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August 26, 2026

VIA FEDERAL EXPRESS
Honorable Amanda Lefton
Commissioner
NYS Department of Environmental Conservation
625 Broadway
Albany, New York 12233

Re: Lead Agency Dispute
Proposed Subdivision in Town of Springfield and Town of Otsego

Dear Commissioner Lefton:

Whiteman Osterman & Hanna LLP serves as counsel to the Town of Springfield ("Springfield") Planning Board in connection with its review of a proposed residential subdivision of approximately ±1,525 total acres (the "Subdivision" or "Proposed Action"), of which 776acres are located in Springfield and 749 acres are located in the Town of Otsego ("Otsego"). The land to be subdivided includes the following tax parcels: 69.00-1-11.00; 69.00-1-8.00; 69.00-1-30.00; 54.00-2-11.00; 54.00-1-42.00; 54.00-2-6.00; 54.00-2-2.00; 53.00-1-15.00; 53.00-1-8.03; 54.00-1-3.00; 39.00-3-26.00; 39.00-3-25.00; 39.00-3-24.00; 54.00-1-22.00; 54.00-1-23.00; 69.44-1-28.00; 69.44-1-9.00; and one unnumbered lot (the "Project Site"). We respectfully submit this letter, pursuant to State Environmental Quality Review Act ("SEQRA") regulation 6 NYCRR 617.6(b)(5), requesting a determination from the Commissioner of the New York State Department of Environmental Conservation (the "Department") that the Springfield Planning Board shall be designated the Lead Agency for the Subdivision's SEQRA review.

Background

On July 21, 2025, Fraydun Manocherian and Pamela Equities, Corp. (the "Project Sponsor") submitted a subdivision sketch plan application to the Springfield Planning Board, which sketch plan proposed a subdivision with 111 single-family-home lots across ±1,525 total acres of land spanning Otsego and Springfield ("July 2025 Subdivision Sketch Application"). *See*

Exhibit A [July 2025 Subdivision Sketch Application]. Subsequently, on August 7, 2025, the Springfield Planning Board held a public meeting to review the July 2025 Subdivision Sketch Application. At the August 7, 2025 meeting, the Project Sponsor presented the Subdivision to the Springfield Planning Board, the Springfield Planning Board gave comments to the Project Sponsor, and some interested members of the public were allowed time to speak and ask questions. *See* **Exhibit B** [Springfield Planning Board Minutes, August 7, 2025]. At this meeting, our office, as counsel to the Springfield Planning Board, discussed the applicable review process and legal procedures with the Springfield Planning Board and members of the public. In addition, the Springfield Planning Board elected to seek a consulting engineer to assist in the Subdivision's review. Importantly, at this August 7, 2025 meeting, pursuant to the Subdivision Regulations of the Town of Springfield, Otsego County, New York ("Springfield Subdivision Regulations") the Springfield Planning Board determined that the Subdivision was a "major subdivision." *See* **Exhibit B** [Springfield Planning Board Minutes, August 7, 2025].

On May 19, 2026, in response to comments obtained, the Project Sponsor submitted to the Springfield Planning Board revised sketch plan materials resulting from comments from the Springfield Planning Board, which revised sketch plan proposes a cluster subdivision pursuant to the Springfield Subdivision Regulations ("Revised Sketch Submission"). *See* **Exhibit C** [May 2026 Revised Sketch Submission]. In total, the proposed Subdivision includes 80 single-family-home lots (50 in Otsego and 30 in Springfield) and a 46-unit multi-family component (located in Springfield) across ±1,525 total acres of land spanning the two towns (the "Proposed Action").

Upon receipt of the Revised Sketch Submission, on June 4, 2026, the Springfield Planning Board held a regularly scheduled public meeting to review the Revised Sketch Submission. *See* **Exhibit D** [Springfield Planning Board Minutes, June 4, 2026]. At this meeting, after a presentation from the Project Sponsor, the Springfield Planning Board took the following actions by resolution:

1) Classified the Proposed Action as a SEQRA Type I action due to the number of residential units proposed to be constructed that will be connected to private, on-site groundwater wells and septic systems per 6 NYCRR 617.4(b)(5)(ii) (construction of 50 or more new residential units "not to be connected (at the commencement of habitation) to existing community or public water and sewerage systems including sewage treatment works" qualifies as a Type I action);

2) The Springfield Planning Board declared its intent to serve as lead agency; and

3) The Springfield Planning Board established an escrow account to cover engineering consultant and legal counsel fees and costs related to the Proposed Action. The Springfield Planning Board also retained Springfield's consulting engineer, C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, DPC ("C.T. Male") and our firm to assist with their review of the Subdivision.

See **Exhibit E** [Springfield Planning Board Resolutions, June 4, 2026].

Given the changes to the SEQRA regulations and related environmental assessment forms, on or about June 23, 2026, the Project Sponsor submitted a revised Part 1 of the Full Environmental Assessment Form ("EAF"), which the Springfield Planning Board accepted at its June 25, 2026 meeting. *See* **Exhibit F** [June 23, 2026 Revised EAF Part 1 Submission].

On June 23, 2026, in accordance with 6 NYCRR 617.6, Springfield Planning Board circulated its Notice of Intent to Designate SEQRA Lead Agency to all involved and interested agencies. The Springfield Planning Board also transmitted the EAF Part 1 prepared by the Project Sponsor and a copy of the application materials (collectively referred to herein as the "Notice of Intent") to the involved and interested agencies per 6 NYCRR 617.6(b)(3)(i). *See* **Exhibit G** [Notice of Intent and Mailing Confirmations].

On July 2, 2026, it was discovered that the four involved agencies in the Town of Otsego—the Town of Otsego Planning Board, the Town of Otsego Town Board, the Town of Otsego Building Department, and the Town of Otsego Highway Department—had not received the lead agency notice, EAF Part 1, and application materials due to a mistake in mailing address.[1] This error was corrected immediately upon discovery, and the Notice of Intent, EAF Part 1, and application materials were circulated to those four Otsego agencies on July 2, 2026. *See* **Exhibit H** [Otsego Notice of Intent Mailing Confirmations]. By July 6, 2026, all involved and interested agencies had received the Notice of Intent.

The following agencies consented to the Springfield Planning Board acting as SEQRA lead agency for the Proposed Action:

- Otsego County Agricultural and Farmland Protection Board;
- Otsego County Planning Department;
- New York State Department of Transportation ("NYSDOT");
- New York State Department of Health, Bureau of Water Supply Protection; and
- New York State Department of Environmental Conservation (the "Department").

These consent letters are attached hereto as **Exhibit I**.

By letter dated July 30, 2026, the Chair of the Town of Otsego Planning Board ("Otsego Planning Board") communicated the Otsego Planning Board's objection to Springfield Planning Board serving as lead agency. *See* **Exhibit J** [Otsego Planning Board Objection Letter]. In his objection letter, the Otsego Planning Board Chair did not state that the Otsego Planning Board wants to serve as lead agency, nor did he name another involved agency as a more appropriate choice for lead agency.

Instead, the Otsego Planning Board Chair objected on the belief that the Springfield Planning Board lead agency designation is premature and reserved the right to interpose as the lead agency at a later date when designation of a lead agency is more appropriate. As noted below,

[1] The mailings had mistakenly been sent to the Town of Otego.

the Springfield Planning Board commenced the SEQRA review process at the appropriate time and in accordance with all applicable regulations. *See* **Exhibit J** [Otsego Planning Board Objection Letter].

At the same time, we highlight that the Springfield Planning Board's engineering consultant, C.T. Male, issued a comment letter related to the Subdivision and the Springfield Planning Board's sketch plan review on July 20, 2026. *See* **Exhibit K** [C.T. Male Subdivision Comment Letter]. The C.T. Male comment letter set forth various comments that need to be addressed prior to the Springfield Planning Board making any determination related to the Subdivision's sketch plan, which is a preliminary procedural action that can be completed without a SEQRA determination of significance.

On August 6, 2026, our office attended a Springfield Planning Board meeting to discuss the Otsego Planning Board Objection Letter and the impact of the same, as well as the C.T. Male comment letter. At this meeting, the Springfield Planning Board moved to allow our office to proceed with the instant request to the Commissioner of the Department.

Accordingly, we now submit this lead agency dispute for resolution by the Commissioner. We note that no other involved or interested agencies have objected within 30 calendar days of transmittal of the Notice of Intent.

Involved Agency Jurisdiction

Under SEQRA and its implementing regulations, the role of lead agency may only be assumed by an involved agency that is "principally responsible for undertaking, funding or approving" the overall Proposed Action. *See* 6 NYCRR 617.2(w). An involved agency is any agency that "has jurisdiction by law to fund, approve or directly undertake an action." *See* 6 NYCRR 617.2(u). Pursuant to New York Town Law Section 276 and the Springfield Subdivision Regulations Articles 1 and 3, the Springfield Planning Board has approval authority over the subdivision of land in Springfield. *See* **Exhibit L** [Springfield Subdivision Regulations]. In addition, as noted below, the Springfield Planning Board has jurisdiction over the special use permit and site plan review required for the proposed 46 multi-family units proposed in Springfield.

In accordance with 6 NYCRR 617.6(b)(5)(ii), each involved agency's jurisdiction over the Proposed Action is identified as follows:

- **Town of Springfield Town Board**: Approving the dedication of certain infrastructure for the Proposed Action;
- **Town of Springfield Building Department**: Approving construction of Proposed Action buildings which will be located in Springfield;
- **Town of Springfield Highway Department:** Approving roadways for the Proposed Action subdivision which will be located in Springfield;
- **Town of Otsego Planning Board:** Approving subdivision of the Otsego lands

included in the Proposed Action;

- **Town of Otsego Town Board:** Approving the dedication of certain infrastructure for the Proposed Action;
- **Town of Otsego Building Department:** Approving construction of Proposed Action buildings which will be located in Otsego;
- **Town of Otsego Highway Department:** Approving roadways for the Proposed Action subdivision which will be located in the Town of Otsego;
- **Otsego County Health Department:** Approving on-site wells and septic systems;
- **New York State Department of Environmental Conservation:** Approving permits and certifications in relation to jurisdictional wetlands, water quality, stormwater discharge, and water withdrawal; and
- **New York State Department of Health**: Approving on-site wells and septic systems.

In addition to the above, please note that we have circulated this lead agency dispute resolution request to all involved and interested agencies.

The Otsego Planning Board Objection Letter

We note that Otsego Planning Board's objection to Springfield Planning Board serving as lead agency primarily focused on its view that the Springfield Planning Board lead agency designation is premature. However, the exact opposite is true. As noted above, the Springfield Planning Board received the initial application from the Project Sponsor in July 2025. Thereafter, the Springfield Planning Board held a public meeting and provided comments to the Project Sponsor. In response to comments, the Project Sponsor submitted a cluster subdivision application. The Springfield Planning Board considered the Revised Sketch Submission at a public meeting on June 4, 2026, classified the Subdivision as a Type I action under SEQRA, and designated its intent to be the SEQRA lead agency. Thus, it is evident that the Springfield Planning Board did not rush to make any determinations related to SEQRA. Instead, the Springfield Planning Board complied with the SEQRA regulations, and ensured that the application materials were ready for lead agency coordination.

SEQRA and its implementing regulations require that an agency determine the action type and, if a Type I action, initiate coordinated review "as early as possible" after it has received the application. *See* 6 NYCRR 617.6(a)(1)(i), (iii)-(iv) ("[a]s early as possible in an agency's formulation of an action it proposes to undertake, or as soon as an agency receives an application for funding or for approval of an action," the agency must "determine whether the action is subject to SEQR," "determine whether the action may involve one or more other agencies," and "make a preliminary classification of an action as Type I or Unlisted."); *see also* 6 NYCRR 617.6(b)(3)(i) ("[w]hen an agency proposes to directly undertake, fund or approve a Type I action . . . , it must, as soon as possible, transmit Part 1 of the EAF completed by the project sponsor, or a draft EIS and a copy of any application it has received to all involved agencies and notify them that a lead agency must be agreed upon within 30 calendar days of the date the EAF or draft EIS was transmitted to them."). Based on this authority in the SEQRA regulations, the Springfield Planning

Board properly implemented SEQRA by classifying the Subdivision as a Type I action, designating its intent to serve as lead agency, and circulating the Notice of Intent and related documents when it did.

The Otsego Planning Board also objected on the premise that due to a lack of detailed engineering, grading, stormwater, and architectural plans at this time, the designation of lead agency is premature without the information necessary to assess the scope of environmental impacts. The SEQRA regulations do not require this level of detail prior to establishing the lead agency for a proposed action.

In fact, Sections 3.1(d) and 4.8(a) of the Springfield Subdivision Regulations require that an applicant provide an environmental assessment form to allow the Springfield Planning Board to commence the SEQRA process. *See* **Exhibit L** [Springfield Subdivision Regulations]. Therefore, Springfield Planning Board initiated SEQRA coordination when it received and reviewed the above noted sketch plan submissions in accordance with the SEQRA regulations and the local subdivision regulations.

The Otsego Planning Board's objection letter also states that more detailed subdivision plans and various environmental reports and studies must be submitted to further refine the jurisdiction of the various interested and involved agencies prior to commencing the coordinated review process, seemingly suggesting that SEQRA would commence at the preliminary subdivision review phase, and not sketch plan review phase. However, we highlight that per the SEQRA regulations, the only information required to commence a coordinated review is:

1) Part 1 of the EAF completed by the project sponsor; and
2) A copy of any application it has received.

See 6 NYCRR 617.6(b)(3)(i). Here, as noted above, the Notice of Intent that was circulated to all interested and involved agencies included Part 1 of the EAF, Subdivision sketch plans, and all other application materials. *See* **Exhibit G** [Notice of Intent]. Therefore, the Springfield Planning Board's designation of intent to be lead agency was not premature.

To this end, we highlight that the Department's consent letter in response to the Springfield Planning Board's Notice of Intent had no objection and *did not* indicate by checking the choice provided on its response form that "DEC needs additional information to respond." *See* **Exhibit I** [Department's Response to Notice of Intent]. Accordingly, the Department found that Springfield Planning Board's Notice of Intent was not premature.

Per New York Town Law Section 276(5) requirements, the Springfield Planning Board will require information sufficient for a preliminary subdivision plat before it makes a determination of significance under SEQRA. *See* N.Y. Town Law § 276(5)(c) ("A preliminary plat shall not be considered complete until a negative declaration has been filed or until a notice of completion of the draft environmental impact statement has been filed in accordance with the provisions of the state environmental quality review act. The time periods for review of a

preliminary plat shall begin upon filing of such negative declaration or such notice of completion.").

Here, the Springfield Planning Board, through multiple meetings, exercised due diligence in identifying all involved and interested agencies, and circulated the Notice of Intent to all involved and interested agencies, allowing all potential agencies the ability to comment.

Request for Springfield Planning Board to be Designated Lead Agency

Upon a review of the facts and law discussed below, the Commissioner should designate the Springfield Planning Board as the SEQRA lead agency for the Proposed Action. A majority of the Project Site for the Proposed Action is located in Springfield, encompassing approximately 776 acres, compared to approximately 749 acres in Otsego (i.e., approximately 51% vs. 49%). *See* **Exhibit C** [May 2026 Revised Sketch Submission]. The majority of proposed open space resulting from the cluster Subdivision is located in Springfield as well, totaling approximately 451 acres, compared to approximately 425 acres of proposed open space in Otsego. This amounts to 58% of the proposed dedicated open space in Springfield as compared to 57% of dedicated open space being proposed in Otsego. *See* **Exhibit C** [May 2026 Revised Sketch Plan Submission].

In terms of density of development, please note the following related to the Revised Sketch Submission:

1) **Traditional Subdivision Density**: Per the Town of Springfield regulations, the Project Sponsor must provide a traditional subdivision plan to evaluate the maximum density permitted under the Springfield Subdivision Regulations. *See* **Exhibit L** [Springfield Subdivision Regulations, Section 4.8]. Under a traditional subdivision, 76 lots would be located in Springfield and 59 lots located in Otsego. *See* **Exhibit C** [May 2026 Revised Sketch Plan Submission].

2) **Proposed Cluster Subdivision Density**: As indicated in the Revised Sketch Submission, the Project Sponsor's cluster sketch plan proposes 30 single family lots and 46 multi-family dwellings in the Springfield. And, the cluster sketch proposes only 50 single family lots in Otsego. *See* **Exhibit C** [May 2026 Revised Sketch Plan Submission].

As the Commissioner reviews this lead agency designation request, we highlight that the above noted increased density in Springfield brings other potential local environmental impacts that would be felt locally within Springfield. For example, there would be more septic systems, wells, and/or land disturbance in Springfield as compared to Otsego.

Importantly, several Subdivision design features related to access also weigh in favor of the Springfield Planning Board serving as lead agency as these features are located within Springfield. Namely, primary access routes to the State University of New York ("SUNY") Biological Field Station parcels at SBL 54.00-1-12.00, SBL 54.00-1-6.00, SBL 54.00-1-40.00, and SBL 54.00-1-39.04 are located within Springfield, placing associated access, circulation, and

operational considerations under Springfield's jurisdiction.

To this end, we highlight that approximately ±4.8 miles of existing roadway in Springfield will be utilized to provide access to the lots within the Subdivision, including portions of Allen Lake Road (County Highway 27), Willsey Road, McRorie Road, Thurston Hill Road, and Ralph Buddle Road. Compare this to the portions of approximately ±4.4 miles of existing roadway in Otsego providing access to the properties. It is likely through the review process that portions of these existing roads will require some degree of widening, resurfacing, etc., but the majority of potential improvements are reasonably anticipated to be in Springfield. *See* **Exhibit C** [May 2026 Revised Sketch Plan Submission].

Additionally, a majority of the primary access from the main subdivision areas will be provided via Thurston Hill Road and McRorie Road, which connect to Springfield Town Roads and continue to destinations north and west within Springfield. We highlight that the NYSDOT, which also has an oversight interest in the roadway design for the Proposed Action, submitted a response to the Notice of Intent expressly consenting to the Springfield Planning Board assuming lead agency status.

Finally, Springfield also contains significant environmental resources that have the potential to be impacted by the Proposed Action. Approximately 84% of all mapped wetland resources associated with the Proposed Action are located within Springfield, making Springfield the municipality with primary oversight interest in potential wetland-related impacts and resource protection. *See* **Exhibit C** [May 2026 Revised Sketch Plan Submission]. We highlight that the Department, which also has an oversight interest in potential wetland-related impacts and resource protection, submitted one of the letters ***consenting*** to the Springfield Planning Board assuming lead agency status. *See* **Exhibit I** [Department's Response to Notice of Intent].

In summary, Springfield is the municipality in which a majority of the Proposed Action acreage and open space, an overwhelming majority of the wetland resources, a majority of residential development lots and dwelling units, and a majority of the subdivision access routes will be located. Therefore, the Springfield Planning Board contends that it is best suited to serve as the lead agency for this Proposed Action given that Springfield is the locality that may experience the most impact from the Subdivision.

Guiding Standards in Lead Agency Determination

The SEQRA regulations provide that where there are multiple agencies who seek the status of lead agency, certain criteria are examined to determine which agency is more appropriately situated to act as the lead agency. The regulations in 6 NYCRR 617.6(b)(5)(v)(a)-(c) set forth the criteria as follows:

(a) "whether the anticipated impacts of the action being considered are primarily of statewide, regional, or local significance (i.e., if such impacts are of primarily local significance, all other considerations being equal, the local agency involved will be lead agency)";

(b) "which agency has the broadest governmental powers for investigation of the impact(s) of the proposed action"; and

(c) "which agency has the greatest capability for providing the most thorough environmental assessment of the proposed action."

The regulations require a determination and designation of lead agency based on the above criteria and the facts of the case. As discussed below, when the facts of this case are evaluated under these three criteria, it is evident that the Springfield Planning Board is best suited to serve as lead agency.

First Criterion – The Anticipated Impacts of the Subdivision are Primarily of Local Significance within the Town of Springfield, and Therefore the Springfield Planning Board Shall be the Lead Agency.

The first criterion is "whether the anticipated impacts of the action being considered are primarily of statewide, regional, or local significance." 6 NYCRR 617.6(b)(5)(v)(a). The potential impacts from a subdivision project are primarily local in nature. *See, e.g., Town of Oyster Bay Zoning Board of Appeals v. Incorporated Village of Roslyn Harbor Planning Board*, 2015 WL 13713050, at *2 (N.Y. D.E.C. January 13, 2015) ("the typical environmental impacts of a subdivision (e.g., traffic, sedimentation and erosion) would be local"). In this case, as a residential subdivision of land that is largely undeveloped under existing conditions, the Proposed Action has the potential to introduce impacts on land, surface water, groundwater, aesthetic resources, open space, traffic, and community character which will be primarily of local significance to Springfield. Construction-related impacts potentially include noise, dust, and traffic impacts and would also be of a local nature.

Admittedly, where two local agencies are involved in a lead agency dispute, the first criterion may not weigh in favor of either agency. *See id.* (where the Commissioner determined that the potential subdivision impacts were local and the Village Planning Board and Town ZBA—two local agencies—were involved in the lead agency dispute, the Commissioner determined that the first criterion did not weigh in favor of either agency). However, where two separate municipalities are a part of a lead agency dispute, the Commissioner can consider which local municipality contains more of the proposed action in order to evaluate which municipality is likely to experience most of the impacts. *See Lead Agency Dispute: Village of Millerton Planning Board v. Town of North East Planning Board*, 2016 WL 11188729, at *2 (N.Y. D.E.C. May 6, 2016).

In *Village of Millerton Planning Board*, the Acting Commissioner considered, among other factors, that the Town portion of the Project was larger than the Village portion of the Project, and that more driveways/access points to serve the Project were located in the Town than in the Village, in determining that the Town's Planning Board was likely to have "most of the impacts from the construction and operation of the Project." *Id.* Where most of the impacts from the construction and operation of the Project would occur in the Town, the Acting Commissioner determined that

the first criterion favored the Town's Planning Board over the Village's Planning Board. *Id.*

As noted above, Springfield contains more of the Proposed Action's acreage, dwelling units, lots, and open space than Otsego. Related to density, with more density being proposed in Springfield, it follows that more septic systems, wells, and land disturbance will occur in Springfield as compared to Otsego. Springfield also contains more sensitive environmental resources than Otsego, which have the potential to be impacted by the Proposed Action. For instance, ±84% of all mapped wetland resources associated with the Proposed Action are located within Springfield. Further, a majority of the primary access from the main subdivision areas will be provided via Thurston Hill Road and McRorie Road, which connect to Springfield Town Roads and continue to destinations north and west within Springfield, suggesting more access and circulation (i.e., traffic) impacts in Springfield. The fact that primary access roads to the SUNY Biological Field Station parcels are located within Springfield also factors into Springfield experiencing more impacts associated with access and circulation post-Proposed Action construction.

Based on the foregoing, while the anticipated impacts of the Proposed Action are primarily of local significance, the Springfield Planning Board is better situated to identify and assess potential environmental impacts locally since most of the impacts from the Proposed Action are likely to occur within Springfield's jurisdiction. Therefore, the first criterion favors the Springfield Planning Board serving as lead agency for the Proposed Action.

Second Criterion – The Springfield Planning Board has the Broadest Government Power for Investigation of Potential Impacts.

The second criterion considers "which agency has the broadest governmental powers for investigation of the impact(s) of the proposed action." 6 NYCRR 617.6(b)(5)(v)(b). The Springfield Planning Board and the Otsego Planning Board both have authority and power with respect to reviewing and approving the subdivision of lands within their respective municipal borders. That said, where more of the Proposed Action is located in one municipality and that municipality has more zoning districts implicated, this leans in favor of that municipality having broader jurisdictional control under the second criterion. *See Village of Millerton Planning Board v. Town of North East Planning Board*, 2016 WL 11188729, at *2 (both Planning Boards had site plan review authority and similar zoning controls, but the majority of the Project was located "within the jurisdiction of the Town, not the Village and . . . implicate[d] three different zoning classifications in the Town").

In *Village of Millerton Planning Board*, the Acting Commissioner found that "[t]he Town Planning Board through its site plan review ha[d] the authority to impose substantive conditions on the size and location of structures on a majority of the site and require mitigation should the environmental review disclose impacts that can be avoided or reduced by modifications to the Project" and, therefore, had broader jurisdictional control than the Village Planning Board pursuant to its own site plan review authority. We reiterate that more of the Proposed Action acreage, dwelling units, lots, and open space are located in Springfield and further note that, as

stated in the EAF Part 1 submitted for the Proposed Action, the portion of the Proposed Action in Springfield implicates two zoning districts—the Residential AG District and Lake District—whereas the lands in Otsego only implicate Otsego's Residential-Agricultural 1 ("RA-1") District. *See* **Exhibit M** [Town of Springfield Zoning Law ("Zoning Law") and Zoning Map].[2]

To this end, we highlight that the Subdivision proposes a multi-family development (46 units) on a portion of the Project Site, which will result from the Subdivision. This portion of the Project Site is located in Springfield's Residential AG zoning district. *See* **Exhibit M** [Springfield Zoning Law and Zoning Map]. In the Residential AG zoning district, multi-family developments are permitted via special use permit from the Springfield Planning Board with site plan review. *See* **Exhibit M** [Springfield Zoning Law, Sections 6.5 and 9.1]. We have reviewed the Revised Sketch Submission and note that the multi-family development will need to be revised to reflect three (3) or more dwelling units per building in order to be permitted in the Residential AG zoning district. *See* **Exhibit M** [Springfield Zoning Law, Section 2.2 definition for "Multiple Family Dwelling"]. Nevertheless, when this revision is made, Springfield will still contain the most dwelling units of the Proposed Action and Springfield will still retain special use permit and site plan jurisdiction over the proposed multi-family dwellings.

Therefore, Springfield has jurisdiction over the Subdivision pursuant to its Subdivision Regulations, as well as its governmental powers under its site plan review and special use permit regulations within the Springfield Zoning Law. *See* **Exhibit M** [Springfield Zoning Law, Sections 6.5 and 9.1].

For instance, under its site plan review criteria related to the multi-family units, the Springfield Planning Board may consider whether the development provides:

1) A harmonious relationship between proposed uses and existing adjacent uses;
2) Maximum safety of vehicular circulation between the site and the street;
3) Adequate interior circulation, parking and loading facilities with particular attention to pedestrian safety;
4) Adequate landscaping and setbacks to achieve compatibility with and protection of adjacent uses;
5) Factors deemed necessary by the Planning Board for the health, safety, and welfare of the public; and
6) Compatibility with existing structures and area so as not to alter the general character of the area.

See **Exhibit M** [Springfield Zoning Law, Section 9.1(i)].

[2] Note that despite the zoning map being labeled "draft," it was approved by the Town of Springfield Town Board via local law.

Under Springfield's special use permit standards, the Springfield Planning Board shall ensure that the following special use permit criteria are met:

1) that the special use is specifically authorized by the Zoning Law (and the decision shall set forth the exact subsection of the Zoning Law containing the jurisdictional authorization);

2) that the special use meets all of the criteria set forth in Section 9.2(f)(2) of the Zoning Law authorizing such special use; and

3) that the granting of the special use permit will not alter the general character of the surrounding area, or impair the intent or purpose of the Zoning Law, or of the Town's Comprehensive Plan, or of land use and similar goals and plans from time to time adopted by the Springfield Town Board and in effect at the time in question. In so doing, the Planning Board shall consider factors such as:

    a. location and size of the proposed project;
    b. the nature and intensity of the operations involved;
    c. the size of the site in relation to the size of the proposed project;
    d. the location of the site with respect to the existing or future streets giving access to it with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
    e. whether the location, nature and height of buildings, walls, and fence will discourage the appropriate development and use of adjacent land and buildings and properties generally in the district or impair the value thereof;
    f. whether the operations in connection with the proposed project will be more objectionable in nature to nearby properties and properties generally in the district by reason of noise, fumes, vibration, flashing lights, increased traffic or any other objectionable reasons, than would be the operations of any use permitted as of right;
    g. the impact on existing and planned capacity of infrastructure systems, including but not limited to roads, water, sewer, energy and drainage;
    h. whether environmentally sensitive features will be protected; and
    i. whether any authorization hereunder shall create fiscal burdens upon the community at large.

See **Exhibit M** [Springfield Zoning Law, Section 9.2(f)(2)].

Thus, while both the Otsego Planning Board and the Springfield Planning Board have subdivision review jurisdiction over the Proposed Action, the Springfield Planning Board has increased jurisdiction over the Proposed Action via the required special use permit and site plan review approvals needed for the multi-family units within Springfield.

Nevertheless, it still stands that with a majority of the proposed subdivision acreage, dwelling units, lots, and open space being located in Springfield, the Springfield Planning Board will have the authority to impose substantive subdivision design requirements on a majority of the

Proposed Action site, several of which design requirements relate to environmental impacts. *See*, *e.g.*, **Exhibit L** [Springfield Subdivision Regulations, Sections 4.2(i), 4.4, 4.5, 4.7 addressing soil preservation, drainage, parks and open spaces, and other environmental considerations, respectively].

The Springfield Planning Board also has broader jurisdictional authority as it is adhering to its cluster subdivision regulations in reviewing the clustered, multi-family residential development component of the Proposed Action. *See* **Exhibit L** [Springfield Subdivision Regulations, Section 4.8]. Specifically, the Springfield Subdivision Regulations allow the Project Sponsor to seek modifications from the Springfield Planning Board to applicable Springfield Zoning Law provisions if, in the Planning Board's judgment, the modifications would be beneficial to the interests of the Town and the neighborhood. The clustered component of the Proposed Action is proposed solely within the municipal borders of Springfield, so Otsego's clustering provisions are not implicated.

In short, the Springfield Planning Board has broadest governmental power to review the Proposed Actin because of the following:

1) The Subdivision includes more land, lots, dwelling units, existing roads and open space within Springfield compared to Otsego;
2) The Subdivision implicates two zoning districts within the Town of Springfield, inherently implicating additional regulations within each zoning district, compared to the one zoning district within Otsego;
3) The Subdivision implicates Springfield's clustering subdivision regulations, which give the Springfield Planning Board additional governmental power to waive certain zoning requirements for the preservation of open space;
4) The Springfield Planning Board will have site plan review authority over the proposed multi-family development within its Residential AG zoning district on the Project Site, which will require an additional public hearing; and
5) The Springfield Planning Board will have special use permit review authority over the proposed multi-family development within its Residential AG zoning district on the Project Site, which will require an additional public hearing.

Therefore, this criterion favors the Springfield Planning Board being selected as the lead agency for the Proposed Action.

Third Criterion – The Springfield Planning Board has the Greatest Capability for Providing the Most Thorough Environmental Assessment of the Proposed Action.

The third criterion favors the agency with "the greatest capability for providing the most thorough environmental assessment of the proposed action." 6 NYCRR 617.6(b)(5)(v)(c). The Environmental Conservation Law ("ECL") also states that "[i]n the event that there is a question as to which is the lead agency, any agency may submit the question to the commissioner and the commissioner shall designate the lead agency, *giving due consideration to the capacity of such*

agency to fulfill adequately the requirements of [ECL Article 8]." ECL § 8-0111(6) (emphasis added). As stated above, Springfield Planning Board has already retained our office and C.T. Male as consultants for technical reviews related to the Proposed Action.

