



Town of
Washington

12/30/25

10 Reservoir Dr, PO Box 667, Millbrook, NY 12545
845-677-3419

www.washingtonny.org

AREA VARIANCE APPLICATION FORM

APPLICATION TO THE TOWN OF WASHINGTON
ZONING BOARD OF APPEALS
FOR AN AREA VARIANCE

REAL PROPERTY INFORMATION

Dutchess County Tax Map Number (1234-00-123456-0000)	13 58 89-6566-00-697093-0000
Property Street Address	452 Hibernia Rd, Salt Point NY 12578
Number of Acres	1.2
Zoning District from Zoning Map	RL-5
Describe the Current Use of the Property.	Single Family Res
Is this property located in or near a Wetland or Wetland Buffer?	____ YES <input checked="" type="checkbox"/> ____ NO May Require a Town Wetlands Permit or be ruled by the Aquifer Protection Requirements
Is this property within 500 feet of the boundary of the Village of Millbrook?	____ YES <input checked="" type="checkbox"/> ____ NO
Is this application being made for a violation that currently exists on the property?	____ YES <input checked="" type="checkbox"/> ____ NO If YES, the application fee is double.

OWNER INFORMATION

Name of Record Owner(s): If a corporation, LLC, Trustee, so state and submit form	Corey Moron
Record Owner Mailing Address	452 Hibernia Rd Salt Point NY 12578
Record Owner Email Address	Corey Jay Moron @ Gmail, com
Record Owner Phone Number	646-645-6431

NOTE: In addition to the above, please complete the following information if the application is submitted and signed by a representative of the owner. (ie. LLC, Corporation, Trustee or applicant's attorney, agent, architect, builder, contract vendee, etc.)

Name of Authorized Representative if different from owner:	Peter Danwan
Business Name of Applicant	Mastercraft Contracting & Remodeling Inc
Applicant Mailing Address	1 Hollow Lane, Dayhousers NY 12403
Applicant Email Address	MCAD99@gmail.com
Applicant Phone Number	914 760 7383

Please check to specify who you wish correspondence to be e-mailed to, from the above names:

☐ Applicant/Owner(s)
☒ Authorized Representative

SUMMARY OF AREA VARIANCE REQUEST

- an area variance to increase the bulk within the eastern side yard set back
- special permit since the porch will be located within the reduced side yard set back, an area variance to increase the bulk within the reduced set back

DESCRIPTION OF HARDSHIP

A Variance to the Zoning Ordinance is requested for the following five (5) reasons:

1. An undesirable change will not be produced in the CHARACTER of the neighbor or a detriment to nearby properties if granted, because:

The design is in keeping with the farmhouse style of many houses in the area.

2. The benefit sought by the applicant CANNOT be achieved by some method feasible for the applicant to pursue, other than an area variance, because:

The addition of the porch in this area makes the design more symmetrical and gives more of a classic look.

3. The amount of relief requested is not substantial because:

The relief requested does not encroach more than the existing structure does.

4. The variance will NOT have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because

The design is keeping with the neighborhood character

5. Has the alleged difficulty been self-created? ☒ Yes, or ☐ No Why?

The addition of the front covered porch is a classic element and enhances the look of the property

DESCRIPTION OF PROJECT

Please write N/A in any section which does not apply to your application.

For Demolition of Existing Building Areas

Please describe area being removed:

A plain concrete step & landing

New Construction Areas (New Dwelling, New Additions, Pool):

Dimensions of first floor extension:

Porch: 10' x 31.5' 2 steps and landing: 5' x 7'

Dimensions of new second floor:

0

Dimensions of floor above second level: 0

Height (from finished ground to top of ridge): 14' from ground to Roof

Is basement or lowest floor area being constructed? If yes, please provide height (above ground) measured from natural existing grade to first floor:

Submit manufacturer specifications for pools, sheds, etc.

