under SEQRA. No environmental review is required. A fully completed Short Environmental Assessment Form (SEAF) was included with the Application. No conditions of concern were identified. The Planning Board issued a Negative Declaration for the original subdivision application in 2023 and further determined that the potential impacts associated with the previous amended application were consistent with those associated with the original application and that no significant adverse impacts were likely to occur.
3. The Application is substantially complete. Application has been made for preliminary and final subdivision approval. We suggest the Planning Board waive Sketch Plan acceptance and consider this an application for preliminary and final approval. We take no exception to scheduling a preliminary public hearing for the next available Planning Board meeting.
4. The Owners Consent Note will need to be signed and dated following the date of last revision by representatives of both owners.
5. The Surveyors certification will need to be signed and sealed prior to signature by the Chairman.
6. Permission to file will need to be obtained from Dutchess County Department of Health prior to signature by the Chairman.

We trust the comments herein are satisfactory for your purposes. If we can be of additional assistance, please advise.



John V. Andrews, Jr., P.E.

Attachment

cc: Victoria Polidoro, Esq.
Cassandra Britton, Esq.



TOWN OF AMENIA

4988 Route 22, AMENIA, NY 12501
TEL: 845-373-8860, x118 FAX: 845-373-9147

TOWN OF AMENIA PLANNING BOARD

Resolution # 10 for 2025

May 14, 2025

RECEIVED
MAY 19 2025
Amenia Town Clerk

Resolution Approving Minor Subdivision Plat for the Tower Hill Subdivision

WHEREAS, Tower Hill 2014 LLC, ("Applicant") is the owner of 165.42± acres of land located at 365-381 Tower Hill Road, Amenia, New York (Parcel Grid Identification Number: 132000-7065-00-266271) (the "Property");

WHEREAS, The Property is located in the Rural Agricultural Zoning District and the Upland Aquifer Overlay District, as set forth in the Town of Amenia Zoning Law (the "Zoning Law"). Portions of the Property lie in the Zoning Law's Scenic Protection Overlay District within the Ridgeline Visual Protection Zone. A small portion of the Property may lie within the Stream Corridor Overlay District; and

WHEREAS, on June 14, 2023, the Town of Amenia Planning Board granted conditional minor subdivision approval (the "2023 Approval") for the creation of three (3) lots on the Property, composed of 44.79±/- acres (known as "Lot 1"), 88.29 +/- acres (known as "Lot 2"), and 32.36±/- acres (known as "Lot 3" and, together with Lot 1 and Lot 2, collectively, the "Lots" and, individually, each a "Lot"). The conditions of the 2023 Approval were not fulfilled and the 2023 Approval has expired; and

WHEREAS, the Applicant proposes to amend the subdivision of the Property to comprise three lots of 45.73± ("Lot 1"), 85.72± ("Lot 2") and 33.98± ("Lot 3") acres in size (the "Project"). No new development is proposed; and

WHEREAS, pursuant to Chapter 105 of the Town of Amenia Town Code (the "Subdivision Law") the Applicant submitted an amended application to the Town of Amenia Planning Board ("Planning Board") for approval of the Project as a minor subdivision consisting of: (1) a Land Use Application; (2) a SEQRA Short Environmental Assessment Form ("SEAF"), Part 1; (3) a detailed subdivision plan prepared by Rennia Engineering Design, PLLC; (4) an Agricultural Data Statement; (5) the requisite filing fee and escrow amount for the application; and (6) a variety of additional documentation (the "Amended Application") including driveway and drainage easements; and

WHEREAS, consistent with the 2023 Approval the Planning Board has determined that Lots 1 and 3 do not constitute Flag Lots under the Subdivision Law, so no waiver is required pursuant to Subdivision Law § 105-21(F); and