As the Department is aware, our office has represented private developers and municipalities providing assistance related to SEQRA and local permitting procedures on large scale development projects (e.g., large scale warehouses and distribution centers, large scale planned unit developments, and multiple large subdivision applications). For instance, our office represented the Town of Amenia related to the Silo Ridge subdivision and development, which involved a complex environmental review similar to the Proposed Action. C.T. Male similarly has vast experience in regard to such matters and has already reviewed the Proposed Action and provided a comment letter summarizing its review. To this end, we highlight that C.T. Male provides a range of consulting services that will be applicable for the Subdivision's review, including but not limited to civil engineering, traffic and transportation, stormwater, surveying, water and wastewater services; geotechnical engineering services; wetland investigations; etc.

Additionally, the Springfield Planning Board has the ability to establish—and has already established—an escrow account funded by the Project Sponsor. *See* Zoning Law § 10.1. Funds from this escrow account will cover professional consultant review costs for the Proposed Action. Therefore, the Springfield Planning Board will have the necessary financial resources to undertake a thorough environmental review of the Proposed Action. This provision of financial resources in conjunction with the professional expertise of the consultants retained illustrate that the Springfield Planning Board is prepared to provide the most thorough environmental assessment of the Proposed Action.

At its June 2, 2026, meeting, the Otsego Planning Board voted to establish an escrow account for consultant reviews of the Proposed Action. *See* **Exhibit N** [Otsego Planning Board Meeting Minutes]. Nevertheless, it appears that in the months of July and August, no progress was made to retain consultants or review the Proposed Action. In the June meeting, "[b]oard members emphasized the complexity of the proposed subdivision and ***expressed concern regarding the Board's ability to independently evaluate technical information*** related to transportation, stormwater management, water supply, wastewater disposal, environmental impacts, and infrastructure costs," and in the July 7, 2026 meeting, the Planning Board voted to object to the Springfield Planning Board serving as lead agency ***without proposing an alternate lead agency***. *See* **Exhibit N** [Otsego Planning Board Meeting Minutes] [emphasis added]. It is apparent that the areas of technical review for which the Otsego Planning Board expressed concern as to whether it can properly assess the Subdivision's complexity are well within the expertise of the Springfield Planning Board and its consultant, C.T. Male.

The Otsego Planning Board is thus behind the Springfield Planning Board in its review efforts, has expressed concerns about its capacity to review the Proposed Action, and has refused to propose itself as an alternate lead agency. In contrast, the Springfield Planning Board has retained professional consultants, who have already been involved with review of the Proposed Action and provided review comments. As illustrated above, the Springfield Planning Board has

also promptly and properly initiated coordinated review as required by SEQRA's implementing regulations. For the foregoing reasons, the third criterion weighs in favor of the Springfield Planning Board being designated as lead agency.

Conclusion

The Springfield Planning Board respectfully requests that it be designated as lead agency in the review of the Proposed Action based on the law and facts in this case. Such determination would be consistent with the criteria set forth in 6 NYCRR 617.6(b)(5)(v) and with past Department lead agency dispute determinations. The Springfield Planning Board is prepared to assume the lead agency functions, intends to conduct a thorough SEQRA review, and will fully coordinate with the Otsego Planning Board in such process.

In furtherance of this request, we provide the following exhibits, enclosed:

Exhibit A: July 2025 Subdivision Sketch Application;
Exhibit B: Springfield Planning Board Minutes, August 7, 2025;
Exhibit C: May 2026 Revised Sketch Submission;
Exhibit D: Springfield Planning Board Minutes, June 4, 2026;
Exhibit E: Springfield Planning Board Resolutions, June 4, 2026;
Exhibit F: June 23, 2026 Revised EAF Part 1 Submission;
Exhibit G: Notice of Intent and Mailing Confirmations;
Exhibit H: Otsego Notice of Intent Mailing Confirmations;
Exhibit I: Lead Agency Consent Letters;
Exhibit J: Otsego Planning Board Objection Letter;
Exhibit K: C.T. Male Subdivision Comment Letter;
Exhibit L: Springfield Subdivision Regulations;
Exhibit M: Springfield Zoning Law and Zoning Map; and
Exhibit N: Otsego Planning Board Meeting Minutes.

Finally, in accordance with 6 NYCRR 617.6(b)(5)(i), this request has been circulated to the Project Sponsor and all interested and involved agencies to the Proposed Action. Further, all comments from the Project Sponsor and involved agencies in relation to this lead agency designation request must be submitted to the Commissioner within 10 calendar days after receipt of this request.

Please let me know if you require any further information or have any questions.

Respectfully submitted,

/s/ *Charles J. Gottlieb*

Charles Gottlieb

Enclosures

Cc: Anthony Luisi, Esq., Deputy Commissioner and General Counsel (*via email*)
Town of Springfield Town Board (*via Federal Express*)
Town of Springfield Building Department (*via Federal Express*)
Town of Springfield Highway Department (*via Federal Express*)
Town of Otsego Planning Board (*via Federal Express*)
Town of Otsego Town Board (*via Federal Express*)
Town of Otsego Building Department (*via Federal Express*)
Town of Otsego Highway Department (*via Federal Express*)
Otsego County Health Department (*via Federal Express*)
New York State Department of Environmental Conservation (*via Federal Express*)
New York State Department of Health (*via Federal Express*)
Otsego County Planning Department (*via Federal Express*)
Otsego County Department of Code Enforcement (*via Federal Express*)
New York State Department of Transportation (*via Federal Express*)
New York State Office of Parks, Recreation and Historic Preservation (*via Federal Express*)
Otsego Watershed Supervisory Committee (*via Federal Express*)
Otsego County Agriculture & Farmland Protection Board (*via Federal Express*)
United States Army Corps of Engineers (*via Federal Express*)
State University of New York (SUNY) Oneonta (*via Federal Express*)
Project Sponsor, c/o Allyson M. Phillips, Esq., Young/Sommer, LLC (*via email*)

Exhibit A

Young / Sommer LLC

ATTORNEYS AT LAW

MAIN OFFICE (FOR ALL MAIL): 500 FEDERAL STREET, 5TH FLOOR, TROY, NEW YORK 12180
ALBANY OFFICE: 41 STATE STREET, STE 604-12, ALBANY, NEW YORK 12207

Phone: 518-438-9907 • Fax: 518-438-9914

www.youngsommer.com

Allyson M. Phillips, Esq.
Telephone Extension: 257
aphillips@youngsommer.com

July 21, 2025

Via Overnight Delivery
Town of Springfield Planning Board
c/o Henry Miller, Planning Board Chairman
207 Pumpkin Hook Road
Jordanville NY, 13361

Re: Request for Sketch Plan Conference
Manocherian Parcels (Town of Springfield and Otsego)

Dear Chairman Miller:

This firm is legal counsel to Fraydun Manocherian and Pamela Equities, Corp. (collectively, the "Applicant"), the owners of approximately 1,525 acres of land located in the Towns of Otsego and Springfield. Pursuant to Section 3.1 of the Subdivision Regulations of the Town of Springfield, the Applicant hereby requests to be placed on the next agenda of the Springfield Planning Board ("Planning Board") for a sketch plan conference to discuss a proposed 111 lot residential subdivision. The subject properties are located within the Town of Otsego (+/- 760 acres) and the Town of Springfield (+/- 765 acres).

Enclosed in support of this request, please find two (2) copies of the following:

1) Sketch plan of proposed subdivision (4 sheets), including: i) existing conditions map, ii) proposed sketch plan with numbered lots, iii) proposed sketch plan with identified "Development Areas" or "neighborhoods" which provide a more detailed look at lot counts, size and roadway access, and; iv) proposed sketch plan with steep slopes and wetland areas identified.

2) Record property surveys for parcels in the project area (14 sheets).

3) GIS Project Mapping Figures, (8 sheets) including:

i. Site Location Map. Depicts the subject properties in a regional context.

ii. Abutters Map. Depicts the subject properties with ownership entity and tax map ID identified. Abutting property owner entities and tax map IDs are also included.

iii. Zoning Map. Depicts the three area zoning classifications within the project area. "Residential AG District and Lake Districts located in Springfield, and the "RA-1" District located in Otsego.

iv. Existing Wetlands Map. Depicts the various wetland areas on the subject properties as identified by the Applicant's wetland consultant, Labella Associates.

v. Public School Districts. Depicts the three area public school districts including Cherry Valley-Springfield, Cooperstown and Richfield Springs.

vi. Fire Districts. Depicts the three fire districts within the project area, including Springfield Center, Cooperstown and Fly Creek districts.

vii. Glimmerglass Historic District Map. Depicts the Glimmerglass Historic District surrounding Otsego Lake and the Glimmerglass State Park on the eastern lakeshore.

viii. Agricultural Districts. Depicts NYS Agricultural Districts located primarily to the north and south of the project area. There are two parcels within the Otsego portion of the project area that are located in a designated Agricultural District.

4) USB Flash Drive containing PDF copies of this submission.

5) Part I of the Short Environmental Assessment Form (EAF). The EAF was prepared for Sketch Plan review and to comply with the submission requirements at Section 3.1 of the Springfield Subdivision Regulations. The EAF should be considered preliminary and will be updated or supplemented at the time an application for subdivision is submitted to the Springfield Planning Board.

Please feel free to contact me directly if you have any questions or need any additional information in advance of the Plannign Board's August 7th meeting.

Very Truly Yours,

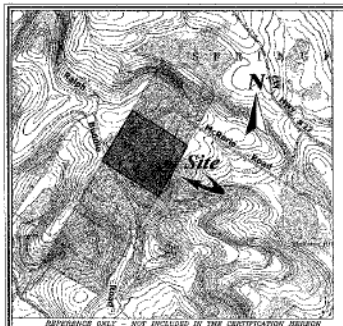
Allyson M. Phillips

Allyson M. Phillips

Enc.

Cc:

Town Clerk (Cover Letter Only, via First Class Mail)
Springfield Community Center
129 County Rd 29A
Springfield Center, NY 13468



APPEARANCE ONLY - NOT INCLUDED IN THE CERTIFICATION HEREON

Vicinity Map: (Not to Scale)

References:

- MAP ENTITLED "BOUNDARY SURVEY OF PREMISES OF THE STATE UNIVERSITY COLLEGE AT ONEONTA FOUNDATION CORPORATION", DATED AUGUST 1, 2000 BY LAWSON SURVEYING AND MAPPING.
- OTSEGO COUNTY 1969 BEERS ATLAS - TOWN OF SPRINGFIELD
- MAP ENTITLED "MAP OF A PORTION OF LANDS OF JOHN GRECO" DATED OCTOBER 19, 1987 BY RICHARD A. PAPA, P.LS.
- LIBER 654 OF DEEDS AT PAGE 946

Subject To:

- ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE
- ANY UTILITY EASEMENTS OF RECORD
- ANY RIPARIAN RIGHTS
- THE RIGHTS OF THE PUBLIC & HIGHWAY RIGHTS & EASEMENTS IN AND TO ANY PORTION OF THE PREMISES SHOWN HEREON LYING WITHIN THE BOUNDS OF RALPH BUDDLE ROAD (SEASONAL USE TOWN HIGHWAY) AND McRORIE ROAD (SEASONAL USE TOWN HIGHWAY).

Districts

Fire: Springfield Fire
School: Richfield Springs Central
Agricultural: None
Zoning: None

Legend:

- IRC – IRON ROD FOUND AND CAPPED AS NOTED
- IRF – IRON ROD FOUND
- IPF – IRON PIPE FOUND
- N/F – NOW OR FORMERLY
- POL – POINT ON LINE
- (OA) – OVERALL
- R&M – RECORD AND MEASURE
- (DIST.) – DISTURBED
- —X— – OLD BARB WIRE FENCE
- ○○○ – STONE WALL REMAINS
- ℄ – PROPERTY LINE
- = = = – CULVERT PIPE
- – – –

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:

Lake Otsego Properties - Residential Subdivision

Project Location (describe, and attach a location map):

Town Springfield and Town of Otsego, New York

Brief Description of Proposed Action:

The Proposed Action is the subdivision of approximately ±1,525 acres into 111 residential lots. The subject properties are located within the Towns of Springfield (±760 acres) and Otsego (±765 acres).

This Short EAF has been prepared for Sketch Subdivision Plan review and should be considered preliminary and used for planning purposes only.

The attached supplemental figures have been prepared using available Geographic Information Systems mapping and are provided to add context to the Sketch Subdivision Plan review.

Name of Applicant or Sponsor:	Telephone:
Fraydun Manocherian & Pamela Equities Corp.	E-Mail:

Address:

18 E 50th Street

City/PO:	State:	Zip Code:
New York	New York	10022

	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: TBD	☐	☑

3. a. Total acreage of the site of the proposed action? ±1,525 acres
   b. Total acreage to be physically disturbed? TBD acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±1,525 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ 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: _____ Development of private ground water wells is anticipated and yet to be determined.	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ Development of private wastewater treatment facilities is anticipated but yet to be determined.	☑	☐

	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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
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: The stormwater design for the Proposed Action is to be determined. The Proposed Action will comply with the current NYSDEC SPDES General Permit Requirements for Stormwater Management.		
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: The stormwater design for the Proposed Action is to be determined.		
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:		

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

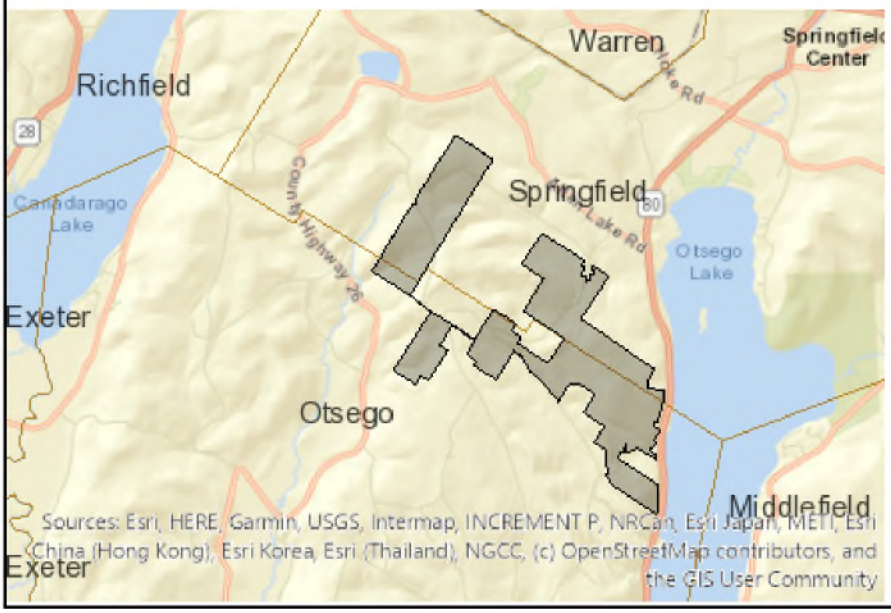
Applicant/sponsor/name: JMC Planning Engineering Landscape Arch. & Land Surveying, PLLC Date: 07/18/2025

Signature: James Caris, AICP Title: Project Manager/Planner

PRINT FORM

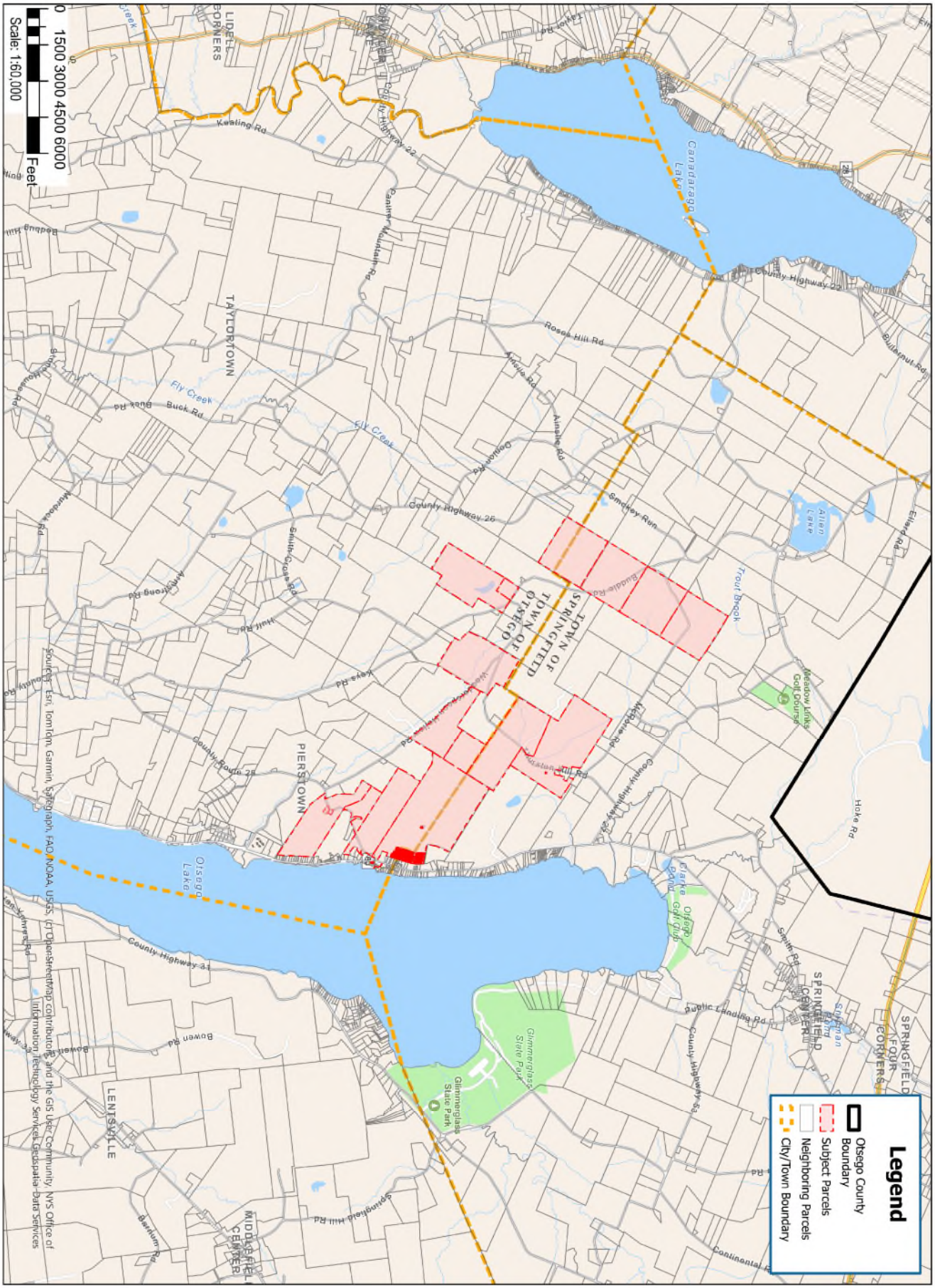
EAF Mapper Summary Report

Friday, July 18, 2025 11:35 AM



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



Otsego Lake Development

Site Location Map

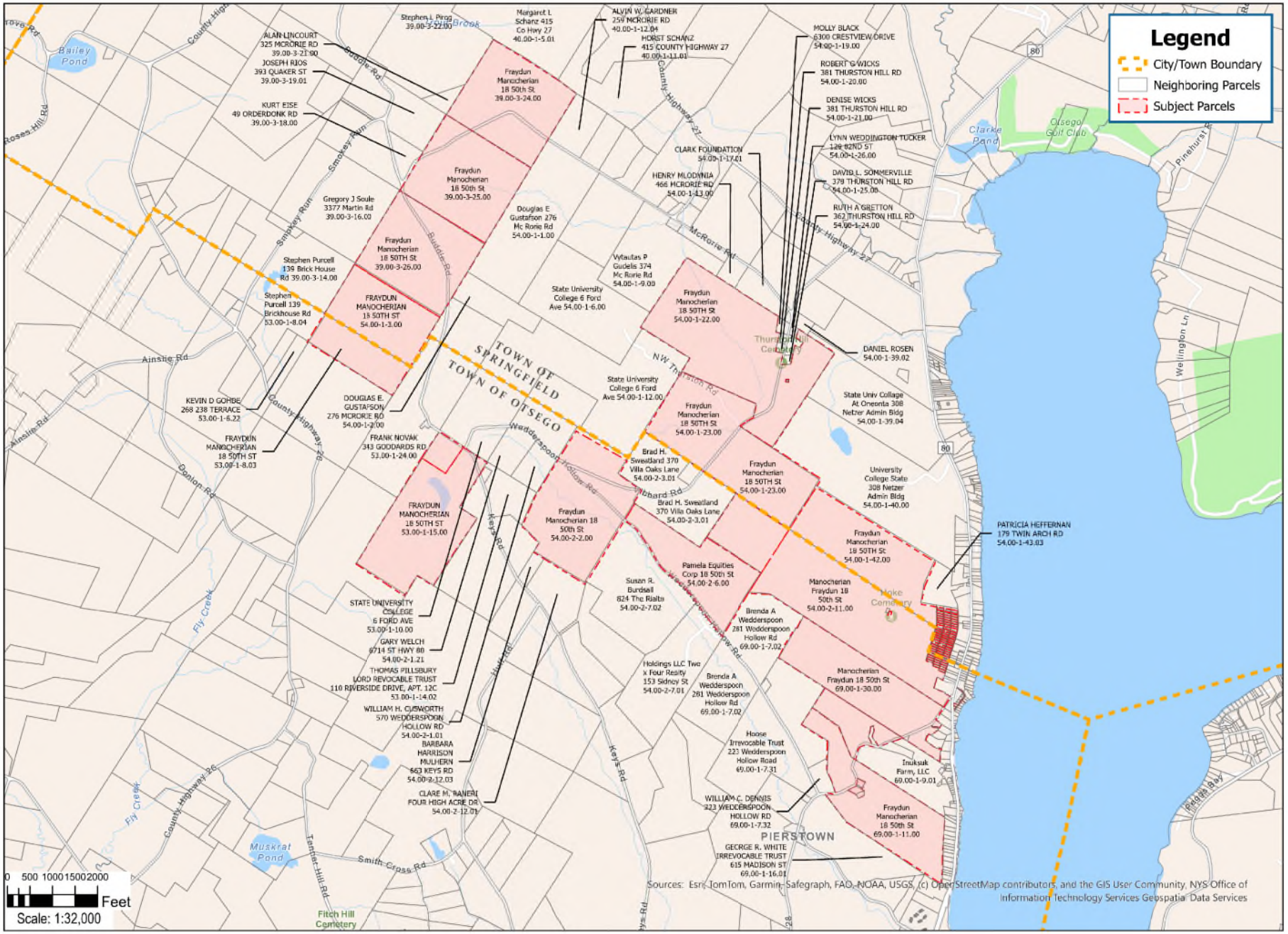
Date: 07/22/2025

JMC Project: 20035

N

JMC

Information depicted hereon is a compilation of Survey data obtained by others and data layers from publicly available Geographic Information Systems. While every reasonable effort is made to ensure the accuracy and completeness of the data, on the date the map is prepared, JMC PLANNING ENGINEERING LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC makes no claims or warranties, expressed or implied, concerning the accuracy, completeness or suitability of the data. Nor should it be construed or used as a legal description.



Otsego Lake Development

Abutters Map

JMC Project: 20035

Date: 07/22/2025

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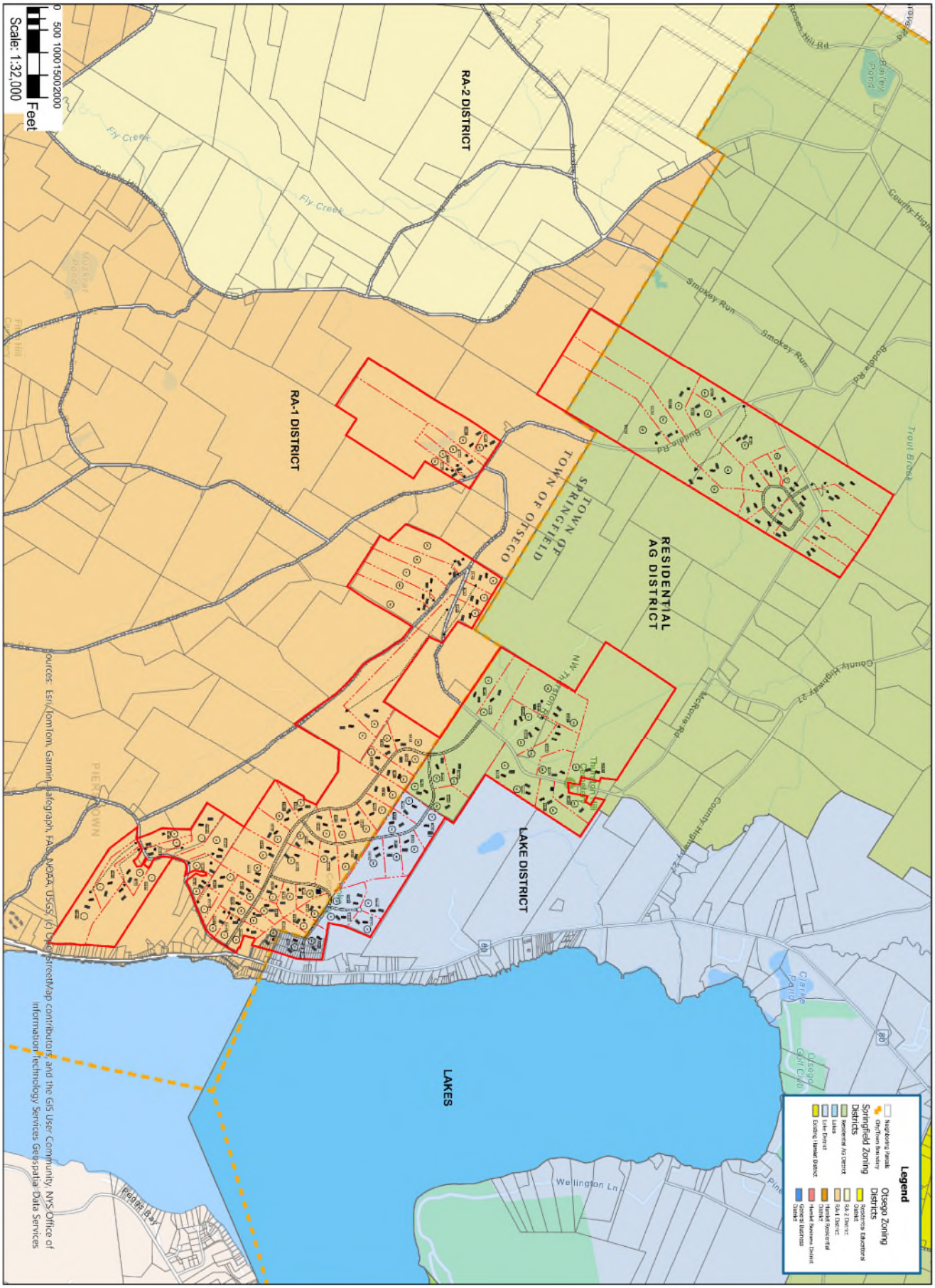

Otsego Lake Development

Zoning Map

Date: 07/22/2025

JMC Project: 20035

N

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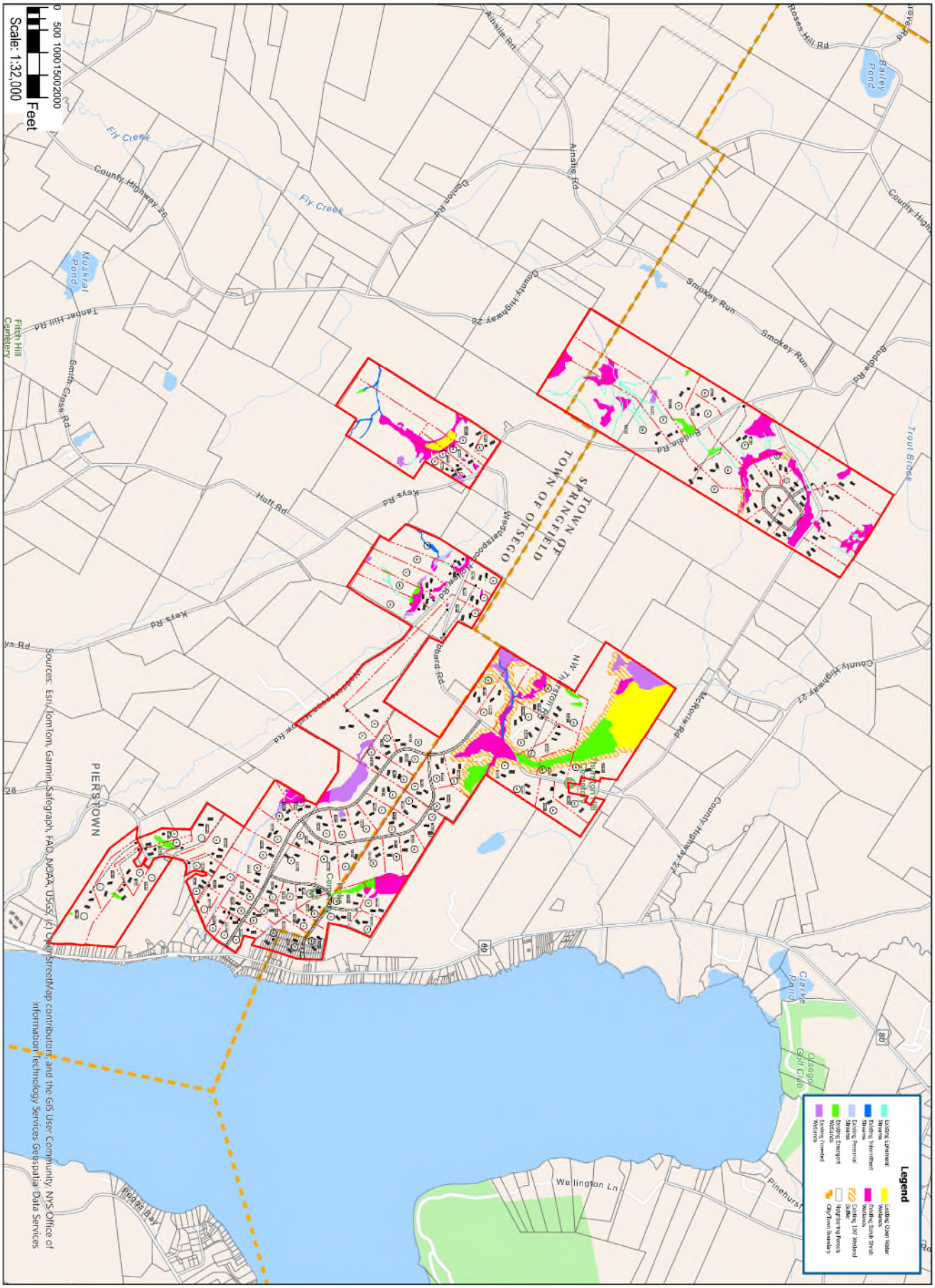