Proposed Alterations or Structural Changes Construction

Please describe building areas: Basement, First floor, Second floor
Number of Floors and General Characteristics BEFORE Alterations: 1

Number of Floors and Changes WITH Alterations: 1

Calculations of building areas and lot coverage:

Existing square footage of existing buildings on your property:

Proposed increase of building coverage:

323 sf

Square footage of your lot:

52,272

Percentage of coverage of your lot by building area:

Purpose of New Construction,

Front Porch Addition

Please describe the land contours (flat, slope %, heavily wooded, marsh area, etc.) on your land and how it relates to the difficulty in meeting the code requirement (s):

Meadow gentle slope under 2% This is an addition to an existing structure that encroaches the same 11.6' into the side setback

ADDITIONAL REQUIRED INFORMATION

Have any prior appeals been made with respect to this property?

_____ Yes _____ NO X

Such appeal(s) was (were) in the form of

_____ A requested interpretation

_____ A request for a variance

Name of Owner:

Date

Was appeal granted or denied?

_____ Please
provide copies of previously granted appeals.

Are there any Covenants or Restrictions concerning this land?

_____ Yes _____ NO X If yes, please furnish a copy

Are the subject premises listed for sale on the real estate market?

_____ Yes _____ X No

Are there any proposals to change or alter land contours?

X No _____ Yes please explain.

Are there any wetland areas or buffers on the parcel?

_____ Yes _____ NO X

Are those wetland areas or buffers shown on the survey submitted with this application?

_____ Yes _____ NO _____

If your property contains ponds, wetlands or buffer areas, have you contacted the Building Department for its determination of jurisdiction?

_____ Yes _____ NO _____

Does your application require Town, County, State, or Federal Permits?

_____ Yes _____ NO _____ If yes, provide which agency and the type of application.

Has an application been made to or granted by any other entity, and by which agency? Provide copies

Washington Building Dept. (see attached)

Are there any patios, structures, pools or fences that exist on your property that are not shown on the survey that you are submitting?

 Yes NO

If yes, please provide a plot plan showing all improvements.

Do you have any construction taking place at this time concerning your premises?

 Yes NO X

Please submit a copy of your building permit and survey as approved by the Building Department

Describe the construction:

Do you or any co-owner also own other land adjoining or close to this parcel?

 Yes X NO If yes, please label the proximity of your lands on your survey.

Please list present use or operations conducted at this parcel Existing Barn & Pool
and the proposed use No Change

 . (i.e.: existing single family, proposed: same with garage, pool or other)

NOTARIZED STATEMENT

By submitting this application, I hereby swear/affirm that this variance is the MINIMUM that is necessary and adequate, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

I further swear/affirm that the information in this application is a truthful and honest representation of the property for which this request is made.

I further swear/affirm that I will make an appointment with the Zoning Administrator within five business days of this application to allow for an inspection of said property.

[Signature]
Signature of Applicant or Authorized Agent
Agent must submit Owner Authorization Form

Peter Danvers
Printed Name

Sworn to before me this 10th day of Nov., 2025.

Place Notary Stamp here:

[Signature]
Signature of Notary



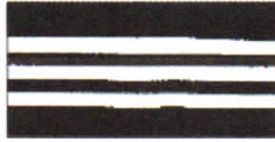
ZBA AREA VARIANCE CHECKLIST TO BE COMPLETED BY APPLICANT.

Documents are required 21 days prior to a meeting. We suggest submitting earlier than 21 days to ensure the Town has a complete application. **If information is missing the appearance before the ZBA will be delayed.**