WHEREAS, after reviewing the Amended Application and Part 1 of the SEAF, the Planning Board confirmed that the Project is an unlisted action under SEQRA. Prior to granting the 2023 Approval, the Planning Board determined that the proposed minor subdivision would not result in any significant adverse impacts and issued a SEQRA Negative Declaration for that subdivision application. Pursuant to SEQRA and prior to opening the public hearing on the Amended Application, the Planning Board reviewed the Amended Application and determined that the potential impacts of the Project are consistent with those evaluated for the 2023 Approval, that no significant adverse impacts will occur, and that no further SEQRA review of the Amended Application is required; and

WHEREAS, the Planning Board held a public hearing on the Amended Application to receive and consider any public comment and closed the public hearing on April 9, 2025; and

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 105-11 and Appendices B and C of the Subdivision Law, the Planning Board hereby approves, with conditions, the minor subdivision plat for the Project entitled "Tower Hill Subdivision" prepared by Rennia Engineering Design, PLLC, dated September 23, 2022, last revised January 20, 2025; and

BE IT FURTHER RESOLVED, that upon the satisfaction of the following conditions, the Planning Board Chairperson is hereby authorized to stamp and endorse the minor subdivision plat for the Tower Hill Subdivision (the "Final Plat Approval"):

1. The plat shall be endorsed by the Dutchess County Department of Health as satisfying all the standards of the State Sanitary Code and all related laws;
2. The plat shall bear the authorized signature of the owner of the Property;
3. The plat shall be signed by Rennia Engineering Design, PLLC, as the preparer of the Tower Hill Subdivision; and
4. As required by the Subdivision Law, the Applicant shall pay any outstanding invoices of the Planning Board's consultants incurred in connection with reviewing and processing the applications related to the Project.

BE IT FURTHER RESOLVED, pursuant to Section 105-5 of the Subdivision Code, the sale of lots or individual parcels of land shall proceed only after Final Plat Approval has been recorded and other necessary permits/approvals have been satisfied by the Applicant.

BE IT FURTHER RESOLVED, that pursuant to the Subdivision Law, within five (5) business days from this resolution, copies of the minor subdivision plat shall be so certified by the Town of Amenia Code Enforcement Officer as being conditionally approved, a copy filed with the Planning Board and a certified copy mailed to the Applicant, which shall include a statement of such requirements which, when completed, will authorize the signing of the conditionally approved plat; and

PLEASE NOTE: THIS CONDITIONAL APPROVAL OF THE PLAT SHALL EXPIRE WITHIN 180 DAYS AFTER THIS RESOLUTION UNLESS ALL THE CONDITIONS PRECEDENT TO THE EXECUTION OF THE PLAT HAVE BEEN CERTIFIED AS BEING COMPLETE. THE PLANNING BOARD MAY EXTEND THE TIME IN WHICH THE APPROVED PLAT MUST BE SUBMITTED FOR SIGNATURE BY PERIODS OF 90 DAYS EACH IF THE PLANNING BOARD DETERMINES, IN ITS SOLE DISCRETION, THAT SUCH EXTENSION WAS TIMELY MADE AND IS WARRANTED BY THE PARTICULAR CIRCUMSTANCES. CONDITIONAL APPROVAL OF THE PLAT SHALL AUTOMATICALLY TERMINATE AND BE REVOKED WITHOUT NEED FOR AFFIRMATIVE PLANNING BOARD ACTION IF ALL REQUIREMENTS FOR EXECUTION OF THE PLAT HAVE NOT BEEN CERTIFIED AS COMPLETE WITHIN 180 DAYS OF THE ORIGINAL APPROVAL PLUS ANY SUBSEQUENT EXTENSIONS.