Otsego Lake Development

Existing Wetlands Map

Date: 07/22/2025

JMC Project: 20035

N

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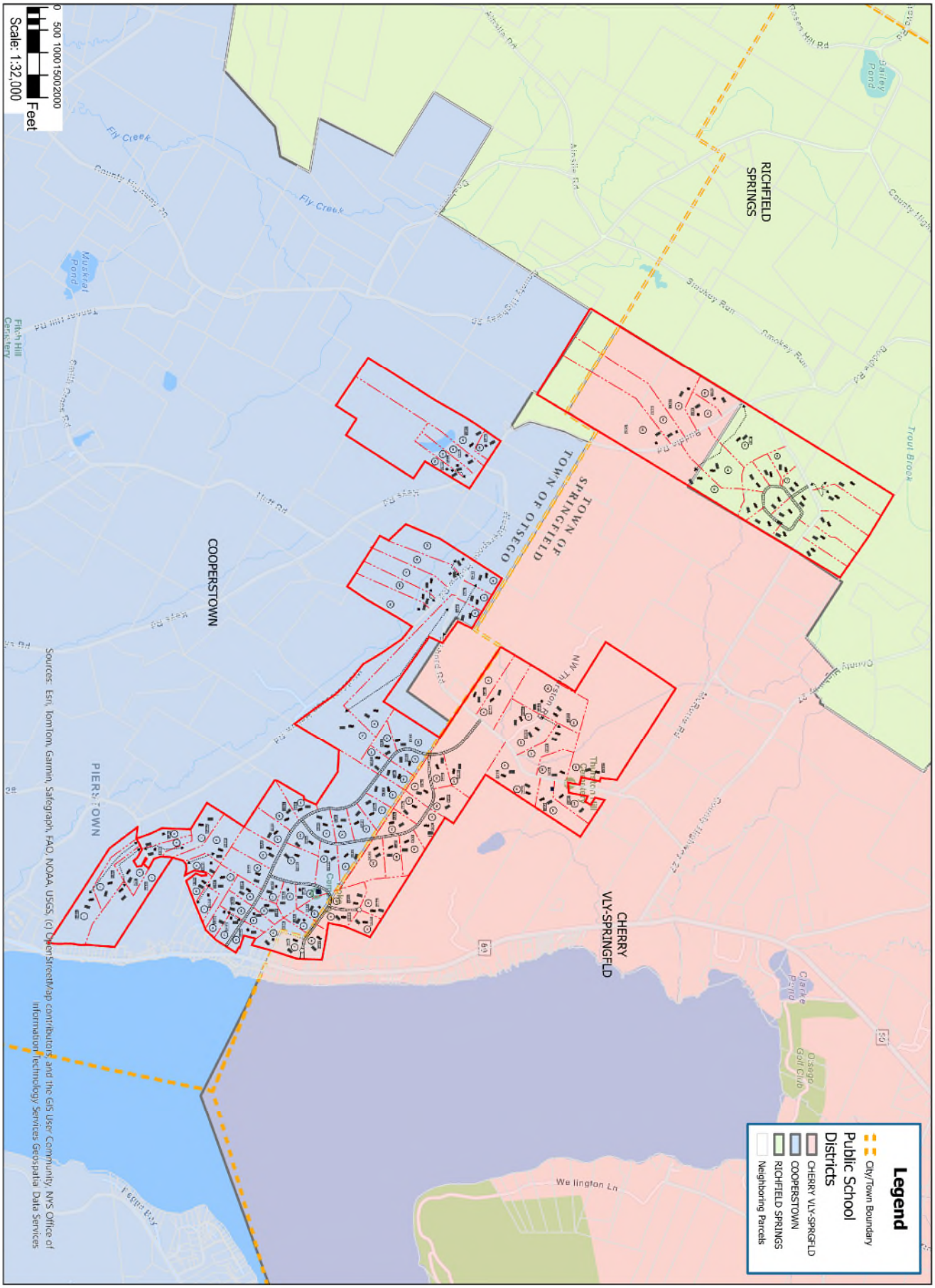

Otsego Lake Development

Public School Districts

Date: 07/22/2025

JMC Project: 20035

N

JMC

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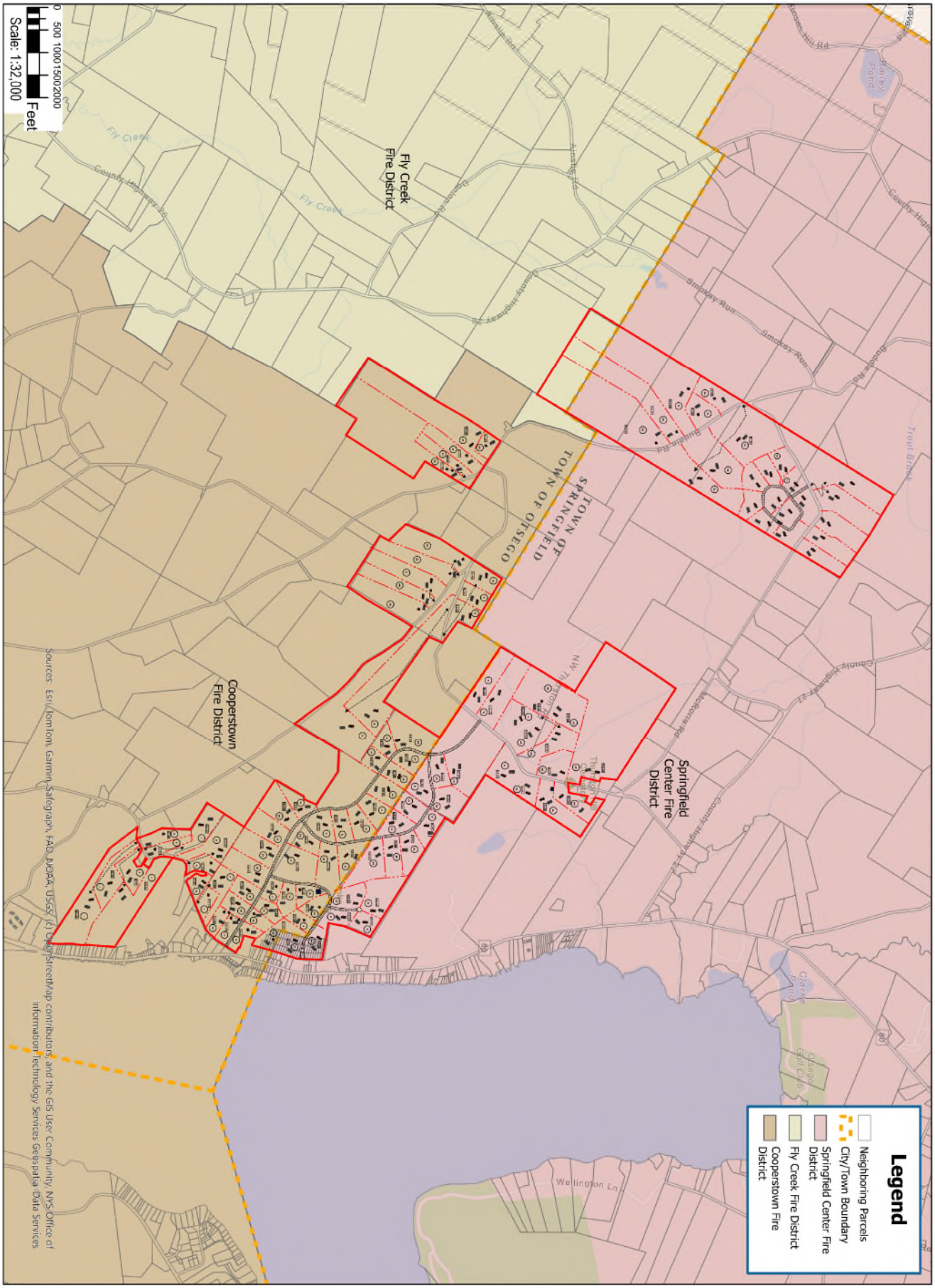

Otsego Lake Development

Fire Districts

Date: 07/22/2025

JMC Project: 20035

N

JMC

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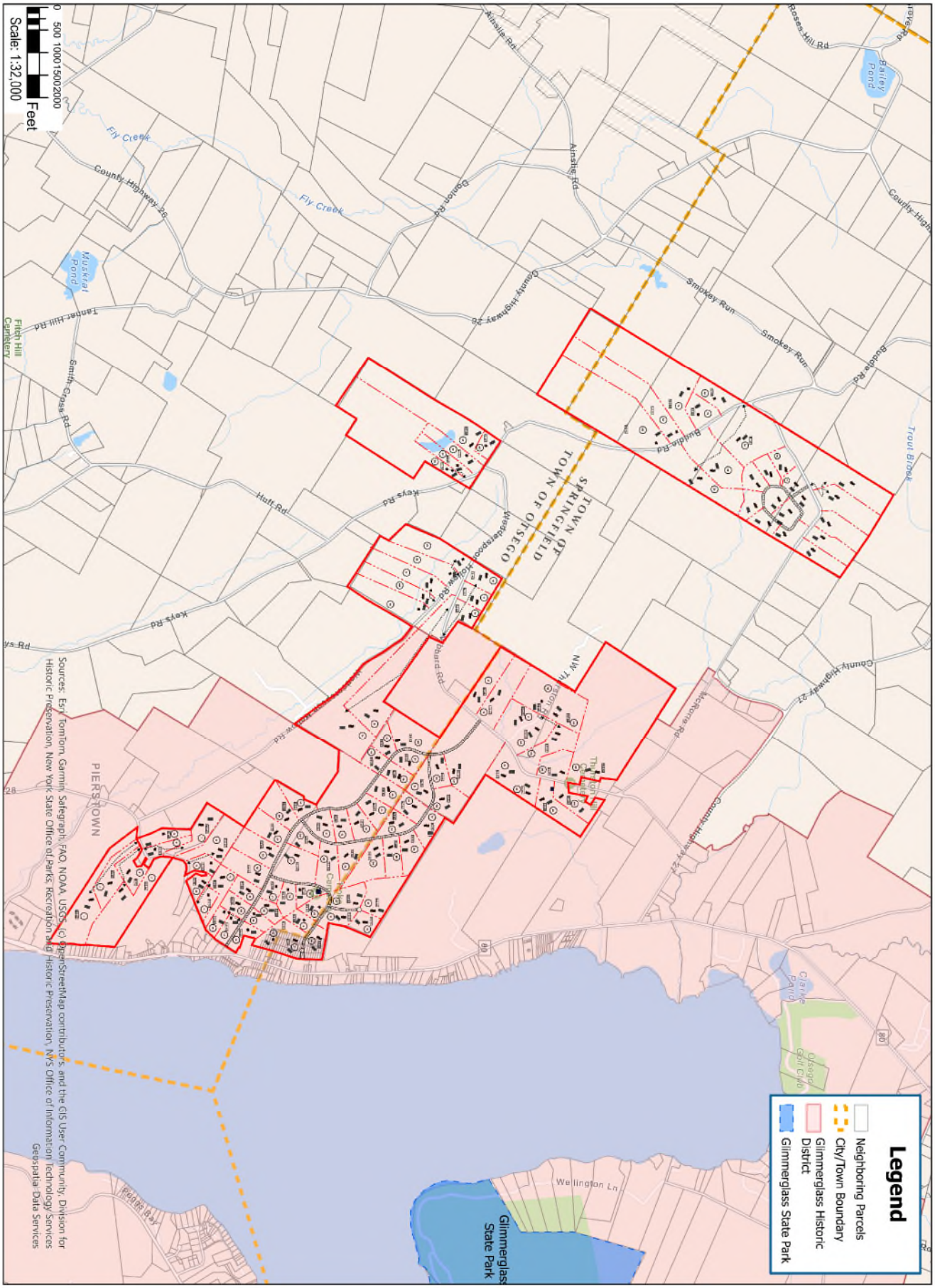

Otsego Lake Development

Glimmerglass Historic District Map

Date: 07/22/2025

JMC Project: 20035

N

JMC

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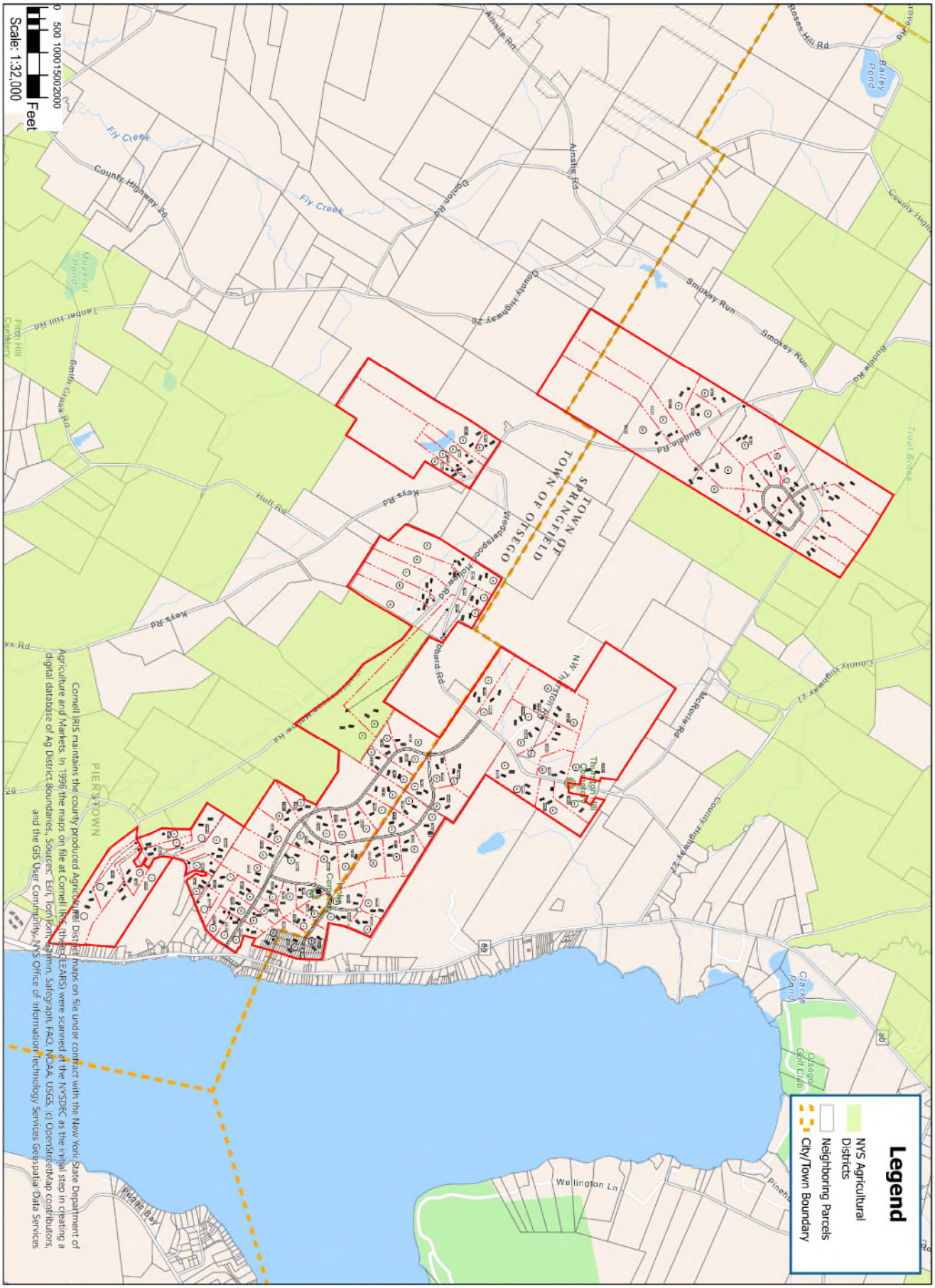

Otsego Lake Development

Agricultural Districts

Date: 07/22/2025

JMC Project: 20035

N

JMC

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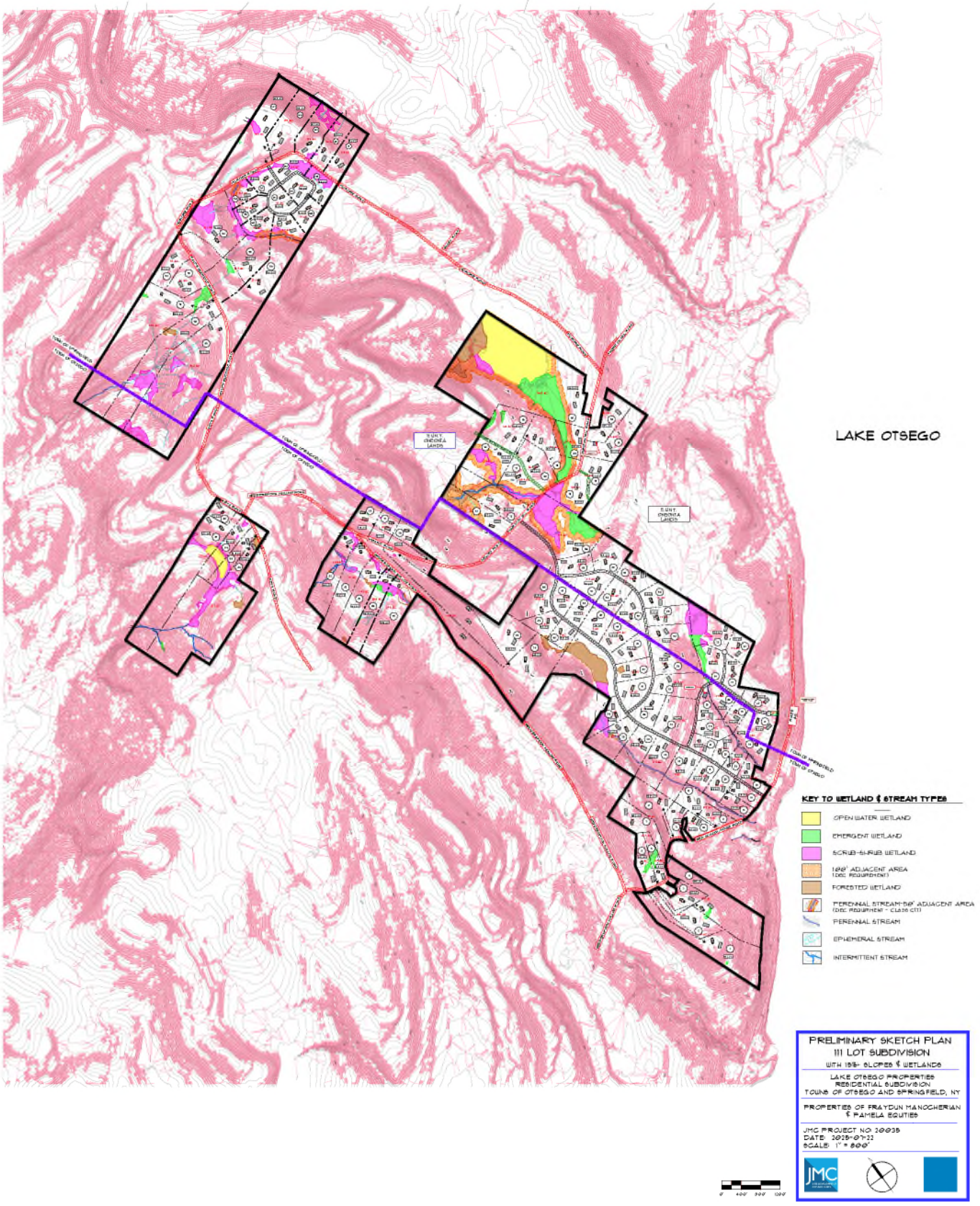
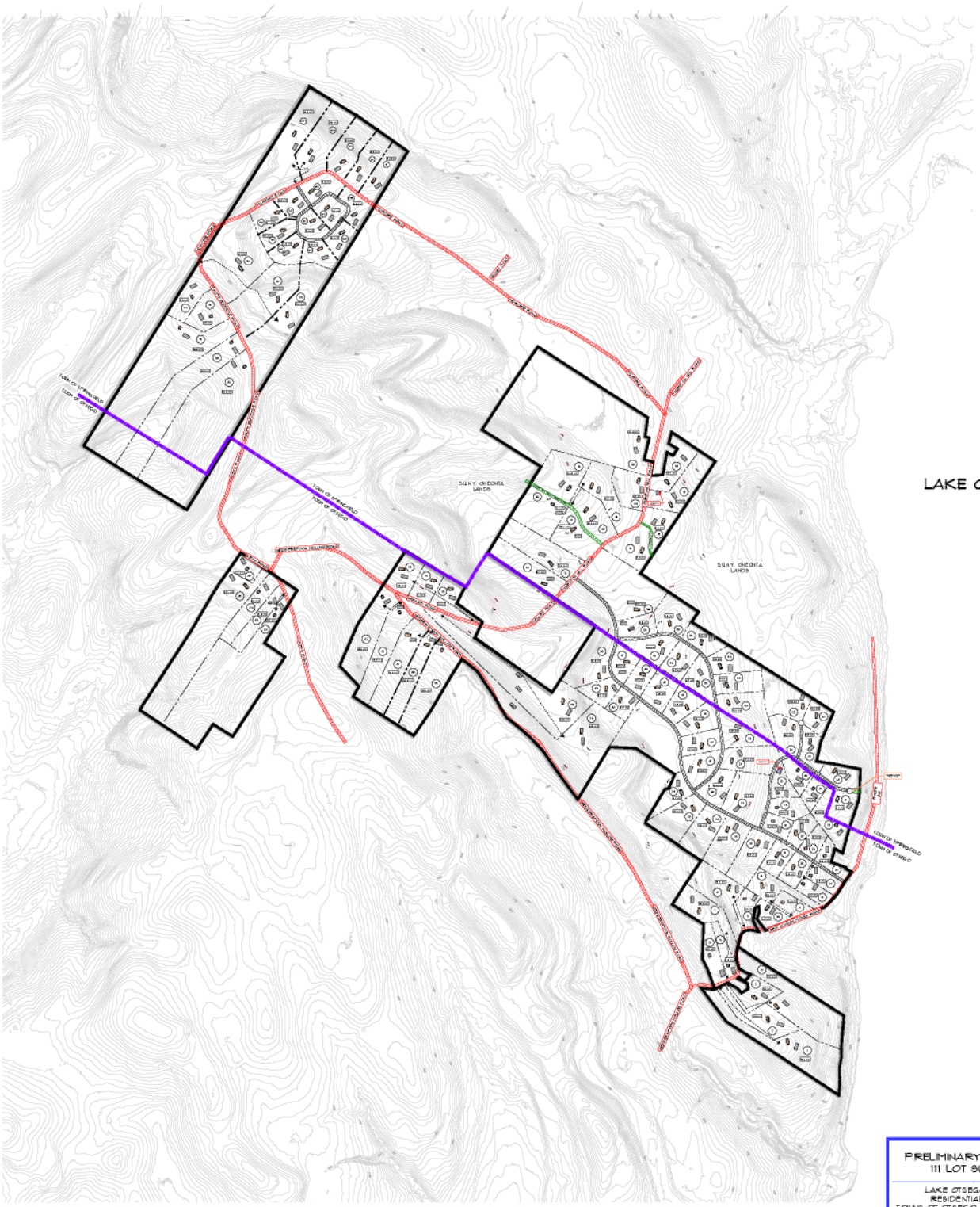

LAKE OTSEGO
SUNY ONEONTA LANDS
SUNY ONEONTA LANDS
KEY TO WETLAND & STREAM TYPES
OPEN WATER WETLAND
EMERGENT WETLAND
SCRUB-SHRUB WETLAND
100' ADJACENT AREA (DEC REQUIRMENT)
FORESTED WETLAND
PERENNIAL STREAM-50' ADJACENT AREA (DEC REQUIRMENT - CLASS C(T))
PERENNIAL STREAM
EPHEMERAL STREAM
INTERMITTENT STREAM
0 400' 800' 1200'
PRELIMINARY SKETCH PLAN
111 LOT SUBDIVISION
WITH 15%+ SLOPES & WETLANDS
LAKE OTSEGO PROPERTIES
RESIDENTIAL SUBDIVISION
TOWNS OF OTSEGO AND SPRINGFIELD, NY
PROPERTIES OF FRAYDUN MANOCHERIAN & PAMELA EQUITIES
JMC PROJECT NO 20035
DATE: 2025-07-22
SCALE: 1" = 800'
JMC

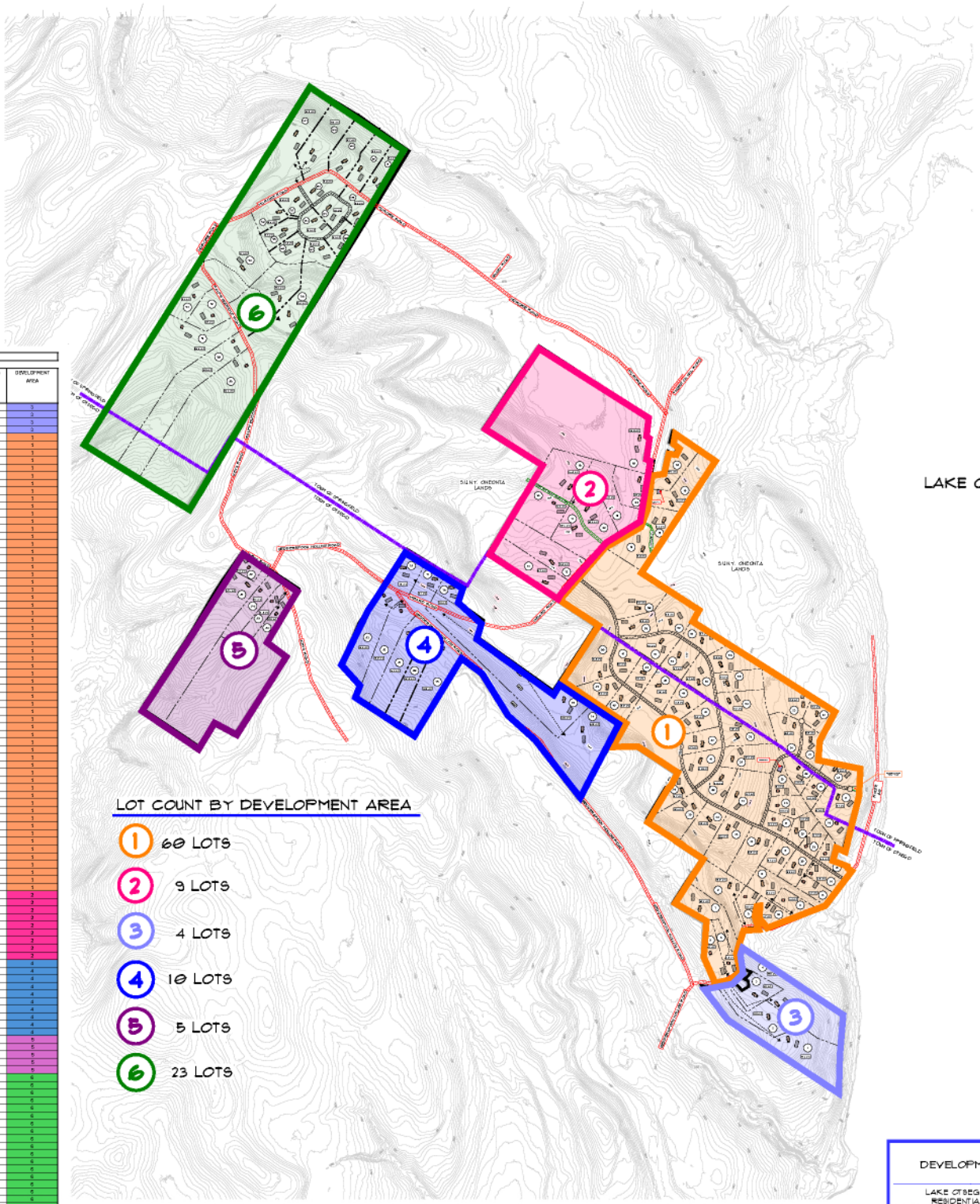


PRELIMINARY SKETCH PLAN
111 LOT SUBDIVISION

LAKE OTSEGO PROPERTIES
RESIDENTIAL SUBDIVISION
TOWNS OF OTSEGO AND SPRINGFIELD, NY

PROPERTIES OF FRAYDUN MANOCHERIAN
& PAMELA EQUITIES

JMC PROJECT NO 20036
DATE 2025-07-22
SCALE: 1" = 800'



SUMMARY OF PROPOSED LOTS

LOT #	TOWN		TOTAL LOT AREA ACRES	DEVELOPMENT AREA
	AREA OF LOT IN ACRES SPRINGFIELD	AREA OF LOT IN ACRES OTSEGO		
1		22.4	22.4	3
2		8.5	8.5	3
3		6.1	6.1	3
4		22.9	22.9	3
5		6.1	6.1	1
6		4.8	4.8	1
7		10.3	10.3	1
8		15.0	15.0	1
9		5.2	5.2	1
10		4.2	4.2	1
11		6.6	6.6	1
12		5.4	5.4	1
13		4.2	4.2	1
14		6.5	6.5	1
15		4.6	4.6	1
16		6.7	6.7	1
17	5.7		5.7	1
18	5.1		5.1	1
19		4.6	4.6	1
20		5.9	5.9	1
21	5.1		5.1	1
22	5.6		5.6	1
23	12.3		12.3	1
24	6.1		6.1	1
25		5.1	5.1	1
26		5.5	5.5	1
27		6.2	6.2	1
28		4.6	4.6	1
29		4.1	4.1	1
30		5.5	5.5	1
31		5.7	5.7	1
32		11.0	11.0	1
33		15.4	15.4	1
34		9.9	9.9	1
35		10.4	10.4	1
36		6.2	6.2	1
37		11.7	11.7	1
38		10.5	10.5	1
39		7.1	7.1	1
40		6.9	6.9	1
41		6.6	6.6	1
42		6.7	6.7	1
43		7.1	7.1	1
44		6.6	6.6	1
45		7.1	7.1	1
46		5.1	5.1	1
47		5.2	5.2	1
48		5.1	5.1	1
49		5.5	5.5	1
50		13.0	13.0	1
51	7.5		7.5	1
52	6.7		6.7	1
53	6.2		6.2	1
54	11.5		11.5	1
55	7.7		7.7	1
56	7.1		7.1	1
57	6.2		6.2	1
58	9.9		9.9	1
59	5.9		5.9	1
60	37.2		37.2	1
61	9.1		9.1	1
62	6.2		6.2	1
63	11.3		11.3	1
64	10.1		10.1	1
65	16.6		16.6	2
66	6.7		6.7	2
67	11.5		11.5	2
68	10.3		10.3	2
69	14.0		14.0	2
70	12.6		12.6	2
71	10.4		10.4	2
72	12.0		12.0	2
73	12.7		12.7	2
74		41.9	41.9	4
75		10.3	10.3	4
76		7.5	7.5	4
77		6.1	6.1	4
78		7.5	7.5	4
79		16.5	16.5	4
80		10.8	10.8	4
81		14.2	14.2	4
82		15.0	15.0	4
83		16.6	16.6	4
84		67.1	67.1	5
85		6.4	6.4	5
86		9.2	9.2	5
87		23.2	23.2	5
88		4.1	4.1	5
89	60.4		60.4	6
90	11.5		11.5	6
91	56.6		56.6	6
92	6.7		6.7	6
93	9.0		9.0	6
94	11.1		11.1	6
95	23.5		23.5	6
96	25.6		25.6	6
97	5.1		5.1	6
98	5.4		5.4	6
99	5.2		5.2	6
100	5.4		5.4	6
101	5.1		5.1	6
102	5.1		5.1	6
103	5.1		5.1	6
104	5.1		5.1	6
105	5.6		5.6	6
106	5.1		5.1	6
107	11.9		11.9	6
108	17.5		17.5	6
109	13.2		13.2	6
110	9.5		9.5	6
111	5.4		5.4	6
TOTAL ACRES	768	745	1,525	* APPROXIMATE TOTALS

SPRINGFIELD	52 LOTS
OTSEGO	59 LOTS
TOTAL # LOTS	111 LOTS

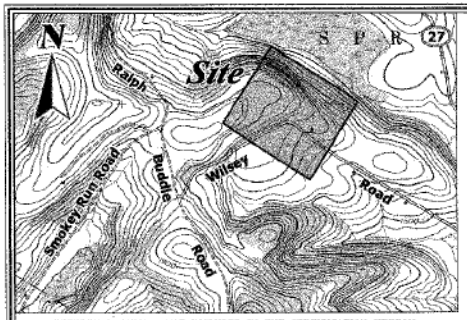
DEVELOPMENT AREAS

LAKE OTSEGO PROPERTIES
RESIDENTIAL SUBDIVISION
TOWNS OF OTSEGO AND SPRINGFIELD, NY

PROPERTIES OF FRAYDUN MANOCHERIAN & PAMELA EQUITES

JMC PROJECT NO 20038
DATE: 2025-07-22
SCALE: 1" = 800'

JMC



REFERENCE ONLY - NOT INCLUDED IN THE CERTIFICATION HEREON

Vicinity Map: (Not to Scale)

References:

- MAP TITLED "MAP OF A PORTION OF LANDS OF JOHN GREDD", DATED OCTOBER 18, 1982 BY RICHARD A. PAPA, LAND SURVEYOR.
- OTSEGO COUNTY FILE MAP #3791
- OTSEGO COUNTY FILE MAP #4407
- OTSEGO COUNTY FILE MAP #4715

Ownership:

- CLIFFORD S. DRAKE a/k/a CLIFFORD DRAKE TO FRAYDUN MANOCHERIAN IN A DEED DATED OCTOBER 31, 1969 AND DULY RECORDED IN THE OTSEGO COUNTY CLERK'S OFFICE ON OCTOBER 31, 1969 IN LIBER 606 OF DEEDS AT PAGE 966.