REAL PROPERTY INFORMATION

Dutchess County Tax Map Number (1234-00-123456-0000)	135889-4546-00-697093-0000
Property Street Address	452 Hixman Rd, Southampton, NY 12578
Check or N/A	
*	A complete application form, neatly printed or typed, signed in ink and six copies.
*	Scaled site plan drawings of proposed project in an 11x17 or larger format, prepared by a NYS licensed engineer or surveyor. Drawings should be folded with the packet and include the name of the property owner and address on the drawings. These drawings can include, but are not limited to, the following: Site plan. Floor plan(s). Elevations. Any other details deemed necessary to explain this project. (Copies of pool plans, shed information, etc.)
*	Survey maps of the property with the name of the property owner on the map. The map should be folded to fit in a legal sized file folder. The map must have the grid number legibly written on the back of the map.
*	Legal proof of control of the property by ownership. (Deeds may be obtained from the Office of the Dutchess County Clerk or via the website: https://www.co.dutchess.ny.us/CountyClerkDocumentSearch/Search.aspx
	Certificates of occupancy for the subject premises. If any are lacking, please apply to the Building Department to either obtain them or to obtain an Amended Notice of Disapproval.
*	New York State Environmental Assessment Form. The type of environmental assessment form to be submitted will depend on the scope of work and proposed use described in the application. Please refer to the New York State Department of Environmental Conservation's website at www.dec.ny.gov/permits/357.html for further information as well as printing required forms
*	A set of at least four photographs labeled to show different angles of the yard areas after staking corners for new construction, and/or photos of building area to be altered.
*	Application fee: Four hundred dollars (\$400.00) for the first variance One hundred twenty-five dollars (\$125.00) for each additional area variance (For example, if you need a side yard variance and a rear yard variance the fee will be \$525.00) An escrow fee may be requested by the ZBA. Minimum fee \$1500.00. Checks shall be made payable to "Town of Washington" Credit card payments are subject to an additional fee up to 2.95% charged by the credit card processing company.
*	A Flash Drive or PDF of all documents, except the application fee. A PDF may be emailed to ZBA@washingtontownny.org referenced as "ZBA Application/Owner's Name"
	A plot plan of all improvements if not shown on the survey map.
	Owner's affidavit providing permission for someone to act as their agent.

	Approved Building Permit
	Permits from other town, county, state or federal agencies.
*	Owner's Endorsement
	APPLICANTS ARE RESPONSIBLE FOR PUBLICATION OF NOTICE OF PUBLIC HEARING & MAILING TO ADJACENT NEIGHBORS CONSULT with ZBA Clerk for Notice of Public Hearing & Neighbor List The following two requirements must be provided to the ZBA Clerk two weeks prior to the meeting or the application will be removed from the agenda.
	Affidavit of Publication from Poughkeepsie Journal
	Proof of Mailing to Adjacent Neighbors from the United States Post Office (USPS Certified Mail Receipt for each neighbor)



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 10/2/2025

Time Recorded: 1:38 PM

LIBERTY LAND ABSTRACT
4240 BELL BLVD STE 103

Document #: 02 2025 53420

BAYSIDE, NY 11361

Received From: LIBERTY LAND ABSTRACT

Grantor: LOVELL MARGARET E

Grantee: MURKIN COREY

Recorded In: Deed

Tax District: Other

Instrument Type:

Examined and Charged As Follows :

Recording Charge: \$200.00

Number of Pages: 4

Transfer Tax Amount: \$2,670.00

Includes Mansion Tax: \$0.00

*** Do Not Detach This Page

Transfer Tax Number: 1287

*** This is Not A Bill

Red Hook Transfer Tax:

RP5217: Y

TP-584: Y

County Clerk By: CSC

Receipt #: 26917

Batch Record: 211



02202553420

Bradford Kendall
County Clerk



BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made the 12th day of September two thousand twenty-five

BETWEEN Margaret E. Lovell and Lawrence Lovell, as Tenants by the Entirety, having an address at 452 Hibernia Rd., Salt Point, NY 12578, party of the first part, and **Corey Moran**, having an address at 529 W 42nd Street #8P, New York, N.Y. 10036, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Washington & Town Clinton, County of Dutchess, and State of New York, bounded and described on Schedule A attached hereto:

BEING the same premises conveyed by Richard A. Best and Barbara A. Best to Margaret E. Lovell and Lawrence Lovell, by deed dated September 18, 1997 and recorded in the Dutchess County Clerk's Office on September 19, 1997 in Liber 1999 Page 426.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above-described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

THE word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

Westcor Land Title Insurance Company

Title Number: LL-56083-25-D

Page 1

SCHEDULE A DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Clinton and Washington, County of Dutchess and State of New York bounded and described as follows:

BEGINNING at a 15 inch maple tree on the southerly highway line leading from Hibernia to Stanfordville, said tree also being on the property line between lands now or formerly of Glauber on the southwest and the herein described lands on the southeast;

THENCE with said highway line

1. North 82 degrees 28 minutes 00 seconds East, 127.26 feet;
2. South 77 degrees 44 minutes 00 seconds East, 112.57 feet to a monument on the town line between the Towns of Clinton on the west and Washington on the east;
3. South 84 degrees 27 minutes 00 seconds East, 91.72 feet to an iron rod;

THENCE along other lands of Atkinson.

