TOWN OF AMENIA

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

SITE PLAN & SPECIAL USE APPLICATION
PROJECT DESCRIPTION

APPLICANT: DAVID OFFENSEND

OWNER: DAVID OFFENSEND – BARLOW FARM, LLC

PROPERTY ADDRESS: 82 KENT ROAD, WASSAIC

GRID NUMBER(S): 132000-7265-00-182419-0000

PROJECT NAME: Subdivision of 82 Kent from 101 Kent

PROJECT SITE DESCRIPTION: Provide a description of the Project Site, include the existing conditions of the site, the natural resources and environmental features of the site (e.g., wetlands and watercourses, vernal pools, steep slopes, forest, wildlife habitat, prime and statewide important agricultural soils, active farmland, and scenic viewsheds), current use/development of property (e.g., structures, roads, fences), and known past uses of the site. A conservation analysis complying with section 121-20(A) of the Zoning Law may be substituted for this Project Site Description.

I want to subdivide 5 acres from my property in order to transfer ownership of the house (82 Kent Road) to the people living there. (The house needs a great deal of work.) The property is rural with woods and hayfields.

PROJECT DESCRIPTION: Provide a description of the Project including: a general description of the nature of the Project; the type, number and approximate square footage of proposed buildings to be constructed; the approximate amount of land to be disturbed; the approximate length and/or surface area of proposed driveways, internal roads, and parking areas; the municipal, state and/or federal approvals and permits that will be required, and any waivers or variances that will be requested from the Town.

I want to transfer a 5 acre lot, with house, to the people who live there. No additional buildings are contemplated at this time.

Town of Amenia Planning Board

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LAND USE APPLICATION

Type of Application: Check all that apply

O Site Plan *O Special Permit* *O Zoning Permit* *O Subdivision*

Grid Number(s):
132000-7265-00-182419-0000

Name of Project: Offensend subdivision

Property Address:
82 Kent Road
Wassaic

Primary Contact Person:
DAVID OFFENSEND

Address: 101 Kent Road
Wassaic, NY 12592

Telephone Numbe
Email: m

Name of Property Owner:
Barlow Farm LLC

Address: Same

Telephone Number:
Same

Name of Applicant (if *different*):

Address:

Telephone Number:
Email:

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

Plans Prepared By:
Name:
Address:

Telephone Number:
E-mail:

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): Residence

Proposed Use(s): Same

Parcel Size: 5.00 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 1890 Proposed Same

Footprint of Structures: 1260 sf

Deed Reference: Liber _____
Page _ Date _____

Filed Map Reference: Lot # _____ Map # _____

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:

O yes O 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.

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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.**

David G. Offensend for Barlow Farm, LLC
Signature of Record Owner

Date: 8/20/26

Signature of Record Owner

Date: _____

Signature of Applicant (if different)

Date: _____

Date stamp of submission
(Office Use Only)

TOWN OF AMENIA

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AGRICULTURAL DATA STATEMENT

Applicant Name: DAVID OFFENSEND

Address: 101 Kent Road
Wassaic, NY 12592

Application Type (check all that apply)
- ✓ Subdivision
- ____ Site Plan
- ____ Special Use Permit

Does the application include land that contains a farm operation* within an Agricultural District? ✓ Yes ____ No

Does the application include lands within 500 feet of a farm operation* within an Agricultural District? ✓ Yes ____ No

If you answered yes to any of the two questions above, 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.

See attached list.

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

*Farm operation means the land used in agricultural production, farm buildings, equipment and farm residence buildings.

Agricultural Parcel Owners within 500 Feet of Proposed Subdivision

Barlow Farm LLC. Lot # 132000-7265-182419-0000
101 Kent Road
Wassaic, 12592

George Hoffman. Lot# 132000-7165-867321-0000
4 Loughlin Way
Wassaic, NY 12592

Shawn Goff Lot# 132000-7165-00-879307-0000
408 Sinpatch Road
Wassaic, NY 12592

Harlem Valley Materials. Lot# 132000-7165-00-772320-0000
PO Box 1199
Dover Plains, NY 12522

Joseph and Elisa Lopane. Lot# 132000-7165-00-965318-0000
19 Orchard Hill
Katonah, NY 10536

Wetland Trust Inc. Lot# 132000-7265-00-067300-0000
4729 State Route 414
Burdett, NY 14818