Legend:

- IRS – 1/2" IRON ROD SET WITH CAP MARKED T.F. LEO, PLS
- IRF – IRON ROD FOUND
- IRC – IRON ROD FOUND AND CAPPED AS NOTED
- IPF – IRON PIPE FOUND
- DIST. – DISTURBED
- N/F – NOW OR FORMERLY
- POL – POINT ON LINE
- O/S – OFFSET
- (OA) – OVERALL
- R&M – RECORD AND MEASURE
- UTILITY POLE
- OVERHEAD UTILITY LINE
- UGTM – UNDERGROUND TELEPHONE MARKER
- UGTR – UNDERGROUND TELEPHONE RISER
- WIRE FENCE REMAINS
- STONE WALL REMAINS
- PROPERTY LINE
- CENTER LINE
- CULVERT PIPE
- APPROXIMATE LOCATION OF TREE LINE
- CONTIGUOUS OWNERSHIP
- PATENT LOT LINE (APPROXIMATE)
- (57) – PATENT LOT ALLOCATION NUMBER

Ref: Otsego Cty. File Map #4673

N/F Stephen L. Pirog & Eugene Pirog 911/290 39.00-3-22.00

N/F Margaret L. Schanz 682/1074 40.00-1-5.01

N/F Horst Schanz & Steven P. Schanz 848/321 40.00-1-10.01

N/F Joseph & Mary Rios 687/374 39.00-3-19.01

(Reputed Owner) Alan Lancourt & Marianne E. Kroll 795/808 39.00-3-21.00

N/F Fraydun Manocherian 806/966 (First Parcel of Parcel #2) 39.00-3-26

N/F Douglas E. & Kim A. Gustafson 1015/282 54.00-1-1.00

N/F Ricky Butts 888/168 40.00-1-12.04

~Parcel Area~

99.174 Acres

N 46°19'08" E 1961.85'

S 44°25'02" E 836.22' (R&M)

S 43°13'08" E 826.16' (R&M)

S 39°39'05" E 504.86' (R&M)

S 42°53'51" E 23.19'

S 46°01'04" W 990.38' (M) 994.4' (R)

N 43°47'32" W 692.32'

S 45°36'17" W 1229.32'

1178.38'

1929.86' (OA)

704.10'

Wilsey Road (Gravel Surface) (Town Highway)

Road (Dirt & Stone Pavement)

End of Dirt & Stone Pavement & Beginning of Seasonal Road

Gravel Drive

Foundation Remains

Site

Garage

Patent

Patent

Patent

Stewart's Survey

Carolus Grogtame Patents

Open Field

Brush

Wooded

IRS @ Wire Fence Intersection

IRS (POL) 57.30'

IRS (POL)

1/2" IRF (POL) 47.44'

O/S 41.9'

S/8" IPF (Dist.) at Top of Ledges

S/8" IRC (WRF-Easement NRCS-NY)

S/8" IRC (Unreadable)

IRS

Notes:

- THIS SURVEY MAP MAY NOT BE USED IN ANY WAY WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT OR MECHANISM WITHOUT THE AUTHORIZATION FROM AND COMPENSATION TO THE ORIGINAL PROFESSIONAL LAND SURVEYOR.
- IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND A CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL EMBOSSED STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.
- SUBJECT PARCEL BEING ALL OF LOT #15 OF THE STEWART'S PATENT.
- FIELD WORK COMPLETION DATE: JULY 9, 2009.

Subject To:

- ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE.
- THE RIGHTS OF THE PUBLIC & HIGHWAY RIGHTS & EASEMENTS IN AND TO ANY PORTION OF THE PREMISES SHOWN HEREON LYING WITHIN THE BOUNDS OF WILSEY ROAD.
- ANY PUBLIC UTILITY EASEMENTS OF RECORD INCLUDING BUT NOT LIMITED TO LIBER 410 OF DEEDS AT PAGE 562.
- UNDERGROUND UTILITIES NOT SHOWN ON THIS MAP, ALTHOUGH SOME PHYSICAL EVIDENCE INDICATES PRESENCE OF SAME.

Districts

Fire: Springfield Fire
School: Richfield Springs Central
Agricultural: None
Zoning: None

Map Of Survey

SHOWING
THE SECOND PARCEL OF PARCEL #2
AS DESCRIBED IN
LIBER 606 OF DEEDS AT PAGE 966
PREPARED FOR

Fraydun Manocherian

BEING SITUATE IN
TOWN OF SPRINGFIELD COUNTY OF OTSEGO
STATE OF NEW YORK

SCALE: 1" = 200' DATE: JULY 14, 2009

TAX MAP #39.00, BLOCK #3, LOT #24.00

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SIGNATURE AND EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THE ALTERATION OF SURVEY MAPS BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING AND NOT IN THE GENERAL WELFARE AND BENEFIT OF THE PUBLIC. LICENSED LAND SURVEYORS SHALL NOT ALTER SURVEY MAPS, SURVEY PLANS OR SURVEY PLATS PREPARED BY OTHERS.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

Certified To:
- Fraydun Manocherian

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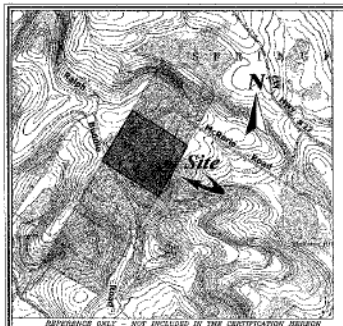
JOB No. 0689

THIS MAP DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY THE TOWN OF SPRINGFIELD SUBDIVISION REGULATIONS

Z:\JOBS\SURVEY\LAND PROJECTS 2021\0689\DWG\0689.DWG



APPEARANCE ONLY - NOT INCLUDED IN THE CERTIFICATION HEREON

Vicinity Map: (Not to Scale)

References:

- MAP ENTITLED "BOUNDARY SURVEY OF PREMISES OF THE STATE UNIVERSITY COLLEGE AT ONEONTA FOUNDATION CORPORATION", DATED AUGUST 1, 2000 BY LAWSON SURVEYING AND MAPPING.
- OTSEGO COUNTY 1969 BEERS ATLAS - TOWN OF SPRINGFIELD
- MAP ENTITLED "MAP OF A PORTION OF LANDS OF JOHN GRECO" DATED OCTOBER 19, 1987 BY RICHARD A. PAPA, P.LS.
- LIBER 654 OF DEEDS AT PAGE 946

Subject To:

- ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE
- ANY UTILITY EASEMENTS OF RECORD
- ANY RIPARIAN RIGHTS
- THE RIGHTS OF THE PUBLIC & HIGHWAY RIGHTS & EASEMENTS IN AND TO ANY PORTION OF THE PREMISES SHOWN HEREON LYING WITHIN THE BOUNDS OF RALPH BUDDLE ROAD (SEASONAL USE TOWN HIGHWAY) AND McRORIE ROAD (SEASONAL USE TOWN HIGHWAY).

Districts

Fire: Springfield Fire
School: Richfield Springs Central
Agricultural: None
Zoning: None

Legend:

- IRC – IRON ROD FOUND AND CAPPED AS NOTED
- IRF – IRON ROD FOUND
- IPF – IRON PIPE FOUND
- N/F – NOW OR FORMERLY
- POL – POINT ON LINE
- (OA) – OVERALL
- R&M – RECORD AND MEASURE
- (DIST.) – DISTURBED
- —X— – OLD BARB WIRE FENCE
- ○○○ – STONE WALL REMAINS
- ℄ – PROPERTY LINE
- = = = – CULVERT PIPE
- – – –

REFERENCE ONLY – NOT INCLUDED IN THE CERTIFICATION HEREON

Vicinity Map: (Not to Scale)

References:

- MAP ENTITLED "BOUNDARY SURVEY OF PREMISES OF SUSANNA H.S. MEMBRINO", DATED AUGUST 1, 2000 BY LAWSON SURVEYING AND MAPPING (PRIVATE).
- MAP ENTITLED "BOUNDARY SURVEY OF PREMISES OF THE STATE UNIVERSITY COLLEGE AT ONEONTA FOUNDATION CORPORATION", DATED AUGUST 1, 2000 BY LAWSON SURVEYING AND MAPPING.
- OTSEGO COUNTY 1866 BEERS ATLAS – TOWN OF OTSEGO AND SPRINGFIELD
- OTSEGO COUNTY FILE MAP #6550

Subject To:

- ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE.
- THE RIGHT OF THE PUBLIC & HIGHWAY RIGHTS & EASMENTS IN AND TO ANY PORTION OF THE PREMISES SHOWN HERON LYING WITHIN THE BOUNDS OF RALPH BUDDLE ROAD (TOWN HIGHWAY).
- ANY UTILITY EASEMENTS OF RECORD.

Legend:

- IRS – 1/2" IRON ROD SET WITH CAP MARKED T.F. LEO, PLS
- IRC – IRON ROD FOUND AND CAPPED AS NOTED
- IPF – IRON PIPE FOUND
- N/F – NOW OR FORMERLY
- POL – POINT ON LINE
- DIST – DISTURBED
- (0A) – OVERALL
- R&M – RECORD AND MEASURE
- —F— – WIRE FENCE
- – SPARSE STONE WALL EVIDENCE
- – PROPERTY LINE
- – CENTER LINE
- – CULVERT PIPE
- – CONTIGUOUS OWNERSHIP
- – PATENT/TRACT LOT LINE (APPROXIMATE)
- (59) – LOT ALLOCATION NUMBER
- – NOT TO SCALE
- – APPROXIMATE TREELINE LOCATION

Ref: Otsego Co. File Map #6613

Ownership:

- CLIFFORD S. DRAKE a/k/a CLIFFORD DRAKE TO FRAYDUN MANOCHERIAN IN A DEED DATED OCTOBER 31, 1968 AND DULY RECORDED IN THE OTSEGO COUNTY CLERK'S OFFICE ON OCTOBER 31, 1969 IN LIBER 606 OF DEEDS AT PAGE 966.

Notes:

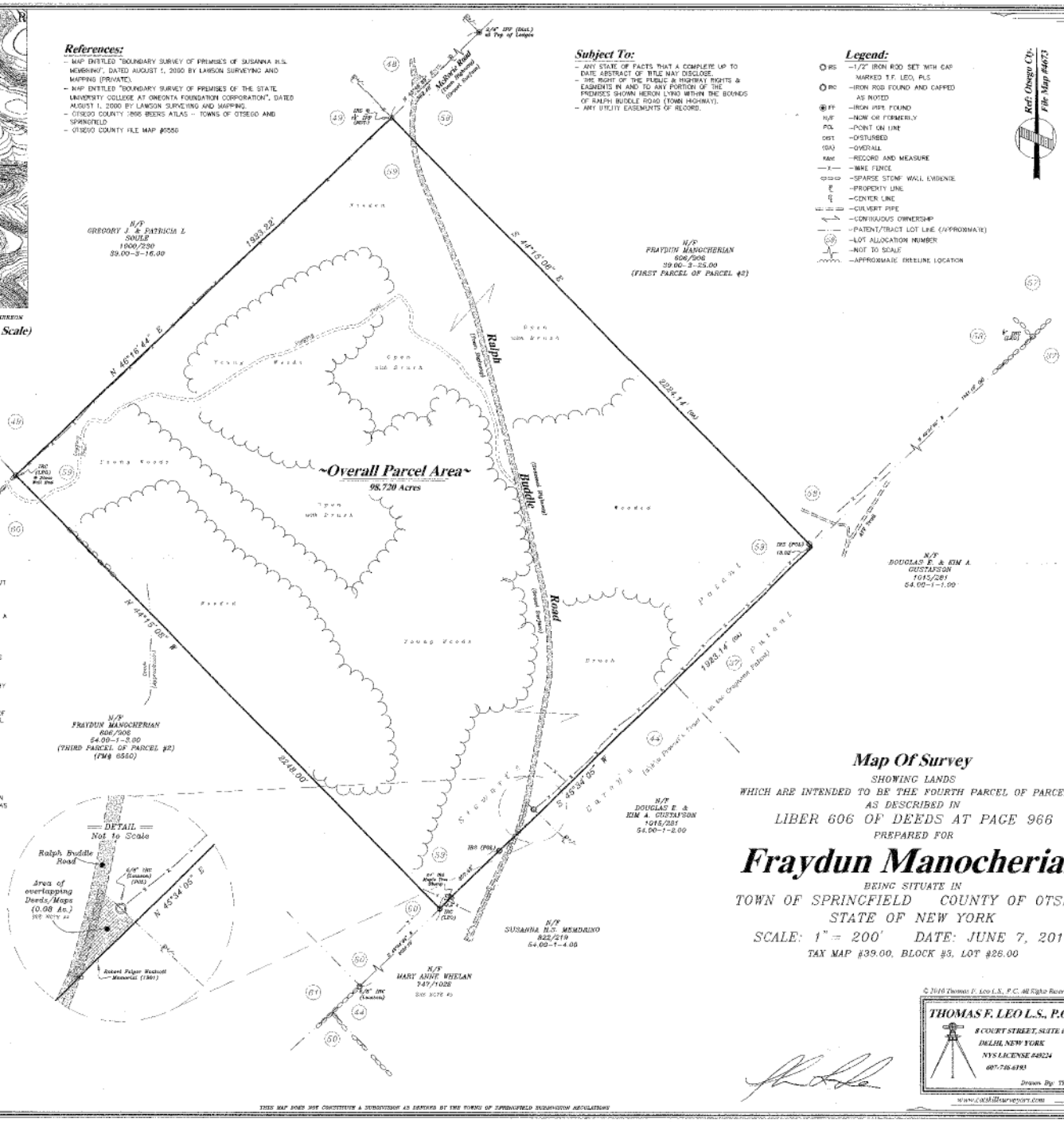
1– THIS SURVEY MAP MAY NOT BE USED IN ANY WAY WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT OR MECHANISM WITHOUT THE AUTHORIZATION FROM AND COMPENSATION TO THE ORIGINAL PROFESSIONAL LAND SURVEYOR.

2– IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND A CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL EMBOSSED STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.

3– SUBJECT PARCEL BEING ALL OF LOT #59 OF THE STEWART'S PATENT AS DESCRIBED AND DISTINGUISHED IN LIBER 606 OF DEEDS AT PAGE 965, FOURTH PARCEL OF PARCEL #2.

4– IN ACCORDANCE WITH A MAP ENTITLED "BOUNDARY SURVEY OF PREMISES OF SUSANNA H.S. MEMBRINO", DATED AUGUST 1, 2000 BY LAWSON SURVEYING AND MAPPING (PRIVATE) AS WELL AS BEING LANDS DESCRIBED ON LIBER LIBER 822 OF DEEDS AT PAGE 219, THIS AREA IS INCLUDED WITHIN THE LANDS OF SUSANNA H.S. MEMBRINO, BUT AS WELL THIS AREA IS INCLUDED IN THE LANDS OF FRAYDUN MANOCHERIAN AS BEING A PART OF THE FOURTH PARCEL OF PARCEL #2 (LOT #59 OF STEWART'S PATENT) IN LIBER 606 OF DEEDS AT PAGE 966.

5– IN ACCORDANCE WITH THE OTSEGO COUNTY TAX AND MAPPING SERVICES, THIS AREA WESTERLY OF THIS PART OF KEYS/RALPH BUDDLE ROAD IS PRESENTLY SHOWN AS A PORTION OF THE TOWN OF OTSEGO TAX MAP #53.00, BLOCK #1, LOT #8.03 (LANDS OF FRAYDUN MANOCHERIAN) AND TAX MAP #54.00, BLOCK #1, LOT #4.00 (LANDS OF SUSANNA H.S. MEMBRINO). AFTER EXTENSIVE INTERVIEWS AND RESEARCH, IT WAS FOUND THAT THIS CANNOT BE JUSTIFIED BY DOCUMENTATION AS BEING INCLUDED IN THE FRAYDUN MANOCHERIAN OR THE SUSANNA H.S. MEMBRINO DEED/TITLE OR WAS ANY PART OF IT FOUND AS AN OUTGOING AREA FROM THE MARY ANNE WHELAN DEED/TITLE.



Map Of Survey

SHOWING LANDS

WHICH ARE INTENDED TO BE THE FOURTH PARCEL OF PARCEL #2 AS DESCRIBED IN

LIBER 606 OF DEEDS AT PAGE 966

PREPARED FOR

Fraydun Manocherian

BEING SITUATE IN

TOWN OF SPRINGFIELD COUNTY OF OTSEGO

STATE OF NEW YORK

SCALE: 1" = 200' DATE: JUNE 7, 2010

TAX MAP #39.00, BLOCK #3, LOT #26.00

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CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERRABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFIED TO:
– Fraydun Manocherian

JOB No. 0933

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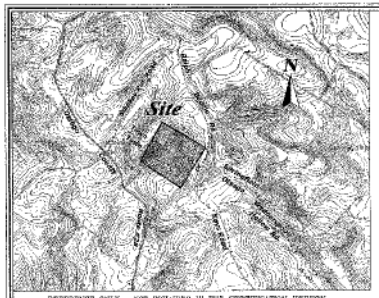
THIS MAP DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY THE TOWN OF SPRINGFIELD SUBDIVISION REGULATIONS



REFERENCE ONLY – NOT INCLUDED IN THE CERTIFICATION HEREON

Vicinity Map: (Not to Scale)

Legend:

- ○IPS – 1/2" IRON ROD SET WITH CAP MARKED T.F. LEO, PLS
- ○IPC – IRON ROD FOUND AND CAPPED AS NOTED
- N/F – NOW OR FORMERLY
- POL – POINT ON LINE
- (OA) – OVERALL
- R&M – RECORD AND MEASURE
- —X— – WIRE FENCE
- ○-○-○ – SPARSE STONE WALL EVIDENCE
- ℄ – PROPERTY LINE
- ℄ – CENTER LINE
- ⟷ – CONTIGUOUS OWNERSHIP
- — — — – PATENT/TRACT LOT LINE (APPROXIMATE)
- (60) – LOT ALLOCATION NUMBER
- –|– – NOT TO SCALE

References:

- MAP ENTITLED "BOUNDARY SURVEY OF PREMISES OF SUSANNA H.S. MEMBRINO", DATED AUGUST 1, 2000 BY LAWSON SURVEYING AND MAPPING (PRIVATE).
- OTSEGO COUNTY 1868 BEERS ATLAS – TOWNS OF OTSEGO AND SPRINGFIELD
- OTSEGO COUNTY FILE MAP #6096
- LIBER 750 OF DEEDS AT PAGE 96
- BOUNDARY SURVEY OF PREMISES OF THE STATE UNIVERSITY COLLEGE AT OMEONITA FOUNDATION CORPORATION DATED AUGUST 1 , 2000 BY LAWSON SURVEYING AND MAPPING

Ref: Otsego Cty. File Map #6673

Ownership:

– CLIFFORD S. DRAKE a/k/a CLIFFORD DRAKE TO FRAYDUN MANOCHERIAN IN A DEED DATED OCTOBER 31, 1969 AND DULY RECORDED IN THE OTSEGO COUNTY CLERK'S OFFICE ON OCTOBER 31, 1969 IN LIBER 606 OF DEEDS AT PAGE 966.

Notes:

1– THIS SURVEY MAP MAY NOT BE USED IN ANY WAY WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT OR MECHANISM WITHOUT THE AUTHORIZATION FROM AND COMPENSATION TO THE ORIGINAL PROFESSIONAL LAND SURVEYOR.

2– IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND A CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL EMBOSSED STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.

3– SUBJECT PARCEL BEING ALL OF LOT #60 OF THE STEWART'S PATENT AS DESCRIBED AND DISTINGUISHED IN LIBER 606 OF DEEDS AT PAGE 966, THIRD PARCEL OF PARCEL #2.

4– TOWN LINE SHOWN HEREON IS APPROXIMATE AND ITS POSITION IS NOT INCLUDED IN THE CERTIFICATION HEREON.

5– IN ACCORDANCE WITH THE OTSEGO COUNTY TAX AND MAPPING SERVICES, THIS AREA WESTERLY OF THIS PART OF KEYS/RALPH BUDDLE ROAD IS PRESENTLY SHOWN AS A PORTION OF THE TOWN OF OTSEGO TAX MAP #53.00, BLOCK #1, LOT #8.03 (LANDS OF FRAYDUN MANOCHERIAN) AND TAX MAP #54.00, BLOCK #1, LOT #4.00 (LANDS OF SUSANNA H.S. MEMBRINO). AFTER EXTENSIVE INTERVIEWS AND RESEARCH, IT WAS FOUND THAT THIS CANNOT BE JUSTIFIED BY DOCUMENTATION AS BEING INCLUDED IN THE FRAYDUN MANOCHERIAN OR THE SUSANNA H.S. MEMBRINO DEED/TITLE OR WAS ANY PART OF IT FOUND AS AN OUTGOING AREA FROM THE MARY ANNE WHELAN DEED/TITLE.

N/F GREGORY J. & PATRICIA L. SOULE 1000/230 38.00-3-16.00

N/F STEPHEN & BARBARA PURCELL 682/817 39.00-3-14.00

N/F STEPHEN & BARBARA PURCELL 682/817 53.00-1-8.04

N/F KEVIN D. GOHDE 1020/8 53.00-1-6.02

N/F Fraydun Manocherian 606/966 (Fourth Parcel of Parcel #2) 39.00-3-26

N/F CHRISTOPHER G. & CHRISTINE A. VOGLO 1105/740 53.00-1-7.00

N/F MARY ANNE WHELAN 747/1028 53.00-1-24.00

N/F SUSANNA H.S. MEMBRINO 682/819 54.00-1-4.00

N/F SUSANNA H.S. MEMBRINO 682/819 54.00-1-8.00

N/F MARY ANNE WHELAN 747/1028

N 42°22'11" E 144.86'

S 44°15'08" E 2248.00'

N 45°48'49" E 1075.48'

N 44°15'08" W 2248.00' (Meas.) (2248.81' – Old Survey)

S 45°34'05" W 2010.10' (Meas.)

N 46°22'24" E 158.28' (Prev. Survey)

TAX MAP #54.00, BLOCK #1, LOT #3.00 (Springfield)

TAX MAP #53.00, BLOCK #1, LOT #8.03 (Otsego)

~Overall Parcel Area~
104.064 Acres

Robert Folger Westcott Memorial (1907)

Subject To:

– ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE.
– ANY UTILITY EASEMENTS OF RECORD.

Map Of Survey

SHOWING LANDS
WHICH ARE INTENDED TO BE THE THIRD PARCEL OF PARCEL #2
AS DESCRIBED IN
LIBER 606 OF DEEDS AT PAGE 966
PREPARED FOR

Fraydun Manocherian

BEING SITUATE IN
TOWNS OF OTSEGO & SPRINGFIELD COUNTY OF OTSEGO
STATE OF NEW YORK

SCALE: 1" = 200' DATE: FEBRUARY 10, 2010

TAX MAP #53.00, BLOCK #1, LOT #8.03 (Otsego)
TAX MAP #54.00, BLOCK #1, LOT #3.00 (Springfield)

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SIGNATURE AND EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THE ALTERATION OF SURVEY MAPS BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING AND NOT IN THE CUSTOM, USAGE AND BENEFIT OF THE PUBLIC. LICENSED LAND SURVEYORS SHALL NOT ALTER SURVEY MAPS, SURVEY PLANS OR SURVEY PLATS PREPARED BY OTHERS.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFIED TO:
– Fraydun Manocherian

Job No. 9907

THIS MAP DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY THE TOWN OF OTSEGO OR SPRINGFIELD SUBDIVISION REGULATIONS

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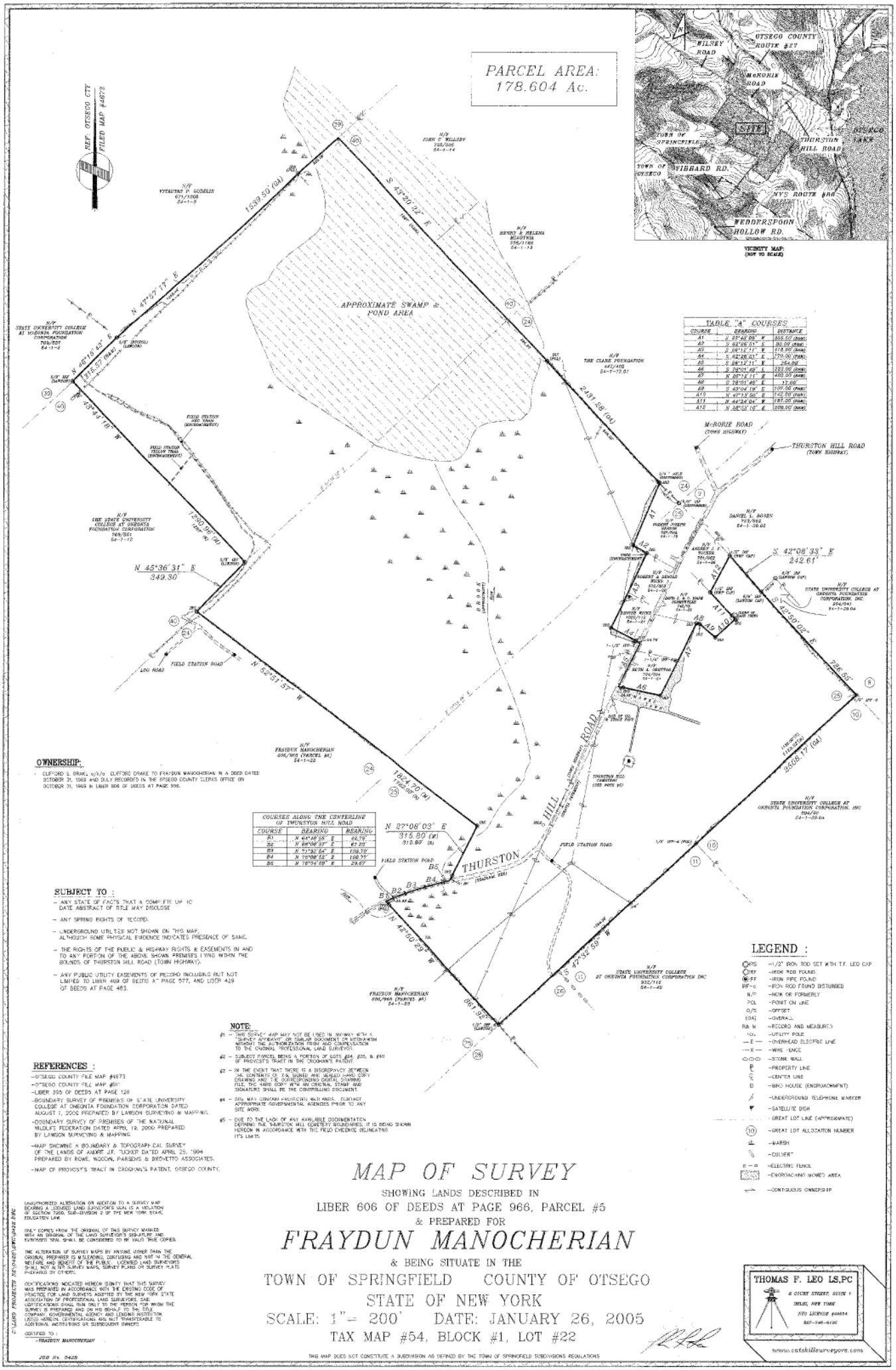

TABLE "A" COURSES		
COURSE	BEARING	DISTANCE
A1	S 23°42'09" W	355.50' (MAS)
A2	S 66°26'01" E	80.00' (RSM)
A3	S 26°12'11" W	418.00' (MAS)
A4	S 42°28'01" E	170.00' (MAS)
A5	S 26°12'11" E	264.00'
A6	S 79°01'49" E	333.00' (MAS)
A7	N 26°12'11" E	480.00' (MAS)
A8	S 79°01'49" E	12.00'
A9	S 43°04'19" E	109.00' (MAS)
A10	N 47°13'50" E	142.00' (MAS)
A11	N 44°42'04" W	187.00' (MAS)
A12	N 38°53'10" E	328.00' (MAS)

COURSES ALONG THE CENTERLINE OF THURSTON HILL ROAD		
COURSE	BEARING	BEARING
B1	N 64°18'55" E	46.79'
B2	N 68°06'37" E	67.20'
B3	N 71°32'54" E	108.39'
B4	N 74°08'52" E	108.79'
B5	N 78°04'59" E	29.67'

OWNERSHIP:

- CLIFFORD S. DRAKE, a/k/a CLIFFORD DRAKE TO FRAYDUN MANOCHERIAN IN A DEED DATED OCTOBER 31, 1968 AND DULY RECORDED IN THE OTSEGO COUNTY CLERKS OFFICE ON OCTOBER 31, 1969 IN LIBER 606 OF DEEDS AT PAGE 966.