1. South 06 degrees 13 minutes 00 seconds West, 523.00 feet to an iron rod; and
2. North 87 degrees 10 minutes 23 seconds West, 328.68 feet to an iron rod in the fence line between lands now or formerly of Glauber on the west and the herein described lands on the east;

THENCE with said fence line and property line, North 06 degrees 18 minutes 30 seconds East, 523.00 feet to the point of BEGINNING.

FOR INFORMATION ONLY:

Property Address: 452 Hibernia Road, Washington, NY;
Hibernia Road, Salt Point, NY 12578,
Tax ID: Section 6566 Block 00 Lot 697093
Section 6566 Block 00 Lot 678088

Please contact jennifer.team@llabstract.com for all your title needs.



Washington

TOWN OF WASHINGTON
BUILDING, PLANNING & ZONING
10 Reservoir Dr, PO Box 667
Millbrook, NY 12545
845-677-3419

Consent to Inspection

The undersigned, does hereby state:

COREY MORAN

and **NA**

Owner Name

Owner Name

That the undersigned is/are the owner(s) of the premises in Town of Washington, located at

452 Hibernia Rd, South Paris, NY 12578

which is shown and designated on the Dutchess County Tax Map as:

135889 - 6566 00-697093 - 0000

That the undersigned (has) (have) filed, or cause to be filed, an application with the Town of Washington for the following:

☐ Assessment Review

☐ Building Permit

☐ Municipal Search

☐ Planning Board Application

☒ Zoning Board of Appeals Application

That the undersigned do(es) hereby give consent to representatives of the Town of Washington, including but not limited to the Building Inspector, Zoning Administrator, or Assessor of the Town of Washington to enter upon the above described property, including any and all buildings located thereon, to conduct such inspections as they may deem necessary with respect to the aforesaid application, including inspections to determine that said premises comply with all of the laws, ordinances, rules, and regulations of the Town of Washington. The time and date of the inspection will be scheduled in advance with the property owner or their representative. **Failure to schedule an inspection will delay your project.**

That the undersigned, in consenting to such inspections, does so with the knowledge and understanding that any information obtained will be used in conjunction with the application, and may delay your application if violations of the laws, ordinances, rules or regulations of the Town of Washington have been identified, and that your assessment may be increased based upon information found in the site inspection.

Contact person for inspection: Peter Donwan

Phone Number to schedule inspection: 914 760 7283

Corey Moran

NA

Signature

Signature

COREY MORAN

Print Name

Print Name

Dated: 11/19/2025

Dated: _____

AFFIDAVIT TO BE COMPLETED BY APPLICANT/OWNER

State of New York

County of Dutchess

ss:

Corey Moran

being duly sworn, deposes and says:

1. That he/she resides at 452 Hibernia Rd in the County of Dutchess and the State of New York. That he/she is the Owner / Agent of the Owner of the within property as described in the foregoing application for Subdivision / Site Plan / Special Use Permit approval(s) and that the statements contained therein are true to the best of his/her knowledge and belief.
2. That we hereby authorize Peter Dawson of M/S Forest & Corbin + Randy Inc. to act as our representative in all matters regarding the application that may come before the Town of Washington Planning Board.
3. That he/she has the legal right to make or authorize the making of said application.
4. That he/she understands that the Town of Washington Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and correct.

Corey Moran
Applicant/Owner

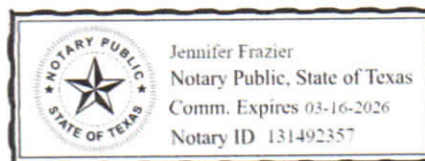
N/A
Applicant/Owner

Jfr
Notary Public

State of Texas, County of Dallas

Acknowledged before me on this 19th day of November 2025 by
COREY MORAN. This notarization was completed online.