Robert and Althea Meade. Lot# 132000-7165-733569-0000
12 Kent Road
Wassaic, NY 12592

Clark Hill LLC Lot# 132000-7165-00-865746-0000
40 Oblong Ridge Lane
Wassaic, NY 125922

Theodore Schiffman Lot# 132000-7165-547150-0000
132 W 11th Street
New York, NY 10011

Northwest Farms Land Inc. Lot# 132000-7165-00-572374-0000
PO Box 1199
Dover Plains, NY 12522

Ellie Brown & Daniel Meissner Lot# 132000-7165-00-828568-0000
67 Kent Road
Wassaic, NY 12592

TOWN OF AMENIA
ESCROW FOR PROFESSIONAL SERVICES

Date. 8/20/26

Applicant: DAVID OFFENSEND

Project Name: OFFENSEND SUBDIVISION

Location: 82 Kent Road, Wassaic

Description of Project: subdivide 5 acre lot with house

Amount Requested: $ _____ Minimum Balance: $ _____

The Town of Amenia Planning Board is currently reviewing your application for _____. 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.

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:

DAVID OFFENSEND
Applicant:
By: David Offensend

453238 1

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 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

David Offensend

Name of Action or Project:
Subdivision

Project Location (describe, and attach a location map):
82 Kent Road Wassaic, NY

Brief Description of Proposed Action:
Subdivide the house and 5 acres

Name of Applicant or Sponsor:	Telephone
David Offensend	E-Mail

Address:
101 Kent Road

City/PO:	State:	Zip Code:
Wassaic	NY	12592

	NO	YES
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.	☑	☐
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:	☑	☐

3. a. Total acreage of the site of the proposed action? 5.0 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? 157.72 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☑	☑	☐
b. Consistent with the adopted comprehensive plan?	☑	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
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
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
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
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
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
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: _____		
_____		

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

	NO	YES
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? Timber Rattlesnake, Bog Tur...	☐	☑
16. Is the project site located in the 100-year or 500-year flood plain?	☐	☑
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☑	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
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)? 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? 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? If Yes, describe:	☑	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☐	☑
If No, could impacts from the project affect a disadvantaged community?	☐	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): No change to existing		

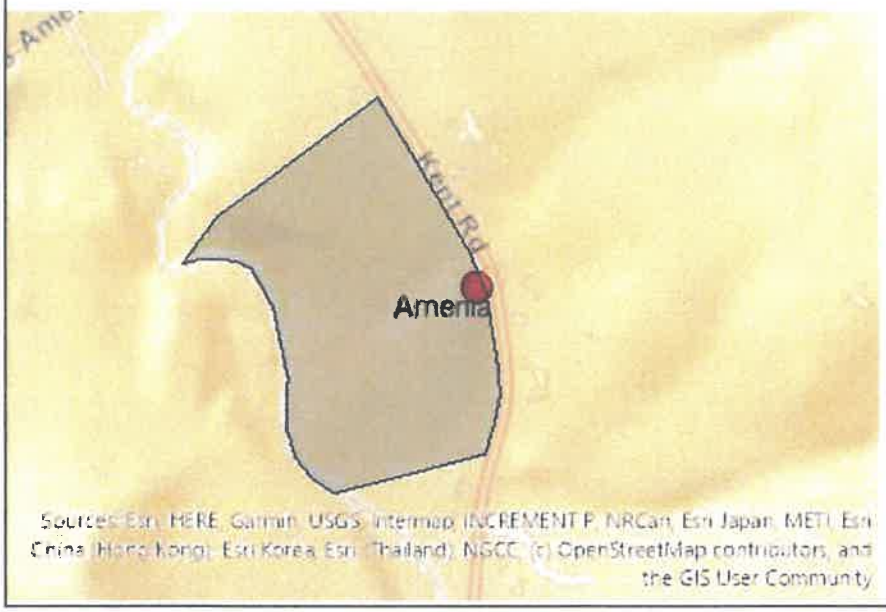
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: DAVID OFFENSEND Date: 8/20/26

Signature: Title:

EAF Mapper Summary Report

Monday, August 17, 2026 1:13 PM



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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
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]	Timber Rattlesnake, Bog Turtle, Brook Floater
Part 1 / Question 16 [100 or 500 Year Floodplain]	Yes
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	Yes