SUBJECT TO :

- ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE
- ANY SPRING RIGHTS OF RECORD.
- UNDERGROUND UTILITIES NOT SHOWN ON THIS MAP, ALTHOUGH SOME PHYSICAL EVIDENCE INDICATES PRESENCE OF SAME.
- THE RIGHTS OF THE PUBLIC & HIGHWAY RIGHTS & EASEMENTS IN AND TO ANY PORTION OF THE ABOVE SHOWN PREMISES LYING WITHIN THE BOUNDS OF THURSTON HILL ROAD (TOWN HIGHWAY).
- ANY PUBLIC UTILITY EASEMENTS OF RECORD INCLUDING BUT NOT LIMITED TO LIBER 409 OF DEEDS AT PAGE 577, AND LIBER 429 OF DEEDS AT PAGE 483.

REFERENCES :

-OTSEGO COUNTY FILE MAP #4673
-OTSEGO COUNTY FILE MAP #51
-LIBER 355 OF DEEDS AT PAGE 128
-BOUNDARY SURVEY OF PREMISES OF STATE UNIVERSITY COLLEGE AT ONEONTA FOUNDATION CORPORATION DATED AUGUST 5, 2002 PREPARED BY LAWSON SURVEYING & MAPPING.
-BOUNDARY SURVEY OF PREMISES OF THE NATIONAL WILDLIFE FEDERATION DATED APRIL 19, 2000 PREPARED BY LAWSON SURVEYING & MAPPING.
-MAP SHOWING A BOUNDARY & TOPOGRAPHICAL SURVEY OF THE LANDS OF ANDRE J.F. TUCKER DATED APRIL 25, 1994 PREPARED BY ROWE, WOODIN, PARSONS & BROVETTO ASSOCIATES.
-MAP OF PROVOST'S TRACT IN CROGHAN'S PATENT, OTSEGO COUNTY.

NOTE:

#1 – THIS SURVEY MAP MAY NOT BE USED IN CONJUNCTION WITH A "SURVEY AMENDMENT" OR SIMILAR DOCUMENT OR WITHHAVEN WITHOUT THE AUTHORIZATION FROM AND CERTIFICATION TO THE ORIGINAL PROFESSIONAL LAND SURVEYOR.

#2 – SUBJECT PARCEL BEING A PORTION OF LOTS #24, #25, & #40 OF PROVOST'S TRACT IN THE CROGHAN'S PATENT.

#3 – IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND THE CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.

#4 – SITE MAY CONTAIN WETLANDS AND LANDS CONTAINING APPROPRIATE GOVERNMENTAL AGENCIES PRIOR TO ANY SITE WORK.

#5 – DUE TO THE LACK OF ANY AVAILABLE DOCUMENTATION DEFINING THE THURSTON HILL CEMETERY BOUNDARIES, IT IS BEING SHOWN HEREON IN ACCORDANCE WITH THE FIELD EVIDENCE REMAINING ITS LIMITS.

LEGEND :

- ⊙RS – =1/2" IRON ROD SET WITH T.F. LEO CAP
- ⊙IRF – =IRON ROD FOUND
- ⊙IPF – =IRON PIPE FOUND
- RIP-C – =IRON ROD FOUND DISTURBED
- N/F – =NOW OR FORMERLY
- POL – =POINT ON LINE
- O/S – =OFFSET
- (OA) – =OVERALL
- R& M – =RECORD AND MEASURED
- ○P – =UTILITY POLE
- —E— – =OVERHEAD ELECTRIC LINE
- —X— – =WIRE FENCE
- ⊙⊙⊙ – =STONE WALL
- P – =PROPERTY LINE
- ℄ – =CENTER LINE
- B – =BRICK HOUSE (ENCROACHMENT)
- – =UNDERGROUND TELEPHONE MARKER
- – =SATELLITE DISH
- – =GREAT LOT LINE (APPROXIMATE)
- (10) – =GREAT LOT ALLOCATION NUMBER
- – =MARSH
- – =CULVERT
- E – E – =ELECTRIC FENCE
- – =ENCROACHING MONIED AREA
- – =CONTIGUOUS OWNERSHIP

MAP OF SURVEY

SHOWING LANDS DESCRIBED IN
LIBER 606 OF DEEDS AT PAGE 966, PARCEL #5
& PREPARED FOR

FRAYDUN MANOCHERIAN

& BEING SITUATE IN THE
TOWN OF SPRINGFIELD COUNTY OF OTSEGO
STATE OF NEW YORK
SCALE: 1"= 200' DATE: JANUARY 26, 2005
TAX MAP #54, BLOCK #1, LOT #22

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

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CERTIFIED TO :
-FRAYDUN MANOCHERIAN

JOB No. 04028

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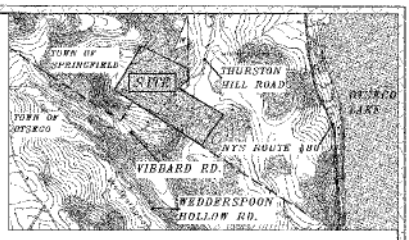
THIS MAP DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY THE TOWN OF SPRINGFIELD SUBDIVISIONS REGULATIONS



VICINITY MAP:
(NOT TO SCALE)

SUBJECT TO :

- ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE
- ANY SPRING RIGHTS OF RECORD.

THE RIGHTS OF THE PUBLIC & HIGHWAY RIGHTS & EASEMENTS IN AND TO ANY PORTION OF THE ABOVE SHOWN PREMISES LYING WITHIN THE BOUNDS OF THURSTON HILL ROAD (TOWN HIGHWAY).

- ANY PUBLIC UTILITY EASEMENTS OF RECORD INCLUDING BUT NOT LIMITED TO LIBER 489 OF DEEDS A" PAGE 577, AND LIBER 426 OF DEEDS AT PAGE 482.

REF. OTSEGO CTY. FILED MAP #4673

OWNERSHIP:

- CLIFFORD S. DRAKE II/A/K/A CLIFFORD DRAKE TO FRAYDUN MANOCHERIAN IN A DEED DATED OCTOBER 31, 1969 AND DULY RECORDED IN THE OTSEGO COUNTY CLERK'S OFFICE ON OCTOBER 31, 1969 IN LIBER 606 OF DEEDS A" PAGE 956.

N/F THE STATE UNIVERSITY COLLEGE AT ONEONTA FOUNDATION CORPORATION 709/351 54-1-12

N/F FRAYDUN MANOCHERIAN 606/966 (Parcel #6) 54-1-22

N/F FRAYDUN MANOCHERIAN 606/966 (Parcel #6) 54-1-22

N/F PAULA HOPE PIERCE 751/624 54-2-3

N/F STATE UNIVERSITY COLLEGE AT ONEONTA FOUNDATION CORPORATION INC 962/115 54-1-10

N/F FRAYDUN MANOCHERIAN 606/966 (Parcel #6) 54-2-6

N/F FRAYDUN MANOCHERIAN 606/966 (Parcel #6) 54-2-42

N/F FRAYDUN MANOCHERIAN 606/966 (Parcel #6) 54-2-42

1559.89'

S 62°51'57" E

1824.70' (M)

1780.00' (R)

N 45°36'31" E

S 27°08'03" W

315.80' (DA)(M)

(310.00' (R))

N 41°59'47" W

S 24°50'59" E

861.93' (DA)

S 62°47'05" E

1236.75'

1831.04' (M)

N 41°39'27" W

1434.19'

S 46°54'38" W

S 40°54'38" W

140.00'

N 41°39'27" W

21.94'

(M&R)

(NOT TO SCALE)

COURSES ALONG THE CENTERLINE OF THURSTON HILL ROAD		
COURSE	BEARING	BEARING
B1	S 78°04'59" W	38.67'
B2	S 79°08'52" W	160.77'
B3	S 71°52'54" W	108.70'
B4	S 68°08'27" W	97.33'
B5	S 64°49'55" W	42.79'

NOTE:

#1 – THIS SURVEY MAP MAY NOT BE USED IN ANYWAY WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT OR MECHANISM WITHOUT THE AUTHORIZATION FROM AND COMPENSATION TO THE ORIGINAL PROFESSIONAL LAND SURVEYOR.

#2 – IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND THE CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.

#3 – SITE MAY CONTAIN PROTECTED WETLANDS. CONTACT APPROPRIATE GOVERNMENTAL AGENCIES PRIOR TO ANY SITE WORK.

#4 – SUBJECT PARCEL BEING A PORTION OF LOTS #24, #25 & #26 OF THE AUGUSTINE PROVOST'S TRACT OF THE GEORGE CROGHAN'S PATENT.

LEGEND :

- IRS – 1/2" IRON ROD SET WITH "T.F. LEO CAP"
- IRF – IRON ROD FOUND
- ● – 5/8" IRON ROD FOUND WITH RASSMUSSEN CAP
- IRF-C – IRON ROD FOUND DEEP-RASCO
- N/F – "NOW OR FORMERLY"
- POL – POINT ON LINE
- O/S – OFFSET
- (OA) – OVERALL
- (M&R) – RECORD AND MEASURED
- PU – UTILITY POLE
- —E— – OVERHEAD ELECTRIC LINE
- —T— – OVERHEAD ELECTRIC LINE
- —X— – WIRE FENCE
- STONE WALL REMAINS
- P – PROPERTY LINE
- ℄ – CENTER LINE
- GREAT LOT LINE (APPROXIMATE)
- (10) – GREAT LOT ALLOCATION NUMBER
- WET AREA
- CULVERT
- CONTIGUOUS OWNERSHIP
- APPROXIMATE TOWN LINE

REFERENCES :

- OTSEGO COUNTY FILE MAP #4673
- OTSEGO COUNTY FILE MAP #511
- OTSEGO COUNTY FILE MAP #5381
- LIBER 303 OF DEEDS AT PAGE 335
- LIBER 404 OF DEEDS AT PAGE 366
- BOUNDARY SURVEY OF PREMISES OF STATE UNIVERSITY COLLEGE AT ONEONTA FOUNDATION CORPORATION DATED AUGUST 1, 2000 PREPARED BY LAWSON SURVEYING & MAPPING.
- MAP OF PROVOST'S TRACT IN CROGHAN'S PATENT, OTSEGO COUNTY.

MAP OF SURVEY

SHOWING A PORTION OF LANDS DESCRIBED IN
LIBER 606 OF DEEDS AT PAGE 966, PART OF PARCEL #6
& PREPARED FOR

FRAYDUN MANOCHERIAN

& BEING SITUATE IN THE

TOWN OF SPRINGFIELD COUNTY OF OTSEGO
STATE OF NEW YORK

SCALE: 1"= 200' DATE: MAY 20, 2005

TAX MAP #54, BLOCK #1, LOT #23

THIS MAP DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY THE TOWN OF SPRINGFIELD SUBDIVISIONS REGULATIONS

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CERTIFIED TO
– FRAYDUN MANOCHERIAN

JOB No. 0508

C:\LAND PROJECTS 2005\0508.DWG

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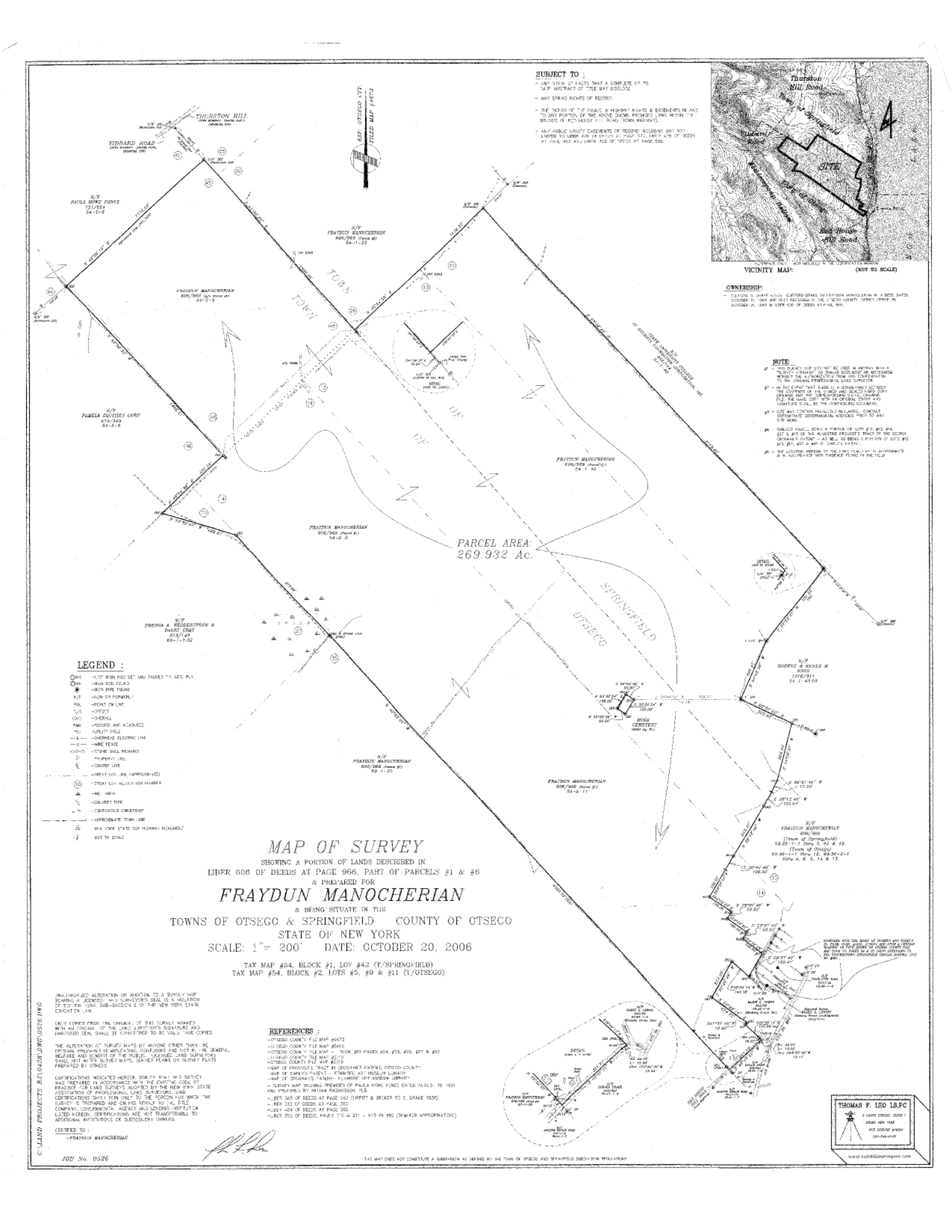
SUBJECT TO :
- ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE
- ANY SPRING RIGHTS OF RECORD.
- THE RIGHTS OF THE PUBLIC & HIGHWAY RIGHTS & EASEMENTS IN AND TO ANY PORTION OF THE ABOVE SHOWN PREMISES LYING WITHIN THE BOUNDS OF RED HOUSE HILL ROAD (TOWN HIGHWAY).
- ANY PUBLIC UTILITY EASEMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO LIBER 606 OF DEEDS AT PAGE 971, LIBER 479 OF DEEDS AT PAGE 483 AND LIBER 365 OF DEEDS AT PAGE 286.
REF. OTSEGO CTY. FILED MAP #4673
THURSTON HILL
YIBHARD ROAD
PAULA HOKE PRICE 751/XXX 54-2-9
FRAYDUN MANOCHERIAN 606/968 (Parcel #2) 54-1-23
FRAYDUN MANOCHERIAN 606/968 (Parcel #2) 54-2-5
PAMELA EQUITIES CORP. 670/349 54-2-6
FRAYDUN MANOCHERIAN 606/968 (Parcel #2) 54-1-42
FRAYDUN MANOCHERIAN 606/968 (Parcel #2) 54-2-3
FRAYDUN MANOCHERIAN 606/968 (Parcel #2) 69-1-30
FRAYDUN MANOCHERIAN 606/968 (Parcel #2) 54-1-11
BRENDA A. WEDDERSPOON & BARRY GRAY 619/520 69-1-7.02
JANE HAMILTON CHILDS REVOCABLE TRUST 617/146
ROBERT & RENEE M. ROWE 1076/311 54-1-43.03
HOKE CEMETERY (0.060 Sq. Ft.)
FRAYDUN MANOCHERIAN 606/966 (Parcel #1) (2nom. of Springfield) 68.28-1-1 (lots 5, 42 & 43; (Town of Otsego) 69.36-1-1 (lots 1,2, 69.36-2-1 lots 4, 8, 9, 14 & 15
PARCEL AREA: 269.932 Ac.
TOWN OF SPRINGFIELD
TOWN OF OTSEGO
RED HOUSE HILL ROAD
Thurston Hill Road
Town of Springfield
Yibhard Road
SITE
Town of Otsego
Red House Hill Road
REFERENCE ONLY - NOT INCLUDED IN THE CONVEYANCE HEREON
VICINITY MAP: (NOT TO SCALE)
OWNERSHIP:
- OUTLOT 5, SHAKER ACRES, CLIFFORD BRAKE TO FRAYDUN MANOCHERIAN BY A DEED DATED OCTOBER 31, 1969 AND DULY RECORDED IN THE OTSEGO COUNTY CLERK'S OFFICE ON OCTOBER 31, 1969 IN LIBER 606 OF DEEDS AT PAGE 966.
NOTE:
#1 - THIS SURVEY MAP MAY NOT BE USED IN ANOTHER MAP A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT OR MECHANISM WITHOUT THE AUTHORIZATION FROM AND CONFIRMATION TO THE ORIGINAL PREPARER/REAL LAND SURVEYOR.
#2 - IN THE EVENT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE STAMPED AND SEALED HARD COPY DRAWING AND THE CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.
#3 - SITE MAY CONTAIN PROTECTED WETLANDS. CONTACT APPROPRIATE GOVERNMENTAL AGENCIES PRIOR TO ANY SITE WORK.
#4 - SUBJECT PARCEL BEING A PORTION OF LOTS #12, #13, #14, #27 & #45 OF THE MCALISTER PATROONSHIP TRACT OF THE GEORGE CROGHAN'S PATENT - AS WELL AS BEING A PORTION OF LOTS #12 #13, #14, #27 & #45 OF LANCY'S PATENT.
#5 - THE LOCATION HEREON OF THE HOKE CEMETERY IS APPROXIMATE & IN ACCORDANCE WITH EVIDENCE FOUND IN THE FIELD
LEGEND :
IRS -1/2" IRON ROD SET AND TAGGED T.F. LEO, PLS
IRF -IRON ROD FOUND
IPF -IRON PIPE FOUND
M/F -NOW OR FORMERLY
POL -POINT ON LINE
O/S -OFFSET
(OM) -OVERALL
(M&R) -RECORD AND MEASURED
UP -UTILITY POLE
-E- -OVERHEAD ELECTRIC LINE
-X- -WIRE FENCE
-STONE WALL REMARKS
P -PROPERTY LINE
℄ -CENTER LINE
-GREAT LOT LINE (APPROXIMATE)
(15) -GREAT LOT ALLOCATION NUMBER
-WETLANDS
-CULVERT PIPE
-CONTIGUOUS OWNERSHIP
-APPROXIMATE TOWN LINE
-NEW YORK STATE DOT HIGHWAY MONUMENT
-NOT TO SCALE
MAP OF SURVEY
SHOWING A PORTION OF LANDS DESCRIBED IN
LIBER 606 OF DEEDS AT PAGE 966, PART OF PARCELS #1 & #6
& PREPARED FOR
FRAYDUN MANOCHERIAN
& BEING SITUATE IN THE
TOWNS OF OTSEGO & SPRINGFIELD COUNTY OF OTSEGO
STATE OF NEW YORK
SCALE: 1"= 200' DATE: OCTOBER 20, 2006
TAX MAP #54, BLOCK #1, LOT #42 (T/SPRINGFIELD)
TAX MAP #54, BLOCK #2, LOTS #5, #9 & #11 (T/OTSEGO)
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
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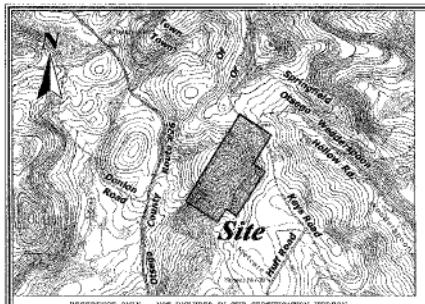
CERTIFIED TO :
-FRAYDUN MANOCHERIAN
JOB No. 0526
REFERENCES :
-OTSEGO COUNTY FILE MAP #4673
-OTSEGO COUNTY FILE MAP #5463
-OTSEGO COUNTY FILE MAP - BOOK #10 PAGES #24, #25, #26, #27 & #30
-OTSEGO COUNTY FILE MAP #2719
-MAP OF FRAYDUTS TRACT IN CROGHAN'S PATENT, OTSEGO COUNTY
-MAP OF CAREY'S PATENT - FENIMORE ART MUSEUM LIBRARY
-MAP OF CROGHAN'S PATENT - FENIMORE ART MUSEUM LIBRARY
-SURVEY MAP SHOWING PREMISES OF PAULA HOKE PRICE DATED AUGUST 18, 1991 AND PREPARED BY WILLIAM RASMUSSEN, PLS
-LIBER 365 OF DEEDS AT PAGE 283 (TIPPITT & BECKER TO D. DRAKE 1936)
-LIBER 213 OF DEEDS AT PAGE 303
-LIBER 484 OF DEEDS AT PAGE 356
-LIBER 702 OF DEEDS, PAGES 210 & 211 - NYS RT. 80 (SH#408 APPROPRIATION)
THIS MAP DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY THE TOWN OF OTSEGO AND SPRINGFIELD SUBDIVISION REGULATIONS
THOMAS F. LEO LS.P.C.
C:\LAND PROJECTS 8\0526\DWG\0526.DWG



REFERENCE ONLY – NOT INCLUDED IN THE CERTIFICATION HEREON

Vicinity Map: (Not to Scale)

Districts
Fire: Otsego Fire Protection
School: Cooperstown Central
Agricultural: None
Zoning: Residential–Agricultural 1 (RA1)

Notes:

1- THIS SURVEY MAP MAY NOT BE USED IN ANY WAY WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT OR MECHANISM WITHOUT THE AUTHORIZATION FROM AND CONFIRMATION TO THE ORIGINAL PROFESSIONAL LAND SURVEYOR.

2- IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND A CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL EMBOSSED STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.

3- SUBJECT PARCEL BEING A PORTION OF LOT #48 AND ALL OF LOT #49 OF THE LOW'S TRACT (AUGUSTINE PROVOST'S TRACT) IN THE CROGHAN'S PATENT AS DESCRIBED AND DISTRIBUTED IN LIBER 606 OF DEEDS AT PAGE 966, PARCEL #9 AND SHOWN ON "MAP OF PROVOST'S TRACT IN CROGHAN'S PATENT, OTSEGO CO."

4- FIELD WORK COMPLETION DATE: MAY 12, 2009

5- IN ACCORDANCE WITH THE OTSEGO COUNTY TAX AND MAPPING SERVICES, THIS AREA IS PRESENTLY SHOWN AS A PORTION OF TAX MAP #53.00, BLOCK #1, LOT #24 (LANDS OF MARY ANNE WHELAN). AFTER EXTENSIVE RESEARCH AND RESEARCH, IT WAS FOUND THAT THIS CHANGE BE JUSTIFIED BY DOCUMENTATION AS BEING EXCEPTED OUT OF "24, SUBJECT PARCEL'S DEED/TITLE AND/OR PROVEN AS AN INCOMING PARCEL OF THE MARY ANNE WHELAN DEED/TITLE.

Legend:

IRS	–1/2" IRON ROD SET WITH CAP MARKED T.F. LEO, PLS
IRF	–IRON ROD FOUND AND CAPPED AS NOTED
T-IRON	–"T" IRON FOUND AND CAPPED LEON KALMUS
IPF	–IRON PIPE FOUND
DIST.	–DISTURBED
N/F	–NOW OR FORMERLY
POL	–POINT ON LINE
O/S	–OFFSET
(OA)	–OVERALL
R&M	–RECORD AND MEASURE
-x-	–WIRE FENCE
	–RUBBLE STONE WALL
	–PROPERTY LINE
	–CENTER LINE
	–CONTIGUOUS OWNERSHIP
	–PROVOST'S TRACT LOT LINE (APPROXIMATE)
(19)	–PROVOST'S TRACT LOT ALLOCATION NUMBER
	–APPROXIMATE TREE LINE LOCATION
	–APPROXIMATE STREAM LOCATION
	–APPROXIMATE MARSH AREA
	–APPROXIMATE OTSEGO COUNTY TAX MAPPING LINE

References:

- MAP OF PROVOST'S TRACT IN CROGHAN'S PATENT, OTSEGO COUNTY
- OTSEGO COUNTY FILE MAP #211
- OTSEGO COUNTY FILE MAP #3104

N/F THE STATE UNIVERSITY COLLEGE AT ONEONTA FOUNDATION CORPORATION 709/551 54.00-2-10.00

Ref. Otsego Cty. File Map #4673

N/F MARY ANNE WHELAN 747/1028 63.00-1-24.00

N/F WALTER B. ELKAN 452/412 63.00-1-16.00

N/F GERRY WELCH 721/1193 54.00-2-1.21

N/F JAMES M. BROTEN 801/211 53.00-1-13.00

N/F PAUL KELLOGG & RAYMOND G. HAN 630/73 53.00-1-14.00

N/F ALVIN M. WALKER, JR. & CAROL S. WALKER 69.00-1-1.00

Wedderspoon Hollow Road (Town Highway)

Keys Road (Town Highway)

Approximate Location Beaver Pond

TEX PITE

Brook

Creek

Fence

Open

Woods

Field

668.96' (Meas.)

N 48°50' 27" E

519.06'

N 46°09' 33" E

656.93'

N 45°33' 49" E

704.05'

N 46°38' 04" E

930.39'

N 43°22' 45" W

N 42°58' 07" W

1268.84' (Meas.)

S 47°34' 43" W

528.00' (Meas.)

R 419.44' (Meas.) N 42°58' 07" W

S 46°26' 23" W

880.62'

S 48°24' 00" W

901.38'

S 46°01' 53" W

1161.46' (Meas.)

S 42°59' 07" E

462.00' (Meas.)

S 48°15' 49" E

1985.49' (Meas.)

Typical R. = (Meas.)

5/8" IRC (Disappeared)

IRS Within a Two Foot Maple Tree in the Fence/Lot Intersection

T-Iron Found at Base of a 16" Ash Tree

IRS (POL)

IRF (POL)

IRS

IPF

~Parcel Area~

120.846 Acres

Subject To:

- ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE.
- ANY APPARENT RIGHTS OF RECORD
- THE RIGHTS OF THE PUBLIC & HIGHWAY RIGHTS & EASEMENTS IN AND TO ANY PORTION OF THE PREMISES SHOWN HEREON LYING WITHIN THE BOUNDS OF KEYS ROAD (TOWN HIGHWAY).

Map Of Survey

SHOWING LANDS
WHICH ARE INTENDED TO BE PARCEL #9
AS DESCRIBED IN
LIBER 606 OF DEEDS AT PAGE 966
PREPARED FOR

Fraydun Manocherian

BEING SITUATE IN
TOWN OF OTSEGO COUNTY OF OTSEGO
STATE OF NEW YORK
SCALE: 1" = 200' DATE: MAY 20, 2009
TAX MAP #53.00, BLOCK #1, LOT #15.00

Ownership:

– CLIFFORD S. DRAKE A/K/A CLIFFORD DRAKE TO FRAYDUN MANOCHERIAN BY A DEED DATED OCTOBER 31, 1969 AND DULY RECORDED IN THE OTSEGO COUNTY CLERK'S OFFICE ON OCTOBER 31, 1969 IN LIBER 606 OF DEEDS AT PAGE 966.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SIGNATURE AND EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THE ALTERATION OF SURVEY MAPS BY ANYONE OTHER THAN THE SPECIFICALLY PRESCRIBED IS MISLEADING, CONFUSING AND NOT IN THE GENERAL WELFARE AND BENEFIT OF THE PUBLIC. LICENSED LAND SURVEYORS SHALL NOT ALTER SURVEY MAPS, SURVEY PLANS OR SURVEY PLATS PREPARED BY OTHERS.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFIED TO:
– Fraydun Manocherian

Job No. 05078

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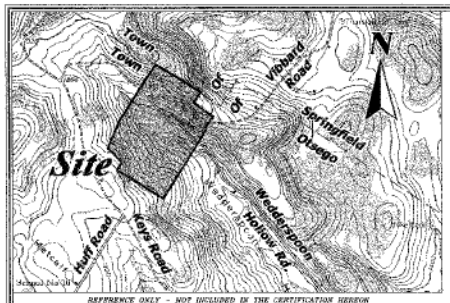


REFERENCE ONLY - NOT INCLUDED IN THE CERTIFICATION HEREON

Vicinity Map: (Not to Scale)

Ownership:

- CLIFFORD S. DRAKE B/A/G CLIFFORD DRAKE TO FRAYDUN MANOCHERIAN IN A DEED DATED OCTOBER 21, 1999 AND DULY RECORDED IN THE OTSEGO COUNTY CLERK'S OFFICE ON OCTOBER 26, 1999 IN LIBER 606 OF DEEDS AT PAGE 966.

Notes:

- THIS SURVEY MAP MAY NOT BE USED IN ANY WAY WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT OR MECHANISM WITHOUT THE AUTHORIZATION FROM AND COMPENSATION TO THE ORIGINAL PROFESSIONAL LAND SURVEYOR.
- IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND A CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL EMBOSSED SEAL AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.
- SUBJECT PARCEL BEING A PORTION OF LOTS #41, #46, #47 AND #54 IN HERR'S (OR LOWE) TRACT, PART OF PROGEE TRACT OF THE ORIGINAL PATENT.
- FIELD WORK COMPLETION DATE: SEPTEMBER 9, 2008
- PROPERTY LINES SHOWN HEREON ARE A RESULT OF PHYSICAL EVIDENCE FOUND, MAPS AND DEEDS OF RECORD.