Jfr
Jennifer Frazier
Notary Public



Notarized Online with NotaryLive.com



Notarized by: Jennifer Frazier
Time: 2025-11-19 16:04:54 UTC
URL: <https://notarylive.com/tu/cdp/EG9UFQ>
Access ID: EG9UFQ
Pin: WW5SSA



Washington

TOWN OF WASHINGTON
BUILDING DEPARTMENT
10 Reservoir Dr, PO Box 667
Millbrook, NY 12545
845-677-3419

PLEASE NOTE: If ownership is held by a corporation, LLC, jointly or in partnership, each owner and/or partner must sign a separate owner's endorsement. If the owner or owners are making the application, this endorsement is not required.

OWNER'S ENDORSEMENT

STATE OF NEW YORK)
COUNTY OF Dutchess) ss:

Corey Moran

, being duly sworn, deposes and says:

- I am: (check one) X 1. the sole owner in fee (One individual on the tax roll)
- _____ 2. a part owner in fee (Two or more individuals on the tax roll)
- _____ 3. an officer of the corporation which is the owner in fee of the premises described in the foregoing application.
- _____ 4. designated party authorized to act pursuant to a trust or legal document. (Trustees listed on tax roll)
- _____ 5. member/owner(s) of Limited Liability Corporation (LLC).

(If you checked #1, #4 or #5, please provide proof of legator (i.e. Corporate Resolution, Surrender Letter, Executor of the Will, Certified Letter of Testamentary, Letter of Administration, Attorney Opinion Letter, Letter of Probate, Power of Attorney, etc.)

I reside at 452 Hibernia Rd

City Salt Point State NY Zip 12578

I have authorized (name) Peter Donovan

(Company) Mastercraft Contracting & Remodeling Inc.
to make the foregoing application to the Town of Washington for approval as described herein for the
property located at 452 Hibernia Rd, Salt Point, NY 12578
property ID # 135885-6566 00-697093 -0000

Corey Moran
Signature

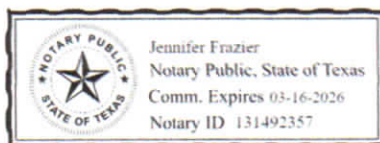
N/A

State of Texas, County of Dallas

19 day of November, 2025

by COREY MORAN.

Gar



Notarized Online with NotaryLive.com

617.20
Appendix B
Short Environmental Assessment Form

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: Front Porch Addition																		
Project Location (describe, and attach a location map): 452 Hibernia Rd, Salt Point, NY																		
Brief Description of Proposed Action: Addition of a covered front porch																		
Name of Applicant or Sponsor: Peter Donovan president Mustard Construction & Remodeling, Inc.		Telephone: 914 760 7383																
Address: 1 Hollow Lane		E-Mail: MC PD99@Gmail.com																
City/PO: Poughkeepsie		State: NY	Zip Code: 12603															
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%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><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 governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>											
NO	YES																	
<input checked="" type="checkbox"/>	<input type="checkbox"/>																	
3. a. Total acreage of the site of the proposed action? 1.2 acres																		
b. Total acreage to be physically disturbed? 0.00721 acres																		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.0 acres																		
4. Check all land uses that occur on, adjoining and near the proposed action.																		
<table style="width: 100%;"> <tr> <td><input type="checkbox"/> Urban</td> <td><input type="checkbox"/> Rural (non-agriculture)</td> <td><input type="checkbox"/> Industrial</td> <td><input type="checkbox"/> Commercial</td> <td><input checked="" type="checkbox"/> Residential (suburban)</td> </tr> <tr> <td><input type="checkbox"/> Forest</td> <td><input type="checkbox"/> Agriculture</td> <td><input type="checkbox"/> Aquatic</td> <td colspan="2"><input type="checkbox"/> Other (specify): _____</td> </tr> <tr> <td colspan="5"><input type="checkbox"/> Parkland</td> </tr> </table>				<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				
<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, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) 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 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? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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: _____	<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 type="checkbox"/> Forest <input checked="" 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Peter Donovan</u>		Date: <u>1/16/25</u>
Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	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.
<div style="display: flex; justify-content: space-between;"> <div> <hr/> Name of Lead Agency </div> <div> <hr/> Date </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div> <hr/> Print or Type Name of Responsible Officer in Lead Agency </div> <div> <hr/> Title of Responsible Officer </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div> <hr/> Signature of Responsible Officer in Lead Agency </div> <div> <hr/> Signature of Preparer (if different from Responsible Officer) </div> </div>	

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