BE IT FURTHER RESOLVED, that pursuant to Section 105-13(F)(1) of the Subdivision Law and Town Law Sections 276 and 279, the Applicant shall record the final plats with the Dutchess County Clerk's Office within 62 days after the signing of the plat by the Planning Board Chairperson and pay all applicable recording fees for said plat. The Applicant shall promptly provide proof of recording to the Planning Board; and

PLEASE NOTE: IN THE EVENT THE PLAT IS NOT RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE WITHIN 62 DAYS AFTER ITS EXECUTION, THE PLAT SHALL EXPIRE AND ANY FURTHER ACTION SHALL REQUIRE THE SUBMISSION OF A NEW APPLICATION, PAYMENT OF A NEW APPLICATION FEE AND PLANNING BOARD REVIEW OF ALL PREVIOUS FINDINGS.

BE IT FURTHER RESOLVED, in accordance with Subdivision Law Section 105-13(E), no changes, erasures, modifications or revisions shall be made on any final plat after approval has been given by the Planning Board and signed by the Planning Board Chairperson. In the event that any plat, when recorded, contains any such changes, the plat shall be considered null and void, and the Planning Board shall institute proceedings to have said plat stricken from the records of the Dutchess County Clerk's Office and the Town Clerk's Office; and

BE IT FURTHER RESOLVED, that if any condition or part of this approval resolution is annulled by a court of competent jurisdiction, the remainder of this approval resolution shall remain in full force and effect; and

BE IT FURTHER RESOLVED, that within five (5) days of the date of this resolution, a copy of this resolution shall be filed in the office of the Town of Amenia Town Clerk, and a copy of this resolution shall be mailed to the Applicant within the same five (5) day period; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

Motion By: Jamie Vitiello

Second By: Walter Dietrich

The foregoing resolution was voted upon with all members of the Planning Board voting as follows:

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Robert Boyles, Jr. Chairperson	_____	_____	_____	<u>✓</u>
Nina Peek Deputy Chairperson	<u>✓</u>	_____	_____	_____
James Walsh	<u>✓</u>	_____	_____	_____
Walter Dietrich	<u>✓</u>	_____	_____	_____
Kenneth Topolsky	<u>✓</u>	_____	_____	_____
Jamie Vitiello	<u>✓</u>	_____	_____	_____

Dated: May 14, 2025
Amenia, New York

Votes certified by:

Judy Westfall
Judy Westfall, Planning Board Clerk

RENNIA ENGINEERING DESIGN, PLLC

CIVIL & ENVIRONMENTAL ENGINEERING

6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522
Tel: (845) 877-0555 Fax: (845) 877-0556

March 31, 2026

Town of Amenia Planning Board
Amenia Town Hall
4988 Route 22
Amenia, NY 12501

Attn: Robert Boyles Jr., Chairman

Re: Lands of Tower Hill 2014 LLC – Lot Line Alteration
365 Tower Hill Road
Parcel ID: 132000-7066-00-266271, 237191, 340038

Dear Chairman Boyles and Planning Board Members,

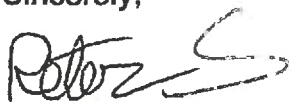
The applicant is proposing a lot line alteration of two existing parcels (Lot 1 & Lot 2) that were created by the Lands of Tower Hill 2014 LLC Subdivision, Filed Map #12008A. The proposed alteration would transfer ± 18 -acres of Lot 1 to Lot 2. The alteration would reconfigure the lots so Lot 1 would contain Residences 1 & 2 and the barns, while Lot 2 will now contain the existing Primary Residence. No changes are proposed for Lot 3. The proposed lot alterations meet and exceeds dimensional regulations required for the Rural Agricultural "RA" zoning district, requiring no variances.

Attached for your review please find seven (7) copies of the following project information:

- ✓ Land Use Application
- ✓ Short Environmental Assessment Form
- ✓ Agricultural Data Statement
- ✓ Letter of Agent
- ✓ Lands of Tower Hill 2014 LLC – Lot Line Alteration Plat, sheet 1 of 1, dated 3/20/2026
- ✓ \$450.00 Application Fee
- ✓ \$2,500.00 Initial Escrow Deposit

Please contact me with any questions at (845) 877-0555.