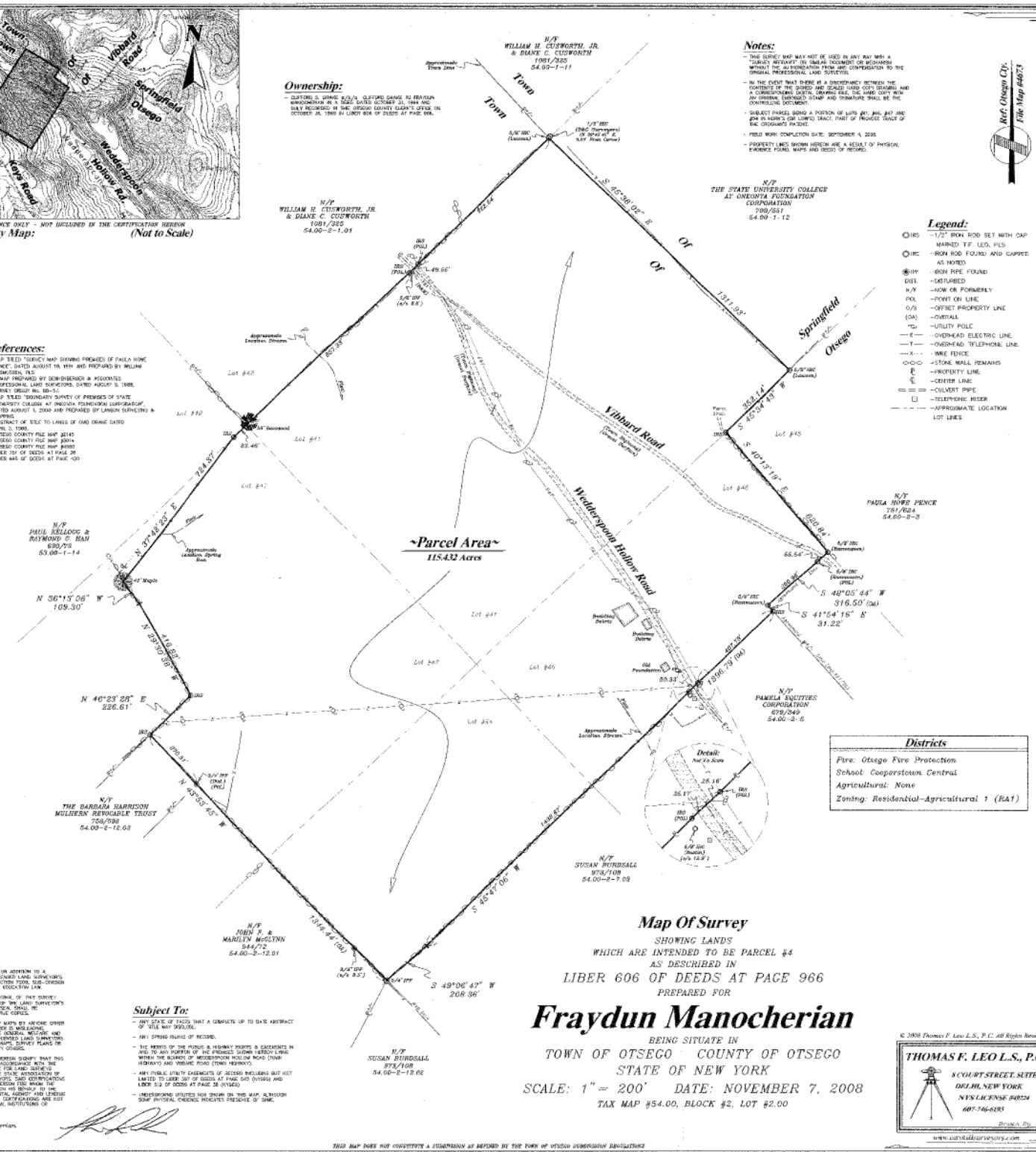
Ref: Otsego Cty. Tax Map #4073

Legend:

- IRS – 1/2" IRON ROD SET WITH CAP MARKED T.F. LEO, PLS
- IRC – IRON ROD FOUND AND CAPPED AS NOTED
- IPF – IRON PIPE FOUND
- DIST. – DISTURBED
- M/F – NOW OR FORMERLY
- POL – POINT ON LINE
- O/S – OFFSET PROPERTY LINE
- (OA) – OVERALL
- "O" – UTILITY POLE
- —E— – OVERHEAD ELECTRIC LINE
- —T— – OVERHEAD TELEPHONE LINE
- —X— – WIRE FENCE
- ○○○ – STONE WALL REMAINS
- ℄ – PROPERTY LINE
- ℄ – CENTER LINE
- = = = – CULVERT PIPE
- □ – TELEPHONE RISER
- – – – – APPROXIMATE LOCATION LOT LINES

References:

- MAP TITLED "SURVEY MAP SHOWING PREMISES OF PAULA HOWE PENCE", DATED AUGUST 19, 1991 AND PREPARED BY WILLIAM RASMUSSEN, PLS
- A MAP PREPARED BY DENNISBERGER & ASSOCIATES PROFESSIONAL LAND SURVEYORS, DATED AUGUST 8, 1988, SURVEY GROUP No. 88-51.
- MAP TITLED "BOUNDARY SURVEY OF PREMISES OF STATE UNIVERSITY COLLEGE AT ONEONTA FOUNDATION CORPORATION", DATED AUGUST 1, 2000 AND PREPARED BY LANSON SURVEYING & MAPPING.
- ABSTRACT OF TITLE TO LANDS OF OWD DRAKE DATED APRIL 2, 1999.
- OTSEGO COUNTY FILE MAP #2145
- OTSEGO COUNTY FILE MAP #3014
- OTSEGO COUNTY FILE MAP #4060
- LIBER 751 OF DEEDS AT PAGE 28
- LIBER 445 OF DEEDS AT PAGE 430



Districts

- Fire: Otsego Fire Protection
- School: Cooperstown Central
- Agricultural: None
- Zoning: Residential-Agricultural 1 (RA1)

Map Of Survey

SHOWING LANDS
WHICH ARE INTENDED TO BE PARCEL #4
AS DESCRIBED IN
LIBER 606 OF DEEDS AT PAGE 966
PREPARED FOR

Fraydun Manocherian

BEING SITUATE IN
TOWN OF OTSEGO COUNTY OF OTSEGO
STATE OF NEW YORK
SCALE: 1" = 200' DATE: NOVEMBER 7, 2008
TAX MAP #54.00, BLOCK #2, LOT #2.00

Subject To:

- ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE.
- ANY SPRING RIGHTS OF RECORD.
- THE RIGHTS OF THE PUBLIC & HIGHWAY RIGHTS & EASEMENTS IN AND TO ANY PORTION OF THE PREMISES SHOWN HEREON LYING WITHIN THE BOUNDS OF WEDDERSPOON HOLLOW ROAD (TOWN HIGHWAY) AND VIBBARD ROAD (TOWN HIGHWAY).
- ANY PUBLIC UTILITY EASEMENTS OF RECORD INCLUDING BUT NOT LIMITED TO LIBER 387 OF DEEDS AT PAGE 545 (NYSEG) AND LIBER 512 OF DEEDS AT PAGE 58 (NYSEG).
- UNDERGROUND UTILITIES NOR SHOWN ON THIS MAP ALTHOUGH SOME PHYSICAL EVIDENCE INDICATES PRESENCE OF SAME.

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CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

DEEDED TO:
- Fraydun Manocherian

JOB No. 9851

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Drawn By: MAL
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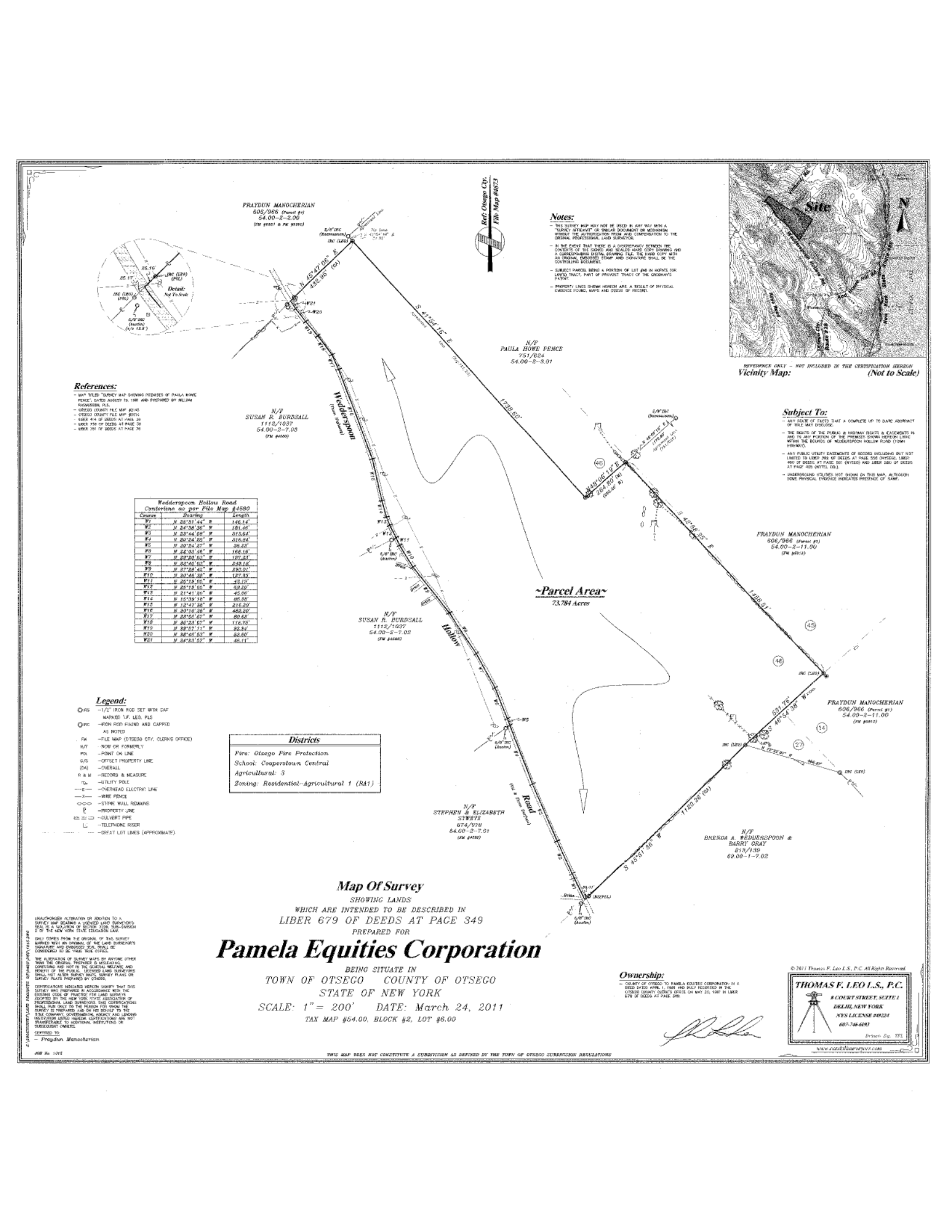
THIS MAP DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY THE TOWN OF OTSEGO SUBDIVISION REGULATIONS

G:\SURVEY\LAND PROJECTS\ BY JOB\9851\9851.DWG



Notes:

- THIS SURVEY MAP MAY NOT BE USED IN ANY WAY WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT OR MECHANISM WITHOUT THE AUTHORIZATION FROM AND COMPENSATION TO THE ORIGINAL PROFESSIONAL LAND SURVEYOR.
- IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND A CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL, EMBOSSED STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.
- SUBJECT PARCEL BEING A PORTION OF LOT #48 IN HOPKINS FOR LIMITED TRACT, PART OF PROVOST TRACT OF THE OTSEGO-WAYS PATENT.
- PROPERTY LINES SHOWN HEREON ARE A RESULT OF PHYSICAL EVIDENCE FOUND, MAPS AND DEEDS OF RECORD.

References:

- MAP TITLED "SURVEY MAP SHOWING PREMISES OF PAULA HOWE PENCE", DATED AUGUST 19, 1981 AND PREPARED BY WILLIAM RACKLIFFE, P.L.S.
- OTSEGO COUNTY FILE MAP #2145
- OTSEGO COUNTY FILE MAP #3074
- LIBER 414 OF DEEDS AT PAGE 39
- LIBER 750 OF DEEDS AT PAGE 30
- LIBER 751 OF DEEDS AT PAGE 76

Subject To:

- ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE.
- THE RIGHTS OF THE PUBLIC & HIGHWAY RIGHTS & EASEMENTS IN AND TO ANY PORTION OF THE PREMISES SHOWN HEREON LYING WITHIN THE BOUNDS OF WEDDERSPOON HOLLOW ROAD (TOWN HIGHWAY).
- ANY PUBLIC UTILITY EASEMENTS OF RECORD INCLUDING BUT NOT LIMITED TO LIBER 765 OF DEEDS AT PAGE 556 (NYSEG), LIBER 490 OF DEEDS AT PAGE 561 (NYTEL) AND LIBER 380 OF DEEDS AT PAGE 405 (NYTEL CO.).
- UNDERGROUND UTILITIES NOT SHOWN ON THIS MAP, ALTHOUGH SOME PHYSICAL EVIDENCE INDICATES PRESENCE OF SAME.

Wedderspoon Hollow Road Centerline as per File Map #4680		
Course	Bearing	Length
W1	N 26°51' 44" W	146.14'
W2	N 24°58' 36" W	191.46'
W3	N 02°44' 09" W	313.64'
W4	N 20°24' 58" W	315.84'
W5	N 20°24' 27" W	96.83'
W6	N 28°03' 46" W	168.16'
W7	N 29°29' 03" W	197.33'
W8	N 30°40' 03" W	249.16'
W9	N 27°28' 42" W	292.01'
W10	N 20°46' 38" W	137.85'
W11	N 25°19' 05" W	43.15'
W12	N 25°19' 05" W	69.20'
W13	N 21°41' 20" W	45.06'
W14	N 15°39' 19" W	86.05'
W15	N 12°42' 38" W	216.20'
W16	N 20°19' 28" W	488.20'
W17	N 28°56' 57" W	80.68'
W18	N 36°23' 07" W	116.75'
W19	N 39°27' 11" W	86.84'
W20	N 36°46' 52" W	88.80'
W21	N 34°53' 57" W	46.11'

Legend:

- ○RS — 1/2" IRON ROD SET WITH CAP MARKED T.F. LEO, PLS
- ●IRC — IRON ROD FOUND AND CAPPED AS NOTED
- FM — FILE MAP (OTSEGO CTY. CLERKS OFFICE)
- N/F — NOW OR FORMERLY
- POL — POINT ON LINE
- O/S — OFFSET PROPERTY LINE
- (OA) — OVERALL
- R & M — RECORD & MEASURE
- — UTILITY POLE
- ---E--- — OVERHEAD ELECTRIC LINE
- ---X--- — WIRE FENCE
- <><><> — STONE WALL REMAINS
- P — PROPERTY LINE
- CP — CULVERT PIPE
- TR — TELEPHONE RISER
- ---- ---- — GREAT LOT LINES (APPROXIMATE)

Districts
Fire: Otsego Fire Protection
School: Cooperstown Central
Agricultural: 3
Zoning: Residential-Agricultural 1 (RA1)

Map Of Survey

SHOWING LANDS

WHICH ARE INTENDED TO BE DESCRIBED IN

LIBER 679 OF DEEDS AT PAGE 349

PREPARED FOR

Pamela Equities Corporation

BEING SITUATE IN

TOWN OF OTSEGO COUNTY OF OTSEGO

STATE OF NEW YORK

SCALE: 1" = 200' DATE: March 24, 2011

TAX MAP #54.00, BLOCK #2, LOT #6.00

Ownership:

- COUNTY OF OTSEGO TO PAMELA EQUITIES CORPORATION; IN A DEED DATED APRIL 1, 1981 AND DULY RECORDED IN THE OTSEGO COUNTY CLERK'S OFFICE ON MAY 20, 1987 IN LIBER 679 OF DEEDS AT PAGE 349.

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CERTIFIED TO:

- Praydun Manocherian

JOB No. 1015

THIS MAP DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY THE TOWN OF OTSEGO SUBDIVISION REGULATIONS

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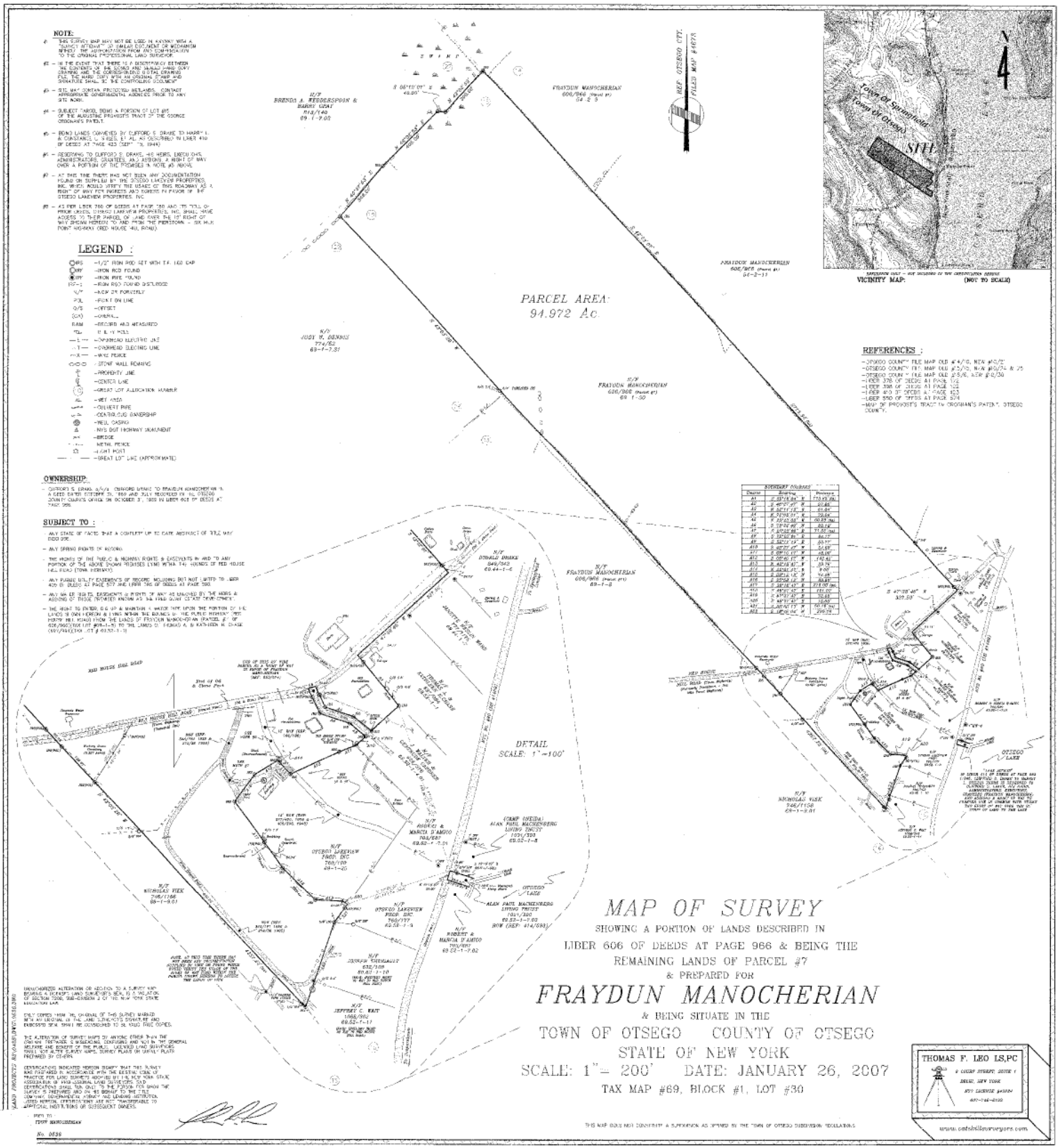
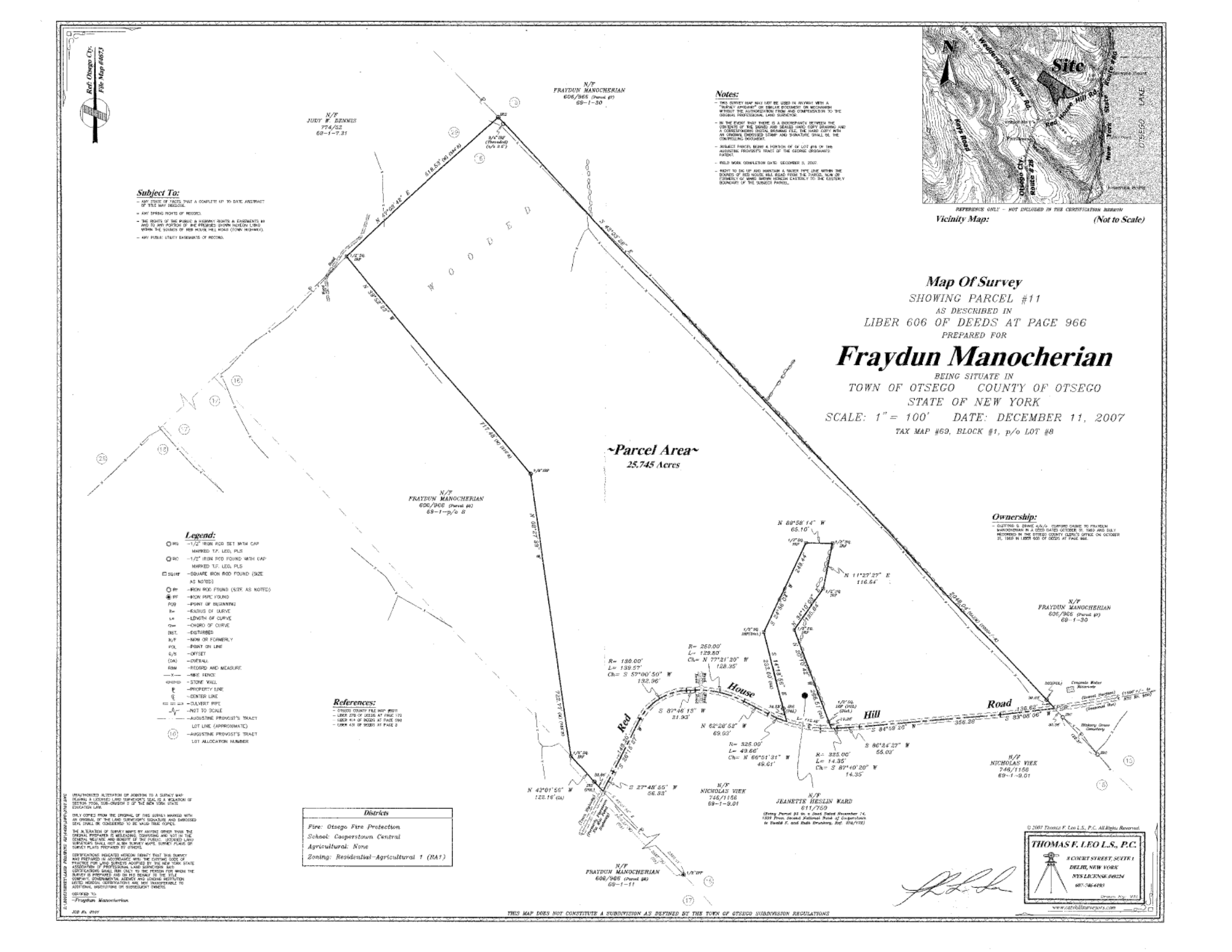

NOTE:
LEGEND :
PARCEL AREA:
94.972 Ac.
VICINITY MAP:
(NOT TO SCALE)
REFERENCES :
OWNERSHIP:
SUBJECT TO :
DETAIL
SCALE: 1"=100'
OTSEGO LAKE
MAP OF SURVEY
SHOWING A PORTION OF LANDS DESCRIBED IN
LIBER 606 OF DEEDS AT PAGE 966 & BEING THE
REMAINING LANDS OF PARCEL #7
& PREPARED FOR
FRAYDUN MANOCHERIAN
& BEING SITUATE IN THE
TOWN OF OTSEGO COUNTY OF OTSEGO
STATE OF NEW YORK
SCALE: 1"= 200' DATE: JANUARY 26, 2007
TAX MAP #69, BLOCK #1, LOT #30
THOMAS F. LEO LS,PC


Ref: Otsego Co. File Map #4673
N/F FRAYDUN MANOCHERIAN 606/966 (Parcel #1) 69-1-30
N/F JUDY W. DENNIS 774/52 69-1-7.31
5/8" IRF (Threaded) o/s 0.5'
S 43°05'28" E 2048.04' (M&R) (Deed=S)
N 27°08'42" E 618.53' (M) (Deed=N)
N 39°52'03" W 717.48' (M) (Deed=N)
N/F FRAYDUN MANOCHERIAN 606/966 (Parcel #2) 69-1-p/o 8
S 88°42'00" W 1322.44' (M) (Deed=S)
N 43°01'56" W 122.18' (Deed)
S 27°48'55" W 56.83'
N/F NICHOLAS VIEK 746/1156 69-1-9.01
N/F JEANETTE HESLIN WARD 611/759
(Being Parcel #3 as a Deed Dated November 14, 1939 From Second National Bank of Cooperstown to Harold F. and Ruth Brunberg, Jnt. 614/172)
N/F FRAYDUN MANOCHERIAN 606/966 (Parcel #4) 69-1-11
~Parcel Area~
25.745 Acres
WOODED
N 88°58'14" W 65.10'
N 11°27'27" E 116.64'
S 24°56'04" W 466.84'
N 34°10'05" E 265.84'
S 14°18'55" E 233.03' (M&R)
R= 260.00' L= 129.80' Ch= N 77°21'20" W 128.35'
R= 136.00' L= 139.57' Ch= S 57°00'50" W 132.96'
S 87°48'13" W 21.93'
N 62°28'52" W 69.03'
R= 325.00' L= 49.68' Ch= N 66°51'31" W 49.61'
S 86°54'27" W 55.03'
R= 325.00' L= 14.35' Ch= S 87°40'20" W 14.35'
S 84°59'20" W 356.28'
S 83°08'06" W 136.62'
POB
Red House Hill Road
Cemetery
Historic Grave Cemetery
Concrete Water Reservoir
Ownership:
Legend:
Districts
Fire: Otsego Fire Protection
School: Cooperstown Central
Agricultural: None
Zoning: Residential-Agricultural 1 (RA1)
References:
Notes:
Subject To:
Vicinity Map:
(Not to Scale)
Site
Red House Hill Road
Keys Road
Otsego Lake
OTSEGO LAKE
Map Of Survey
SHOWING PARCEL #11
AS DESCRIBED IN
LIBER 606 OF DEEDS AT PAGE 966
PREPARED FOR
Fraydun Manocherian
BEING SITUATE IN
TOWN OF OTSEGO COUNTY OF OTSEGO
STATE OF NEW YORK
SCALE: 1" = 100' DATE: DECEMBER 11, 2007
TAX MAP #69, BLOCK #1, p/o LOT #8
THOMAS F. LEO L.S., P.C.
8 COURT STREET, SUITE 1
DELHI, NEW YORK
NYS LICENSE #49224
607-746-6180
www.catskillsurveyors.com
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Map Of Survey

SHOWING PARCEL #8

AS DESCRIBED IN

LIBER 606 OF DEEDS AT PAGE 966

PREPARED FOR

Fraydun Manocherian

BEING SITUATE IN

TOWN OF OTSEGO COUNTY OF OTSEGO

STATE OF NEW YORK

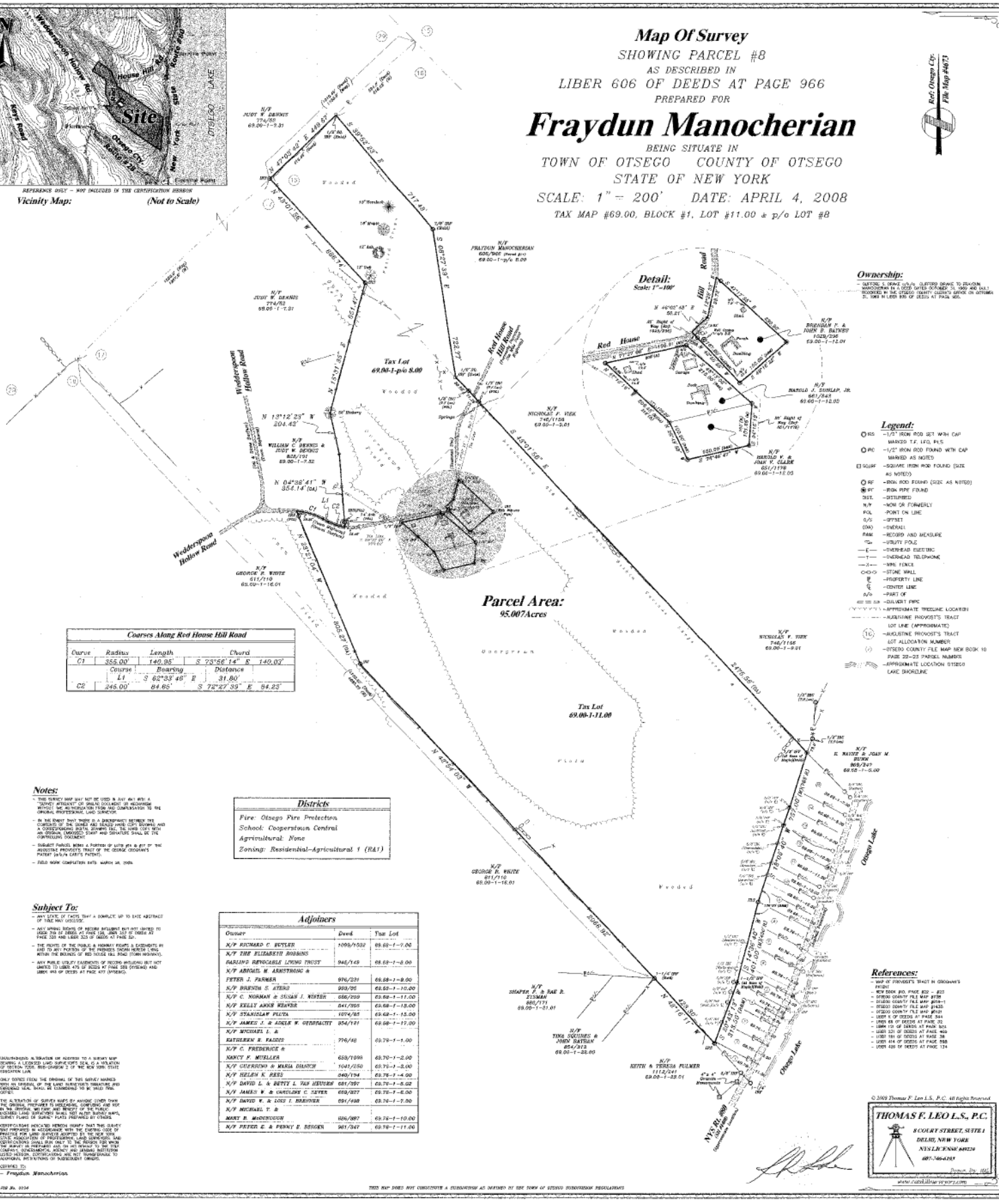
SCALE: 1" = 200' DATE: APRIL 4, 2008

TAX MAP #69.00, BLOCK #1, LOT #11.00 & p/o LOT #8

Ref. Otsego Co. File Map #4671

REFERENCE ONLY - NOT INCLUDED IN THE CERTIFICATION HEREON

Vicinity Map: **(Not to Scale)**



Courses Along Red House Hill Road

Curve	Radius	Length	Chord
C1	355.00'	140.95'	S 73°56'14" E 140.03'
	Course	Bearing	Distance
L1		S 62°33'46" E	31.80'
C2	246.00'	84.65'	S 72°27'39" E 84.23'

Districts

Fire: Otsego Fire Protection
School: Cooperstown Central
Agricultural: None
Zoning: Residential-Agricultural 1 (RA1)

Notes:

- THIS SURVEY MAP MAY NOT BE USED IN ANY WAY WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT OR MECHANISM WITHOUT THE RECERTIFICATION THEREOF BY THE ORIGINAL PROFESSIONAL LAND SURVEYOR.
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- SUBJECT PARCEL BEING A PORTION OF LOTS #8 & #11 OF THE AUGUSTINE PROVOST'S TRACT OF THE GEORGE CROGHAN'S PATENT (a/k/a CARY'S PATENT).
- FIELD WORK COMPLETION DATE: MARCH 28, 2008.

Subject To:

- ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE.
- ANY MINING RIGHTS OF RECORD INCLUDING BUT NOT LIMITED TO LIBER 316 OF DEEDS AT PAGE 126, LIBER 322 OF DEEDS AT PAGE 328 AND LIBER 325 OF DEEDS AT PAGE 521.
- THE RIGHTS OF THE PUBLIC & HIGHWAY RIGHTS & EASEMENTS IN AND TO ANY PORTION OF THE PREMISES KNOWN HEREON LYING WITHIN THE BOUNDS OF RED HOUSE HILL ROAD (TOWN HIGHWAY).
- ANY PUBLIC UTILITY EASEMENTS OF RECORD INCLUDING BUT NOT LIMITED TO LIBER 475 OF DEEDS AT PAGE 588 (NYSEG) AND LIBER 494 OF DEEDS AT PAGE 477 (NYSEG).

Adjoiners

Owner	Deed	Tax Lot
N/F RICHARD C. BUTLER	1099/1532	69.66-1-7.00
N/F THE ELIZABETH BOBBINS		
DARLING REVOCABLE LIVING TRUST	948/149	69.66-1-8.00
N/F ABIGAIL M. ARMSTRONG & PETER J. PARMER	976/231	69.66-1-9.00
N/F BRENDA S. AYERS	993/95	69.66-1-10.00
N/F C. NORMAN & SUSAN I. WINTER	686/209	69.66-1-11.00
N/F KELLY ANNE WEAVER	841/305	69.66-1-13.00
N/F STANISLAW PLUTA	1074/85	69.66-1-15.00
N/F JAMES J. & ADELE W. GERRACITY	854/121	69.66-1-17.00
N/F MICHAEL L. & KATHLEEN B. FAIRES	776/48	69.76-1-1.00
N/F C. FREDERICK & NANCY F. MUELLER	658/1098	69.76-1-2.00
N/F GUERRINO & MARIA DIANCH	1041/250	69.76-1-3.00
N/F HELEN K. REES	540/194	69.76-1-4.00
N/F DAVID L. & BETTY L. VAN HEUVEN	681/201	69.76-1-5.02
N/F JAMES W. & CAROLINE C. NEVER	692/827	69.76-1-6.00
N/F DAVID W. & LOIS I. BRENNER	691/498	69.76-1-7.00
N/F MICHAEL T. & MARY B. MCDONOUGH	686/887	69.76-1-10.00
N/F PETER E. & PENNY E. BERGEN	981/347	69.76-1-11.00

References:

- MAP OF PROVOST'S TRACT IN CROGHAN'S PATENT
- NEW BOOK #0, PAGE 832 - 825
- OTSEGO COUNTY FILE MAP #138
- OTSEGO COUNTY FILE MAP #214-1
- OTSEGO COUNTY FILE MAP #1435
- OTSEGO COUNTY FILE MAP #520
- LIBER K OF DEEDS AT PAGE 344
- LIBER 69 OF DEEDS AT PAGE 30
- LIBER 120 OF DEEDS AT PAGE 324
- LIBER 321 OF DEEDS AT PAGE 469
- LIBER 181 OF DEEDS AT PAGE 38
- LIBER 414 OF DEEDS AT PAGE 558
- LIBER 426 OF DEEDS AT PAGE 124

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CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR LAND BOUNDARY SURVEYS OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY WAS PREPARED AND, ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFIED TO:
- Fraydun Manocherian

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DELHI, NEW YORK
NYS LICENSE #49224
607-746-6185
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Project No. 1041

File No. 9134

THIS MAP DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY THE TOWN OF OTSEGO SUBDIVISION REGULATIONS

Ref: Otsego Cty. File Map #4673

Map Of Survey

SHOWING PARCELS #3 & #10
AS DESCRIBED IN
LIBER 606 OF DEEDS AT PAGE 966
PREPARED FOR

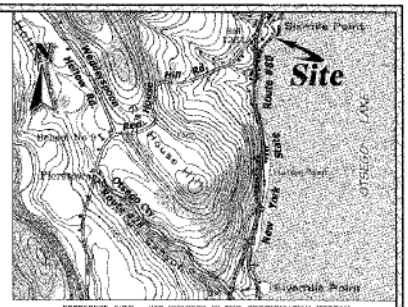
Fraydun Manocherian

BEING SITUATE IN
TOWN OF OTSECO COUNTY OF OTSEGO
STATE OF NEW YORK

SCALE: 1" = 30' DATE: FEBRUARY 12, 2008

TAX MAP #69.44, BLOCK #1, LOTS #9 & #28
AS WELL AS LAKE SHORE DRIVE

Districts
Fire: Otsego Fire Protection
School: Cooperstown Central
Agricultural: None
Zoning: Residential-Agricultural 1 (RA1)



REFERENCE ONLY - NOT INCLUDED IN THE CERTIFICATION HEREON
Vicinity Map: (Not to Scale)

Notes:

1) THIS SURVEY MAP MAY NOT BE USED IN ANY WAY WITH A "SURVEY APPEARS" OR SIMILAR DOCUMENT OR MECHANISM WITHOUT THE AUTHORIZATION PRIOR AND COMMUNICATION TO THE ORIGINAL PROFESSIONAL LAND SURVEYOR.

2) IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND A CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL EMBOSSED STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.

3) FIELD WORK COMPLETION DATE: DECEMBER 11, 2007.

4) INCLUDED WITH LOT #10A IS THE RIGHT TO USE THE PATHWAY OR WALK LEADING FROM LAKE SHORE DRIVE TO HICKORY GROVE POINT ON OTSEGO LAKE, HICKORY GROVE POINT BEING SHOWN ON OTSEGO COUNTY FILE MAP NEW BOOK 10, PAGE 21 (OLD BOOK 14, PAGE 10) AS PARCEL 4.

5) PARCELS #1A THROUGH #13A SHOWN HEREON AND ON OTSEGO COUNTY FILE MAP NEW BOOK 10, PAGE 21 (OLD BOOK 14, PAGE 10), BY DEED, HAVE A RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE PRIVATE ROADWAY SHOWN HEREON KNOWN AS LAKE SHORE DRIVE.

6) PARCELS #4A, #5A AND #12A SHOWN HEREON AND ON OTSEGO COUNTY FILE MAP NEW BOOK 10, PAGE 21 (OLD BOOK 14, PAGE 10), BY DEED, HAVE A RIGHT OF WAY OVER THE 'FIVE FEET WIDE STRIP OF LAND SHOWN AS OTSEGO COUNTY TAX LOT #69.44-1-28) NORTHERLY OF LANDS OF GLORIA B. DRISCOLL AND LEADING FROM THE PRIVATE ROAD KNOWN AS LAKE SHORE DRIVE TO THE OTSEGO LAKE SHORE LINE.

7) LOCATION OF THE NYS RT. #80 HIGHWAY BOUNDS WHERE CHANGE HAS APPROXIMATELY BEEN POSITIONED HEREON AS PER INFORMATION OBTAINED FROM THE NYS DEPT. OF TRANSPORTATION REGION OFFICE AND IN REFERENCE TO A NEARBY HIGHWAY MILE MARKER.

8) THE DESCRIPTION PURSUANT TO A SURVEY MADE BY P.F. CARSEL, LS DATED OCTOBER 1, 1954 CONCERNING LANDS NOW OR FORMERLY OF ISAAC FEINMAN (TAX LOT #69.44-1-8) HAS BEEN REVIEWED AND CONSIDERED WHILE COMPLETING THIS MAPPING. HOWEVER, DUE TO MANY INCONSISTENCIES FOUND BETWEEN SAID DESCRIPTION AND ALL OTHER INSTRUMENTS AND DOCUMENTS, THIS REFERENCED DESCRIPTION HAS BEEN DISREGARDED.

Subject To:

- ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE.
- ANY SPRING RIGHTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE DESCRIBED IN LIBER 535 OF DEEDS AT PAGE 193.
- THE RIGHTS OF THE PUBLIC IN HIGHWAY RIGHTS IN EASEMENTS IN AND TO ANY PORTION OF THE PREMISES SHOWN HEREON LYING WITHIN THE BOUNDS OF NEW YORK STATE ROUTE #80 (RT. 166R).
- ANY PUBLIC UTILITY EASEMENTS OF RECORD.
- UNDERGROUND UTILITIES NOT SHOWN ON THIS MAP, ALTHOUGH SOME PHYSICAL EVIDENCE INDICATES PRESENCE OF SAME.
- THE PRIVILEGE OF CONSTRUCTING AND MAINTAINING A PIPE TO AND FROM OTSEGO LAKE FOR THE PURPOSE OF SECURING WATER THEREFROM. (RFF: 656/566 PARCEL #5 & 790/117)
- ANY RIGHT TO LAY WATER AND DRAINAGE PIPES UNDER THE PRIVATE ROADWAY (LAKE SHORE DRIVE) SHOWN HEREON. (REF: 536/510)

References:

- MAP ENTITLED "A SURVEY FOR RICHARD & PAMELA SCURRY", DATED MARCH 8, 2002 BY JOANNE DARCY CRGN, L.S.
- OTSEGO COUNTY FILE MAP #6277
- OTSEGO COUNTY FILE MAP #6278
- OTSEGO COUNTY FILE MAP #5053
- OTSEGO COUNTY FILE MAP NEW BOOK 10, PAGE 21 (OLD BOOK 14, PAGE 10)
- OTSEGO COUNTY FILE MAP NEW BOOK 10, PAGE 25 & 27 (OLD BOOK 11, PAGE 3)
- OTSEGO COUNTY FILE MAP NEW BOOK 10, PAGE 34 & 35 (OLD BOOK 12, PAGE 13)
- OTSEGO COUNTY FILE MAP NEW BOOK 10, PAGE 36 (OLD BOOK 12, PAGE 15)
- LIBER 426 OF DEEDS AT PAGE 38
- LIBER 535 OF DEEDS AT PAGE 119
- LIBER 762 OF DEEDS AT PAGE 21

Parcel #10 (Tax Lot #69.44-1-28 & Lake Shore Drive)				
	Course	Bearing	Distance	
	L1	N 13°56'28" E	21.55'	
Course	Radius	Length	Chord	
C1	87.78'	22.25'	N 70°30'54" E	22.19'
	L2	N 49°43'18" E	296.91' (OA)	
	L3	S 40°16'42" E	1.10'	
	L4	N 49°43'18" E	57.84' (OA)	
	L5	N 11°06'12" E	16.00'	
Course	Radius	Length	Chord	
C2	25.00'	11.69'	N 05°48'33" W	11.58'
	L6	N 22°56'10" W	42.40'	
	L7	N 31°16'19" W	55.90'	
	L8	N 58°46'19" W	100.00'	
	L9	N 58°46'19" W	18.23'	
	L10	N 83°56'39" E	17.05'	
	L11	S 58°46'19" E	20.43'	
	L12	S 58°46'19" E	104.12'	
	L13	S 31°16'19" E	48.23'	
	L14	S 22°51'15" E	91.21'	
	L15	S 50°13'11" W	30.00'	
	L16	S 53°45'57" W	50.00'	
	L17	S 49°43'18" W	56.00'	
	L18	S 40°16'42" E	101.01' (OA)	
	L19	S 79°51'09" W	5.78'	
	L20	N 40°16'42" W	98.11' (OA)	
	L21	S 49°43'18" W	243.41'	
Course	Radius	Length	Chord	
C3	108.25'	27.91'	S 78°23'27" W	27.83'
	L22	S 85°46'37" W	6.72'	

Parcel #3 (Tax Lot #69.44-1-9)		
Course	Bearing	Distance
L23	N 51°16'42" W	59.62' (OA)
L24	N 16°36'22" E	60.40'
L25	S 51°16'42" E	93.23' (OA)
L26	S 49°43'18" W	67.00' (R&M)

Acreage Summary			
Parcel # (Rqf. 606/966)	Description	Tax Lot Reference	Area
#3	Lot #10A of Otsego Cty. File Map New 10/21	#69.44-1-9	0.098 Acres
	Lake Shore Drive	None	0.278 Acres
#10	5' Strip to Otsego Lake Shoreline (December 2007)	#69.44-1-28	0.011 Acres
		Total =	0.388 Acres

Ownership:

- CLIFFORD S. DRAKE a/k/a CLIFFORD DRAKE TO FRAYDUN MANOCHERIAN BY A DEED DATED OCTOBER 31, 1994 AND DULY RECORDED IN THE OTSEGO COUNTY CLERK'S OFFICE ON OCTOBER 31, 1995 IN LIBER 606 OF DEEDS AT PAGE 966.

Legend:

- IRS — 1/2" IRON ROD SET WITH CAP MARKED T.F. LEO, PLS
- IRF — IRON ROD FOUND
- IRC — IRON ROD FOUND AND CAPPED AS NOTED
- IPF — IRON PIPE FOUND, SIZE AS NOTED
- RRSF — RAILROAD SPIKE FOUND
- CMF — 6"± 6"± 6" CONCRETE HIGHWAY MONUMENT FOUND
- DST. — DISTURBED
- N/F — NOW OR FORMERLY
- POL — POINT ON LINE
- O/S — OFFSET
- (OA) — OVERALL
- R&M — RECORD AND MEASURE
- "CP" — UTILITY POLE
- E — OVERHEAD ELECTRIC LINE
- T — OVERHEAD TELEPHONE LINE
- TV — OVERHEAD CABLE TV LINE
- G — OVERHEAD GUY WIRE
- X — WIRE FENCE
- O — SPLIT RAIL FENCE
- D — BOARD FENCE
- ℄ — PROPERTY LINE
- ℄ — CENTER LINE
- CULVERT PIPE
- W — WELL CASING
- CB — CATCH BASIN
- LP — LIGHT POST
- M — MANHOLE
- EMP — ELECTRIC METER PANEL
- RETAINING WALL
- SRW — STONE RETAINING WALL
- STEPS
- 5A — LOTS AS LABELED ON OTSEGO COUNTY FILE MAP OLD 14/10, NEW 10/21

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CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, AND THAT ADDITIONS SHALL ITEM CALL TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED. UPON, PRESENTS, AGENCY AND LENDING INSTITUTION LISTED. UPON, CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFIED TO:
- Fraydun Manocherian

Job No. 0710

THIS MAP DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY THE TOWN OF OTSEGO SUBDIVISION REGULATIONS

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THOMAS F. LEO L.S., P.C.
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NYS LICENSE #49234
607-746-6193
Version By: MAL
www.coolskillsurveyors.com

Exhibit B

PLANNING BOARD MINUTES

On August 7, 2025, at 7 PM the Springfield Planning Board meeting was held at the community center in the gymnasium.

Henry Miller, Chairman, said that there would be a sketch plan presentation by the project sponsor. He recommended that people write down and send in their thoughts for the record. Board members present: Henry Miller, Gretchen Sorin, Denis Cimbal, Theresa Pullis, Arlene Druse, Jeannette Armstrong. Many guests nearly filled the gymnasium.

A proposed 111 lot subdivision of 1,525 acres on the West side of Otsego Lake owned by Fraydun Manochurian was presented. 765 acres and 59 lots are in the Town of Otsego and 760 acres and 52 lots in the Town of Springfield.

Allison Phillips, of the Young/Somer law firm and James Caris from the site development consultants JMC led the discussion and presentation of the proposed project. There was heavy emphasis on the wetlands since 85% of them are in the Town of Springfield.

Gretchen Sorin made the comment that the project seemed to be a suburban development, not a rural development, like millionaire's alley, not for rural families. She said there were concerns about phosphorus run-off into the Otsego Lake watershed and suggested they consult with the SUNY Oneonta Biological Field Station due to their understanding of the local ecology. Denis Cimbal asked a few questions regarding traffic and potential plans to aid the town in covering expenses for infrastructure improvements.

Henry Miller said he requested the short EAF that was completed to understand what was environmentally at stake and added that the board would be requesting a full EAF to begin any SEQRA process.

Charlie Gottleib, land use environmental attorney at Whiteman, Osterman and Hanna, addressed the audience as special counsel for the Town of Springfield. Classification of the project as a major or minor subdivision is necessary. It is also necessary to retain an engineering firm to represent the

town so that what the applicant provides us with can be assessed by the town's independent consultants. Either the Town of Springfield or the Town of Otsego needs to be established lead agency. There will be only one lead agency and one involved agency. The SEQRA process needs to be completed before a public hearing can take place. A MOTION WAS MADE BY SORIN AND SECONDED BY MILLER TO DETERMINE THE MANOCHURIAN PROJECT A MAJOR SUBDIVISION. Voted, carried, all votes' ayes. Miller said that because the Town of Springfield has 85% of the most sensitive wetland areas, that we have a responsibility to step up regarding lead agency. Gottleib recommended the engineering firm, AKRF for the planning and environmental review, and suggested creating an escrow account for the applicant to fund town side measures of review. MILLER MADE A MOTION AND IT WAS SECONDED BY CIMBAL TO CREATE A $10,000 ESCROW ACCOUNT THAT THE APPLICANT WOULD NEED TO REFILL ONCE IT REACHES $2,000. Voted, carried, all votes' ayes. The sketch plan presented by representatives of the Manochurian Project is compliant with our zoning law.

It was made clear that the Springfield Planning Board has an obligation to review every application that comes before them. After Gottleib spoke, Miller opened the meeting to public questions that lasted about half an hour. He said that the public will be kept informed and the website will be updated with new information on a regular basis. It will be several months before the SEQRA process can begin.

After the presentation was over, The ZEO Report for July was discussed by Miller and A MOTION WAS MADE BY SORIN AND SECONDED BY CIMBAL TO APPROVE THE MINUTES OF THE JULY 2025 MEETING. Voted, carried, all votes' ayes.

A MOTION WAS MADE BY ARMSTRONG AND SECONDED BY ALL, Miller, Druse, Cimbal, Sorin, Pullis, TO ADJOURN THE MEETING AT 9 PM.

Jeannette Armstrong, Town Clerk and Recording Secretary

Exhibit C

Young / Sommer LLC

ATTORNEYS AT LAW

MAIN OFFICE (FOR ALL MAIL): 500 FEDERAL STREET, 5TH FLOOR, TROY, NEW YORK 12180
ALBANY OFFICE: 41 STATE STREET, STE 604-12, ALBANY, NEW YORK 12207

Phone: 518-438-9907 • Fax: 518-438-9914

www.youngsommer.com

Allyson M. Phillips, Esq.
Telephone Extension: 257
aphillips@youngsommer.com

May 19, 2026

Via Overnight Delivery
Town of Springfield Planning Board
c/o Henry Miller, Planning Board Chairman
207 Pumpkin Hook Road
Jordanville NY, 13361

Re: Request for Sketch Plan Conference
Manocherian Parcels (Town of Springfield and Otsego)

Dear Chairman Miller:

As you know, this firm is legal counsel to Fraydun Manocherian and Pamela Equities, Corp. (collectively, the "Applicant"), the owners of approximately 1,525 acres of land located in the Towns of Otsego and Springfield. Pursuant to Section 3.1 of the Subdivision Regulations of the Town of Springfield, the Applicant hereby requests to be placed on the next agenda of the Springfield Planning Board ("Planning Board") for a sketch plan conference to discuss a revised concept plan for its proposed residential subdivision project. The subject properties are located within the Town of Otsego (+/- 760 acres) and the Town of Springfield (+/- 765 acres). The revised sketch plan reduces the number of proposed single-family lots from the previously proposed 111 single family home lots to 80 single family home lots (50 in the Town of Otsego and 30 in the Town of Springfield) and adds a 46-unit multi-family component located in the Town of Springfield. Significant portions of the properties in both Towns are being considered for designation as open space which could consist of up to ±451 acres in Springfield and ±425 acres in Otsego.

Enclosed in support of this request, please find two (2) copies of the following:

1) Revised sketch plan (4 sheets), including: i) tax parcel map (revision date 5/19/26); ii) Existing Conditions Map (revision date 5/19/26); and iii) Residential Subdivision Sketch Plan (revision date 5/19/26); and iv) Town of Springfield Conventional Sketch Plan (revision date 5/19/26).

2) USB Flash Drive containing PDF copies of this submission.

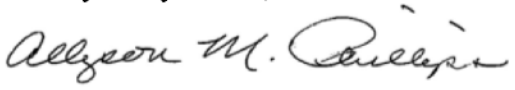
3) Part I of the Full Environmental Assessment Form (EAF) with attachments. The EAF was prepared for Sketch Plan review and to comply with the submission requirements at Section 3.1 of the Springfield Subdivision Regulations. The EAF should be

considered preliminary and will be updated or supplemented as needed at the time an application for subdivision is submitted to the Springfield Planning Board.

GIS Project Mapping Figures (8 sheets total) were previously submitted to the Planning Board, including site location map, abutters map, zoning map, existing wetlands map, public school district map, fire district map, and Glimmerglass Historic District map. Record property surveys for parcels in the project area (14 sheets) were also previously provided. These maps and surveys have not changed and should be considered with the submission of this revised sketch plan.

Please feel free to contact me directly if you have any questions or need any additional information in advance of the Planning Board's June 4th meeting.

Very Truly Yours,



Allyson M. Phillips

Enc.

Cc:

Charles Gottlieb, Esq. (Via E-mail: cgottlieb@woh.com

Town Clerk (Cover Letter Only, via First Class Mail)
Springfield Community Center
129 County Rd 29A
Springfield Center, NY 13468

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Lake Otsego Properties - Residential Subdivision		
Project Location (describe, and attach a general location map): Town of Springfield and Town of Otsego, New York		
Brief Description of Proposed Action (include purpose or need): The Proposed Action is a residential subdivision of approximately ±1,525 acres yielding a total density of 126 dwelling units. This would consist of 80 zoning compliant single-family lots and a 46-unit multi-family component by Special Permit in the Town of Springfield. The subject properties are divided within the Towns of Springfield (±760 acres) and Otsego (±765 acres). The Town of Springfield would contain a density of 76 units (30 single family lots and 46 multi-family dwelling units) and the Town of Otsego would contain a total of 50 single family lots. Significant portions of the properties in both Towns are being considered for designation as open space which could consist of up to ±451 acres in Springfield and ±425 acres in Otsego. This creates an opportunity for approximately ±876 acres or 57% of the properties to be conserved as potential open space. The subdivision will include on-site groundwater wells, septic systems and stormwater management. Approximately ±1.74 miles of new roads would be constructed to provide access (±0.81 miles in Springfield and ±0.93 miles in Otsego). Improvements to existing gravel and seasonal roads are also to be studied. Review and approval from several local, County and State agencies is required to implement the Proposed Action.		
Name of Applicant/Sponsor: Fraydun Manocherian & Pamela Equities, Corp.	Telephone: E-Mail:	
Address: 18 E 50th Street		
City/PO: New York	State: New York	Zip Code: 10022
Project Contact (if not same as sponsor; give name and title/role): JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC	Telephone: 914-273-5225 E-Mail: mail@jmcpllc.com	
Address: 120 Bedford Road		
City/PO: Armonk	State: New York	Zip Code: 10504
Property Owner (if not same as sponsor): Same as Applicant/Sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals (SEE ATTACHMENT WITH EXPANDED TABLE LISTING INTERESTED AND/OR INVOLVED AGENCIES)

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Springfield Town Board, Otsego Town Board. Dedication of certain project infrastructure.	TBD
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Springfield Town Planning Board, Otsego Town Planning Board.	Spring, 2026
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Springfield Building Dept., Otsego Building Dept., Springfield Highway Dept., Otsego Highway Dept.	TBD
e. County agencies ☑Yes ☐No	Otsego County Planning Department	TBD
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC (Involved), NYSDOH (Involved), NYSDOT (Interested), NYSOPRHP (Interested)	TBD
h. Federal agencies ☑Yes ☐No	USACOE	TBD

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

NYS Major Basins:Upper Susquehanna

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Town of Springfield: Residential AG District & Lake District. Town of Otsego: RA-1 District.

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Cherry Valley-Springfield, Richfield Springs & Cooperstown School Districts.

b. What police or other public protection forces serve the project site?
New York State Police & Otsego County Sheriff's Department. Otsego County Office of Emergency Services.

c. Which fire protection and emergency medical services serve the project site?
Springfield Center Fire District, Fly Creek Fire District and Cooperstown Fire District. Otsego County Emergency Medical Services (Ambulance)

d. What parks serve the project site?
NYS Parks, Glimmerglass State Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential Single & Multi-Family Subdivision.

b. a. Total acreage of the site of the proposed action? ±1,525 acres
b. Total acreage to be physically disturbed? TBD acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±1,525 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential Single & Multi-Family Subdivision.
ii. Is a cluster/conservation layout proposed? *(80 single family lots & 46 multi-family dwelling units. Final lot count TBD ☑ Yes ☐ No
iii. Number of lots proposed? 126* based on method of potential open space conservation, i.e. by easement or by deed.)
iv. Minimum and maximum proposed lot sizes? Minimum ±3.2 Ac. Maximum ±176 Ac.* *(largest potential open space lot)

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: TBD months
ii. If Yes:
- Total number of phases anticipated TBD
- Anticipated commencement date of phase 1 (including demolition) TBD month TBD year
- Anticipated completion date of final phase TBD month TBD year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: TBD.

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	TBD	TBD		
At completion of all phases	80	46		

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No

If Yes,

i. Purpose of the impoundment: Potential stormwater management pond(s).

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: Stormwater runoff.

iii. If other than water, identify the type of impounded/contained liquids and their source. N/A.

iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: TBD acres

v. Dimensions of the proposed dam or impounding structure: TBD height; TBD length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): TBD.

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☑ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): The properties contain wetlands of various jurisdictional status. Additional jurisdictional determinations are to be made.

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
Potential driveway crossings of wetland areas for parcel access, minor site grading in adjacent areas to implement project design.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☑ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☑ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:
i. Total anticipated water usage/demand per day: ±15,180 GPD for 46 dwelling units & ±440 GPD per each single family lot gallons/day
ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☑ No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____
Private residential groundwater wells.

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: TBD gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes:
i. Total anticipated liquid waste generation per day: ±15,180 GPD for 46 dwelling units & ±440 GPD per each single family lot gallons/day
ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary residential wastewater.
NYSDEC residential wastewater generation rate is 110 GPD per bedroom. 80 single family homes with 4 bedrooms would generate ±440 GPD each. 46 duplex units with 3 bedrooms would generate ±330 GPD each.

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☑ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

On-site septic systems are proposed for each type of residential development at this time.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

None.

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

TBD Square feet or TBD acres (impervious surface)

TBD Square feet or TBD acres (parcel size)

ii. Describe types of new point sources. New point sources include drainage infrastructure associated with subdivision roads, parcel access drives and building rooftops.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater runoff from new impervious surfaces (i.e. roads, driveways & buildings) will be conveyed and collected to stormwater management areas in accordance with NYDEC requirements.

- If to surface waters, identify receiving water bodies or wetlands: _____

TBD

- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

ULI Land Use Code 210 "Single Family Detached Housing" generates 66 peak AM hour trips and 83 peak PM hour trips for 80 lots. ULI Land Use Code 215 "Single Family Attached Housing" generates 27 peak AM hour trips and 30 PM hour trips for 46 units.

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☑ Evening ☐Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing N/A Proposed N/A Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☑No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
±1.74 miles of new roads proposed. Improvements to existing gravel and seasonal roads are also to be studied.

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☑No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☑No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:
- Monday - Friday: 8AM - 5PM
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:
- Monday - Friday: Proposed Action is Residential
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

The Proposed Action will produce temporary noise associated with typical residential construction activities.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Outdoor lighting associated with Residential dwellings.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

The Proposed Action is residential and will not generate hazardous waste.

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☑ Rural (non-farm)
☑ Forest ☑ Agriculture ☑ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	±9.0	±39.6	+30.6
• Forested	±1,030.5	±974.9	-55.6
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	±330.6	±356.1	+25.5
• Agricultural (includes active orchards, field, greenhouse etc.)	0.00	0.00	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	±39.9	±39.9	0
• Wetlands (freshwater or tidal)	±115.0	±114.5	-0.5
• Non-vegetated (bare rock, earth or fill)	0.00	0.00	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: The subject properties are private lands.

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? Varies: ±1.25 to ±6.50 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Le: Lansing Silt Loam	20.24 %
LrE: Lordstown, Chadakoin, Manlius	11.27 %
Mn: Mongaup-Hawksnest Complex	9.12 %

d. What is the average depth to the water table on the project site? Average: ±0 to 6.50 feet

e. Drainage status of project site soils:
☑ Well Drained: 68.75 % of site
☑ Moderately Well Drained: 10.82 % of site
☑ Poorly Drained 20.43 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 38.95 % of site
☑ 10-15%: 19.31 % of site
☑ 15% or greater: 41.73 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 931-1967, 931-1971, 931-1927 Classification C, C(T)
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
White-tailed Deer, Black Bear | Coyote, Eastern Gray Squirrel | Red Squirrel. Eastern Wild Turkey
American Robin, Blue Jay | Common Crow | Black capped chickadee

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____
The subject properties are private lands.

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☑ Yes ☐ No
If Yes, provide county plus district name/number: OTSEc01

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. 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? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Glimmerglass Historic District

iii. Brief description of attributes on which listing is based:

The Glimmerglass Historic District includes local features of historical, literary, architectural and cultural interest.

f. 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? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☑ Yes ☐ No

If Yes:

i. Describe possible resource(s): Map Documented Structures, Cemeteries, Glimmerglass Historic District.

ii. Basis for identification: Phase 1A Literature Review & Archeological Sensitivity Assessment prepared by Hartgen Archeological Associates Inc.

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Otsego Lake.