Sincerely,



Peter Sander
Senior Planner

Encl.



TOWN OF AMENIA

4988 Route 22, AMENIA, NY 12501
TEL: 845-373-8860, x106 FAX: 845-373-9147

TOWN OF AMENIA PLANNING BOARD AUTHORIZATION OF AGENT

I, Tower Hill 2014 LLC. c/o Philip Mactaggart, am the owner of the property
located at 365 Tower Hill Road, Wassaic, NY 12592, Amenia, New York, identified as
Grid Number 132000-7065-00-266271, 237191, 340038.

I hereby authorize Rennia Engineering Design, PLLC. to act as my agent in an
Application to the Town of Amenia Planning Board for Lands of Tower Hill 2014 LLC. - Lot Line Alteration
(Name of Project)

Print Name LIDA TAIT, AUTHORIZED SIGNATORY, TOWER HILL 2014 LLC
Signature *Lida Tait*
Date 3/30/26

Town of Amenia Planning Board

Town of Amenia
4988 Route 22
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):

132000-7066-00-266271, 237191, 340038

Name of Project: Tower Hill: Lot Line Alteration

Property Address:

365-381 Tower Hill Road
Amenia, NY 12592

Primary Contact Person:

Richard Rennia Jr., PE

Address:

Telephone Number:

Email: rich@renniadesign.com

Name of Property Owner:

Tower Hill 2014 LLC.

Address: PO Box 1024

Millbrook NY, 12545

Telephone Number:

Name of Applicant (if different):

Tower Hill 2014 LLC. c/o Philip Mactaggart

Address: PO Box 1024

Millbrook, NY 12545

Telephone Number:

Email: _____

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

Plans Prepared By:

Name: Rennia Engineering Design, PLLC.

Address: _____

Telephone Number: _____

E-mail: rich@renniadesign.com

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): Residential

Proposed Use(s): No Change - Lot Line Alteration

Parcel Size: 45.726, 85.722 Acres (FM #12008A, Lot 1 & 2)

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 +/-27,842 Proposed N/A

Footprint of Structures: +/-27,842

Deed Reference: Liber 22014

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Date _____

Filed Map Reference: Lot # 1 & 2 Map # 12008A

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 Date 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.

Town of Amenia Planning Board

Town of Amenia
4988 Route 22
Amenia, NY 12501

(845) 373-8860
(845) 373-9147 fax

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.

Paula Int. AUTHORIZED SIGNATORY,
Signature of Record Owner *TOWER HILL 2014*
LLC

Date: 3/30/26

Signature of Record Owner

Date: _____

Signature of Applicant (if different)

Date: _____

Date stamp of submission
(Office Use Only)

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: Lands of Tower Hill 2014 LLC. - Lot Line Alteration			
Project Location (describe, and attach a location map): 365 Tower Hill Road, Amenia, NY 12501			
Brief Description of Proposed Action: The Project proposes a Lot Line Alteration of two existing lots (Lot 1, Lot 2) depicted on Filed Map #12008A.			
Name of Applicant or Sponsor: Tower Hill 2014 LLC. c/o Philip Mactaggart		Telephone: E-Mail:	
Address: PO Box 1024			
City/PO: Millbrook		State: NY	Zip Code: 12545
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: Town of Amenia Planning Board: Lot Line Alteration Approval DCDOH: Permission to File			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		131.44 acres	
b. Total acreage to be physically disturbed?		0.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		131.44 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 type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" 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: _____ _____	NO	YES	
	<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: _____ _____	NO	YES	
	<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: _____ _____	NO	YES	
	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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? 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: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural grasslands <input checked="" 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?	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 checked="" type="checkbox"/>	<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"/>

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: Tower Hill 2014 LLC, c/o Philip Mactaggart Date: 3/30/26
Signature: *Philip Mactaggart* Title: AUTHORIZED SIGNATORY,
TOWER HILL 2014 LLC