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Glimmerglass State Park, Cooperstown Baseball Hall of Fame.

iii. Distance between project and resource: 2-3 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

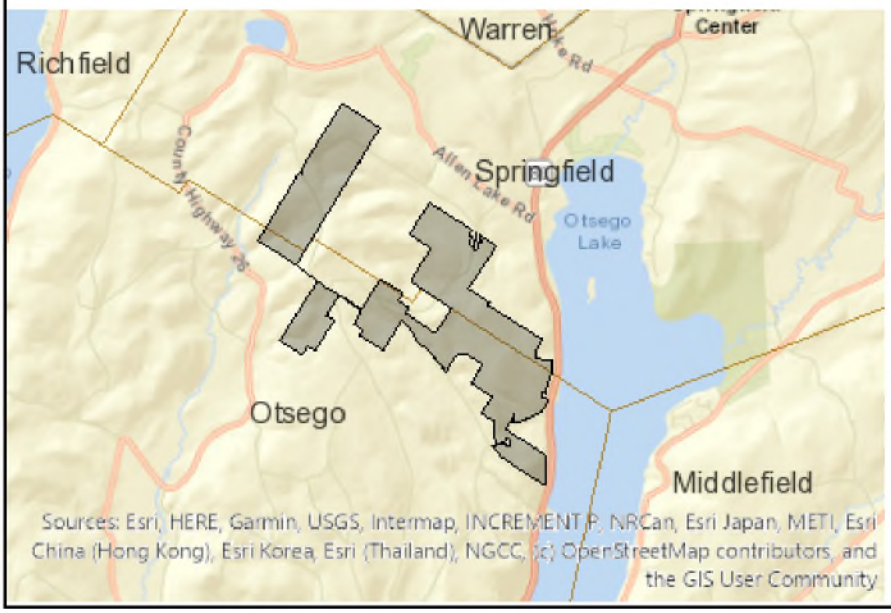
Applicant/Sponsor Name JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC Date 05/19/2026

Signature James Caris, AICP Title Planner/Project Manager

PRINT FORM

EAF Mapper Summary Report

Monday, August 11, 2025 2:21 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.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Major Basins:Upper Susquehanna
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	931-1967, 931-1971, 931-1927
E.2.h.iv [Surface Water Features - Stream Classification]	C, C(T)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters

E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	OTSEc01
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Glimmerglass Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

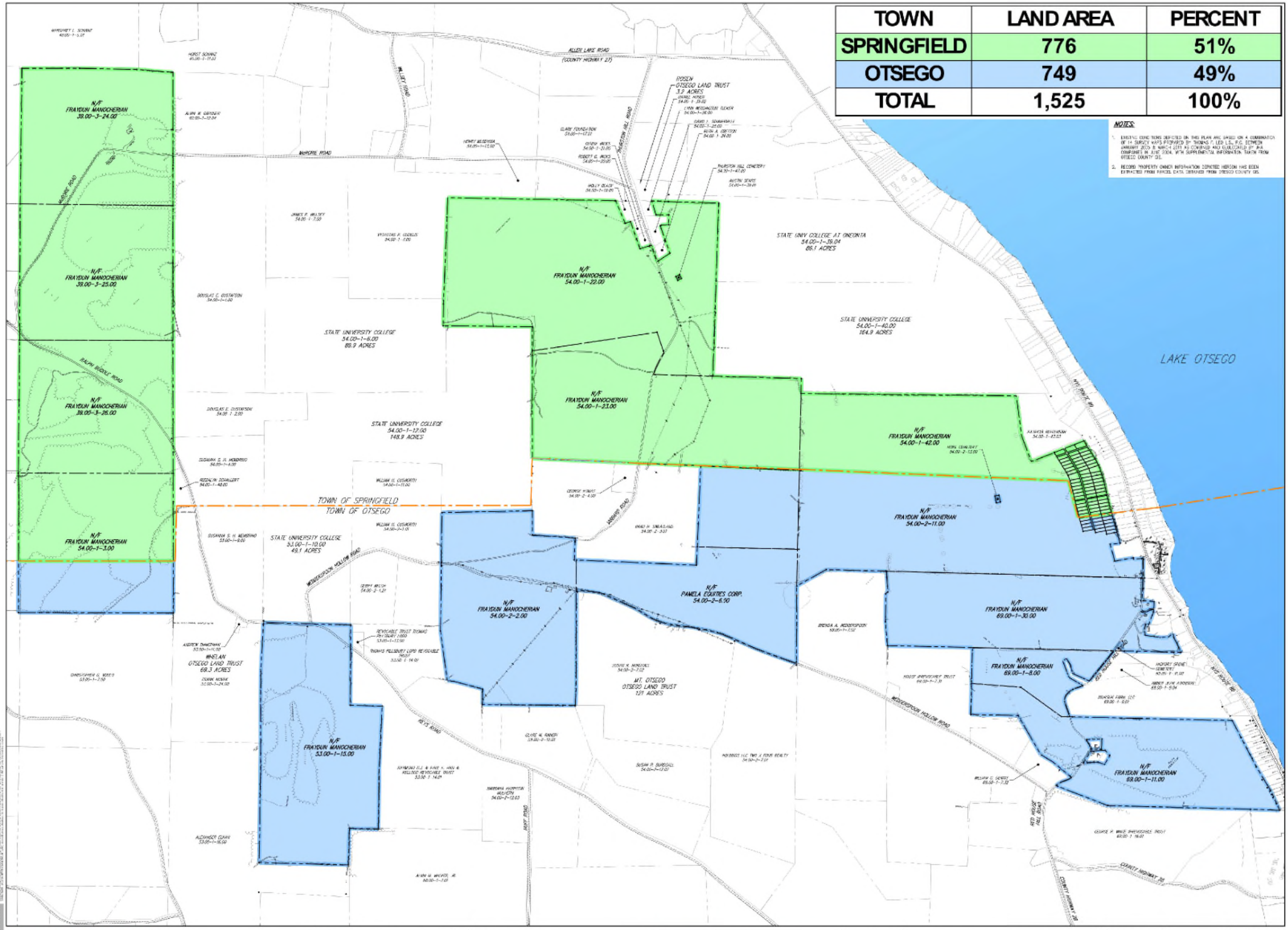
B. Government Approvals, Funding, or Sponsorship from Interested and/or Involved Agencies.

Government Entity	Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees	1. Town of Springfield Town Board: a. Dedication of certain project infrastructure, i.e. roads & stormwater utilities 2. Town of Otsego Town Board: a. Dedication of certain project infrastructure, i.e. roads & stormwater utilities	TBD
b. City, Town or Village Planning Board or Commission	1. Town of Springfield Planning Board: a. Preliminary Subdivision Approval b. Special Permit Approval c. Final Subdivision Approval 2. Town of Otsego Planning Board: a. Preliminary Subdivision Approval b. Final Subdivision Approval	Spring, 2026
c. City, Town or Village Zoning Board of Appeals	N/A	
d. Other local agencies	1. Town of Springfield Building Department: a. Building Permit(s) 2. Town of Springfield Highway Department: a. Road Work Permit (s) b. Driveway Permit(s) 3. Town of Otsego Building Department: a. Building Permit(s) 4. Town of Otsego Highway Department: a. Road Work Permit b. Driveway Permit(s)	TBD
e. County agencies	1. Otsego County Planning Department (Interested): a. GML 239-m Referral/ Recommendation	TBD
f. Regional agencies	N/A	
g. State agencies	1. NYS Dept. of Environmental Conservation (Involved): a. SPDES Permit Approval b. Article 24 Freshwater Wetlands Permit	TBD

Government Entity	Agency and Approval(s) Required	Application Date (Actual or projected)
g. State agencies continued	c. Article 15 Protection of Waters Permit 2. NYS Dept. of Health (Involved): a. Realty Subdivision Approval 3. NYS Office of Parks, Recreation & Historic Preservation (Interested): a. Review under Section 14.09 of the NYS Historic Preservation Act.	
h. Federal agencies	2. United States Army Corps of Engineers: a. Joint Permit Application b. Section 404 Authorization - Clean Water Act	TBD

Other Interested Agencies

- Lake Otsego Watershed Advisory Board
- Otsego County Agriculture & Farmland Protection Board
- New York State Department of Transportation



TOWN	LAND AREA	PERCENT
SPRINGFIELD	776	51%
OTSEGO	749	49%
TOTAL	1,525	100%

GRAPHIC SCALE

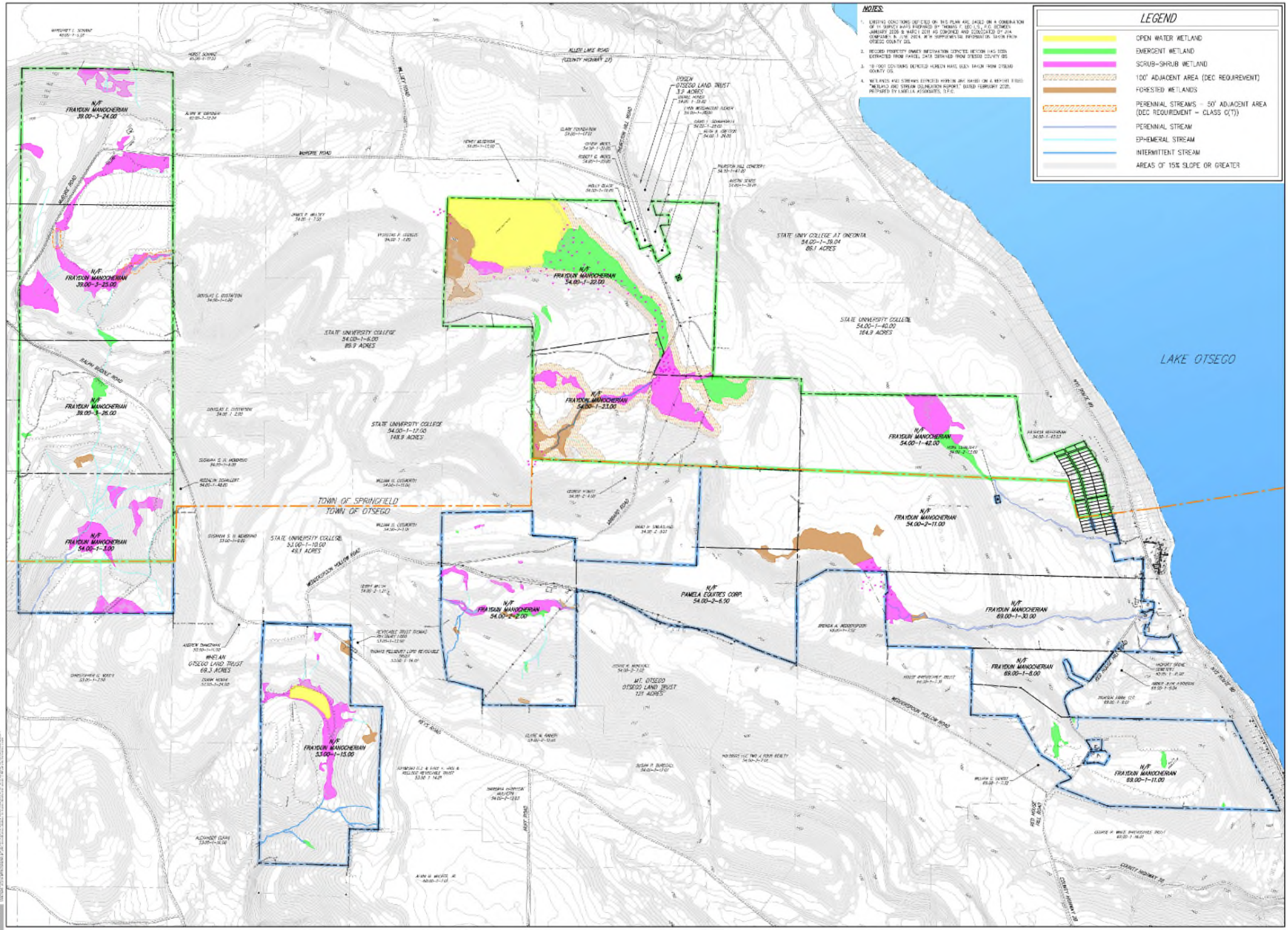
FRAYDUN MANOCHERIAN C/O PAN AM EQUITIES
18 E 50TH STREET
NEW YORK, NY 10022

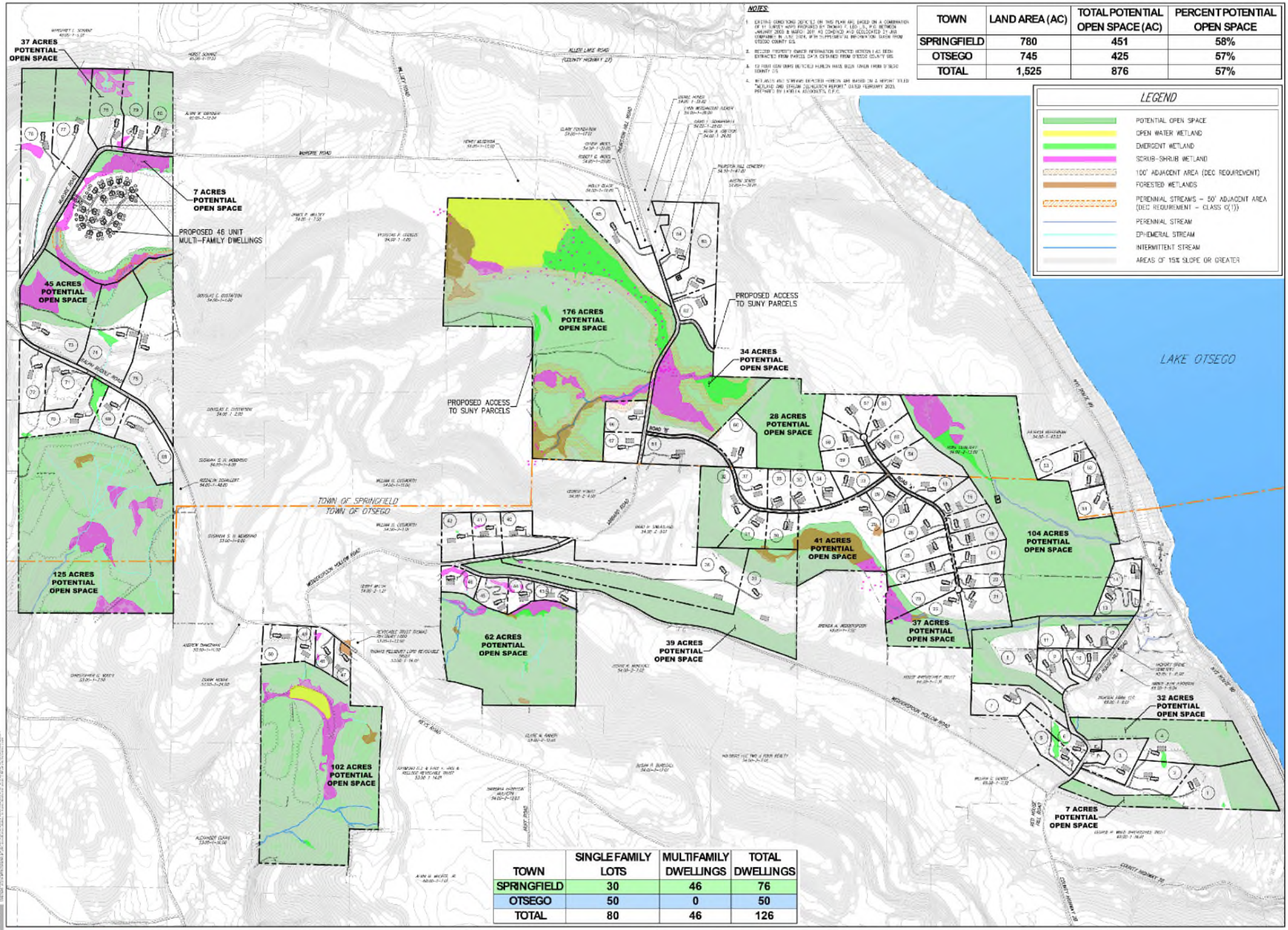
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
Lake Otsego Consultants, PLLC
120 BROADWAY - SARATOGA SPRINGS, NY 12866
PHONE: 518.273.2055 • FAX: 518.273.2102
www.jmcpllc.com

TAX PARCEL MAP

LAKE OTSEGO SUBDIVISION
TOWNS OF OTSEGO & SPRINGFIELD, NEW YORK

SK-010.01


NOTES:
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE BASED ON A COMBINATION OF 19 SURVEY MAPS PREPARED BY THOMAS T. LEO L.S., P.C. BETWEEN JANUARY 2006 & MARCH 2011 AS COMPILED AND COORDINATED ON JULY 2014 BY JMC. IN JUNE 2014, WITH SUPPLEMENTAL INFORMATION TAKEN FROM OTSEGO COUNTY GIS.
2. RECORD PROPERTY OWNER INFORMATION DEPICTED HEREON HAS BEEN EXTRACTED FROM PARCEL DATA OBTAINED FROM OTSEGO COUNTY GIS.
3. 10' FOOT CONTOURS DEPICTED HEREIN HAVE BEEN TAKEN FROM OTSEGO COUNTY GIS.
4. WETLANDS AND STREAMS DEPICTED HEREON ARE BASED ON A REPORT TITLED "WETLAND AND STREAM DELINEATION REPORT" DATED FEBRUARY 2020, PREPARED BY LABELLA ASSOCIATES, D.P.C.
LEGEND
OPEN WATER WETLAND
EMERGENT WETLAND
SCRUB-SHRUB WETLAND
100' ADJACENT AREA (DEC REQUIREMENT)
FORESTED WETLANDS
PERENNIAL STREAMS - 50' ADJACENT AREA (DEC REQUIREMENT - CLASS C(T))
PERENNIAL STREAM
EPHEMERAL STREAM
INTERMITTENT STREAM
AREAS OF 15% SLOPE OR GREATER
LAKE OTSEGO
TOWN OF SPRINGFIELD
TOWN OF OTSEGO
N/F FRAYDUN MANOCHERIAN 39.00-3-24.00
N/F FRAYDUN MANOCHERIAN 39.00-3-25.00
N/F FRAYDUN MANOCHERIAN 39.00-3-26.00
N/F FRAYDUN MANOCHERIAN 54.00-1-3.00
N/F FRAYDUN MANOCHERIAN 54.00-1-22.00
N/F FRAYDUN MANOCHERIAN 54.00-1-23.00
N/F FRAYDUN MANOCHERIAN 54.00-1-42.00
N/F FRAYDUN MANOCHERIAN 54.00-2-11.00
N/F FRAYDUN MANOCHERIAN 54.00-2-2.00
N/F FRAYDUN MANOCHERIAN 53.00-1-15.00
N/F FRAYDUN MANOCHERIAN 69.00-1-30.00
N/F FRAYDUN MANOCHERIAN 69.00-1-8.00
N/F FRAYDUN MANOCHERIAN 69.00-1-11.00
N/F PAMELA EQUITIES CORP. 54.00-2-6.90
STATE UNIVERSITY COLLEGE 54.00-1-6.00 89.9 ACRES
STATE UNIVERSITY COLLEGE 54.00-1-17.00 148.9 ACRES
STATE UNIVERSITY COLLEGE 52.00-1-10.00 49.1 ACRES
STATE UNIV COLLEGE AT ONEONTA 54.00-1-39.04 86.1 ACRES
STATE UNIVERSITY COLLEGE 54.00-1-40.00 184.9 ACRES
FROSEN OTSEGO LAND TRUST 3.3 ACRES
MAEAN OTSEGO LAND TRUST 69.3 ACRES
MT. OTSEGO OTSEGO LAND TRUST 1.23 ACRES
KILLEE LAKE ROAD (COUNTY HIGHWAY 27)
MORSE ROAD
RALPH RIDDLE ROAD
MILLER ROAD
PARTRIDGE HILL ROAD
JORDAN ROAD
WOODSPOON HOLLOW ROAD
WEST ROAD
RED HOUSE HILL ROAD
COUNTY HIGHWAY 33
STATE ROUTE 80
GRAPHIC SCALE
FRAYDUN MANOCHERIAN C/O PAN AM EQUITIES
15 E 26TH STREET
NEW YORK, NY 10022
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
Lake Otsego Consultants, P.C.
120 BROADWAY - SARATOGA, NY 12866
voice 518.273.2323 • fax 518.273.2187
www.jmcpllc.com
EXISTING CONDITIONS MAP
LAKE OTSEGO SUBDIVISION
TOWNS OF OTSEGO & SPRINGFIELD, NEW YORK
SK-010.02



NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE BASED ON A COMBINATION OF FIELD SURVEY WORK PERFORMED BY TIMOTHY C. LEO, JR., P.C. BETWEEN JANUARY 2008 & MARCH 2011 AS COMBINED AND CALCULATED BY JMC COMPANIES IN JULY 2024, WITH SUPPLEMENTAL INFORMATION TAKEN FROM OTSEGO COUNTY GIS.
2. RECORD PROPERTY OWNER INFORMATION DEPICTED HEREON IS AS BEEN EXTRACTED FROM PARCEL DATA OBTAINED FROM OTSEGO COUNTY GIS.
3. TIE POINT (GPS) BMS DEPICTED HEREON WERE TAKEN FROM OTSEGO COUNTY GIS.
4. WETLANDS AND STREAMS DEPICTED HEREON ARE BASED ON A REPORT TITLED "WETLAND AND STREAM DELINEATION REPORT" DATED FEBRUARY 2023, PREPARED BY LAURELL ASSOCIATES, P.C.

TOWN	LAND AREA (AC)	TOTAL POTENTIAL OPEN SPACE (AC)	PERCENT POTENTIAL OPEN SPACE
SPRINGFIELD	780	451	58%
OTSEGO	745	425	57%
TOTAL	1,525	876	57%

TOWN	SINGLE FAMILY LOTS	MULTIFAMILY DWELLINGS	TOTAL DWELLINGS
SPRINGFIELD	30	46	76
OTSEGO	50	0	50
TOTAL	80	46	126

GIS

GRAPHIC SCALE

No.	Revision	Date	By

MISCELLANEOUS:

FRAYDUN MANOCHERIAN C/O PAN AM EQUITIES
15 E 26TH STREET
NEW YORK, NY 10022

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
Lake Bryn Corsetley, NY
120 BROADWAY, EAST - SARATOGA, NY 12866
PHONE (518) 273-2727 • FAX 518-773-2787
www.jmcpllc.com

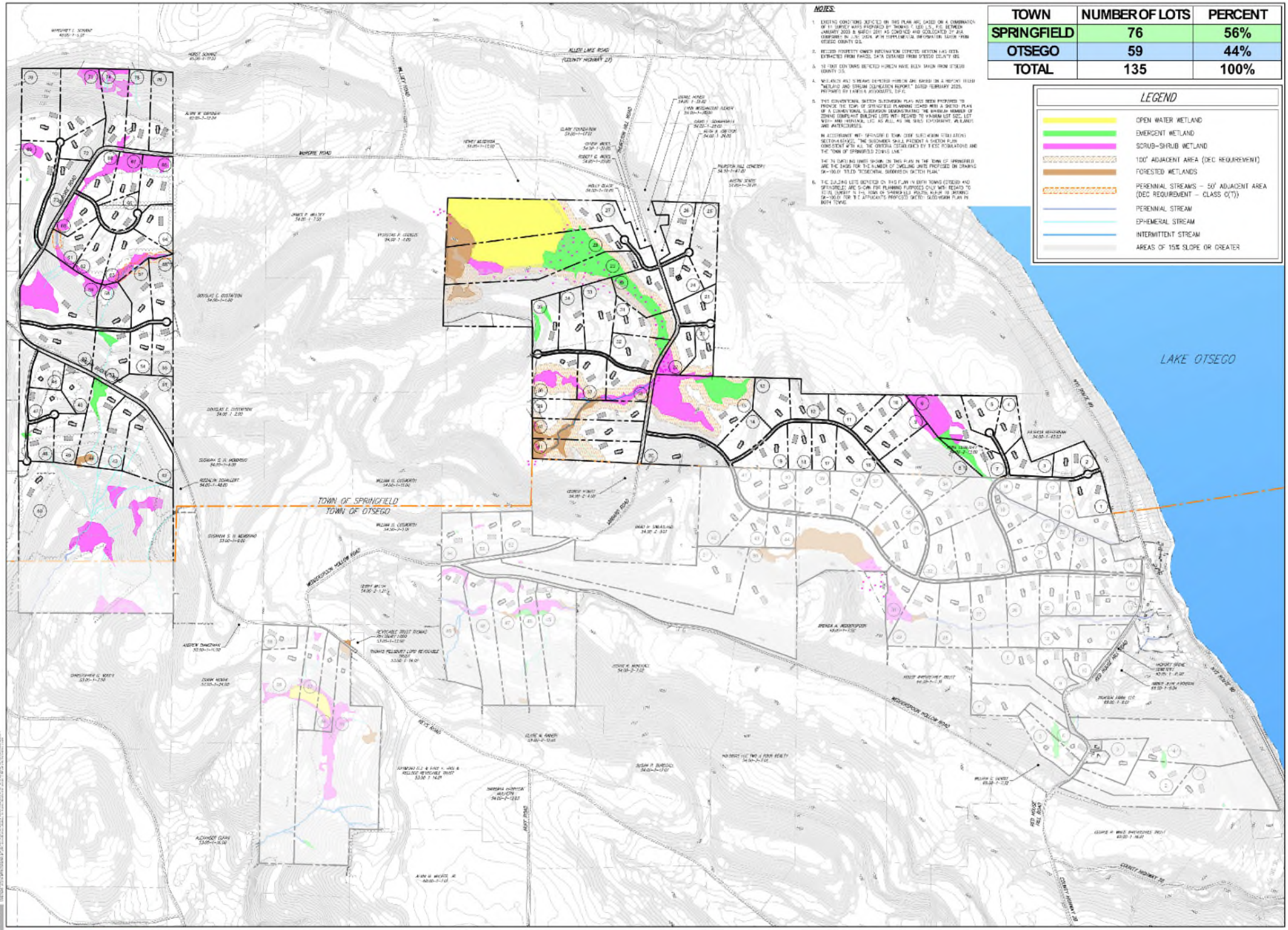
RESIDENTIAL SUBDIVISION
SKETCH PLAN
(80 LOTS + 46 MULTIFAMILY)

LAKE OTSEGO SUBDIVISION
TOWNS OF OTSEGO & SPRINGFIELD, NEW YORK

Date:	DEC 2025
Scale:	1" = 400'
Date:	06/19/2025
Project No.:	23025
Drawing No.:	SK-100.01

SK-100.01

DO NOT USE FOR CONSTRUCTION



TOWN	NUMBER OF LOTS	PERCENT
SPRINGFIELD	76	56%
OTSEGO	59	44%
TOTAL	135	100%

GRAPHIC SCALE

PREPARED FOR:
FRAYDUN MANOCHERIAN C/O PAN AM EQUITIES
15 E 26TH STREET
NEW YORK, NY 10022

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
Lake Bryan Consortium, LLC
120 BROADWAY, SARATOGA SPRINGS, NY 12866
PHONE: 518.581.2222 • FAX: 518.773.7782
www.jmcpllc.com

TOWN OF SPRINGFIELD CONVENTIONAL SUBDIVISION SKETCH PLAN
(135 LOTS)
LAKE OTSEGO SUBDIVISION
TOWNS OF OTSEGO & SPRINGFIELD, NEW YORK

SK-101.01

Exhibit D

PLANNING BOARD MEETING-DRAFT

On June 4, 2026, the regular meeting of the Springfield Planning Board was held at the community center on County Highway 29A.

Present: Henry Miller, Denis Cimbal, Gretchen Sorin, Arlene Druse, Theresa Pullis, Jeannette Armstrong

Guests: Marietta and Charlie Taylor, Diane Wells, Diane Barber, Linda Putnam, Becky Gretton, Megan and Paul Winner, Regina and Jerome Oakes, Jim and Deb Dalton, Charles Gottleib, James Caris-JMC, Rob Aiello-JMC, Julie Yedowitz-Young/ Sommer, Allyson Phillips-Young/Sommer, Debra Moffitt, Bill Miller, C. Stevens, Jean Krause, Liam Murray, John Watson, Lluis Torrence, M. Oddy, John and Susan Membrino, Doug and Kim Gustafson, Susan Goettel, Shaine Gormley. Erik and Andrea House, Sarah Dunlap, William Richtsmeier, Francesca Zambello, Gaylord and Nicole Dillingham, James and Ann Magruder, John W, and others that didn't sign the sheet or gave illegible signatures.

Henry Miller called the meeting to order at 7 PM.

A MOTION WAS MADE BY CIMBAL AND SECONDED BY PULLIS TO APPROVE THE MINUTES FOR THE MAY MEETING. Voted, carried, all votes aye.

The main concerns in the ZEO report are: The Solar Farm Project, the Manochurian Development and Lake Protection Law.

It was announced at the beginning that the purpose of the meeting was for observation only and no one in the audience would be allowed to speak. At the end of the presentation, if time permits, people will be allowed 2-3 minutes to offer an opinion or ask questions.

The representatives for the Manochurian Development have made improvements since presenting the original plan and have revised a sketch plan with new information. The project was proposed as a subdivision with 111 single-family homes spread across 1,525 acres of land spanning the

Town of Otsego and the Town of Springfield. Results from comments made by the Springfield Planning Board, the revised sketch plan now proposes a cluster subdivision pursuant to the Town's subdivision regulations including 30 single- family- home lots and a 46-unit multi-family component located near Mc Rorie Road. Based on the revised sketch submission, the proposed action is a Type I action pursuant to the State Environmental Quality Review Act. Significant portions of the properties in both towns are being considered for designation as open space for possible recreational use and protection of natural resources. Under the new sketch plan, wetlands, streams, open water, steep slopes, buffer areas, upland areas and other environmental constraints are considered. The plan utilizes existing roads and the clustering preserves open space, and reduces the number of roads and utilities that will be required.

TOWN OF SPRINGFIELD PLANNING BOARD

RESOLUTION NO. 61 OF 2026

June 4, 2026

Resolution Declaring the Town of Springfield Planning Board's Intent to Act as the Lead Agency for Coordinated SEQRA Review Related to the Application of Fraydun Manocherian and Pamela Equities, Corp. for a Cluster Subdivision

WHEREAS, the Town of Springfield Planning Board (the "Planning Board") received a subdivision sketch plan application from Fraydun Manocherian and Pamela Equities, Corp.

(collectively, the "Applicant") on July 21, 2025, which sketch plan proposed a subdivision with 111 single-family-home lots across +/- 1,525 total acres of land spanning Town of Otsego and Town of Springfield (the "Sketch Submission"); and

WHEREAS, on May 19, 2026, the Applicant submitted to the Planning Board revised sketch plan materials resulting from comments from the Planning Board, which revised sketch plan proposes a cluster subdivision

pursuant to the Town's subdivisions regulations including 80 single-family-home lots (50 in the Town of Otsego and 30 in the Town of Springfield) and a 46- unit multi-family component (located in the Town of Springfield) across +/- 1,525 total acres of land spanning Town of Otsego and Town of Springfield (the "Proposed Action"); and

WHEREAS, as part of the May 19, 2026 submission, the Applicant submitted: Cover Letter from Young Sommer, LLC, dated May 16, 2026;

A Revised Sketch Plan (4 sheets), including: (i) tax parcel map (revision date 5/19/26);

(ii) Existing Conditions Map (revision date 5/19/26);

(iii) Residential Subdivision Sketch Plan (revision date 5/19/26); and

(iv) Town of Springfield Conventional Sketch Plan (revision date 5/19/26); and

A preliminary Part 1 of the Full Environmental Assessment Form ("FEAF") with attachments; (the "Revised Sketch Submission"); and

WHEREAS, based on Revised Sketch Submission, the Proposed Action is a Type I action pursuant to the State Environmental Quality Review Act ("SEQRA") and its implementing regulations, specifically as new residential construction with more than "50 units not to be connected (at the commencement of habitation) to existing community or public water and sewerage systems including sewage treatment works" under 6 NYCRR 617.4(b)(5)(ii); and

WHEREAS, to ensure a complete and comprehensive SEQRA review, the Planning Board intends to conduct a coordinated SEQRA review pursuant to 6 NYCRR 617.6, and therefore desires to declare its intent to act as the lead agency for the SEQRA review of the Proposed Action and coordinate with all involved and interested agencies.

NOW, THEREFORE, BE IT RESOLVED, that, after reviewing the materials submitted by the Applicant on May 19, 2026, the Planning Board classifies

the Proposed Action as a Type I action pursuant to SEQRA and its implementing regulations; and

BE IT FURTHER RESOLVED, that the Planning Board hereby declares its intent to serve as the lead agency for the SEQRA review of the Proposed Action pursuant to 6 NYCRR 617.6 and to conduct a coordinated environmental review by serving notice to all involved and interested agencies; and

BE IT FURTHER RESOLVED, that the Planning Board hereby authorizes and directs that a “Notice of Intent to Declare Lead Agency” for the Proposed Action, inclusive of the application materials submitted to the Planning Board, be circulated to the following involved and interested agencies:

Involved Agencies:

(1) Town of Springfield Town Board;

(2) Town of Springfield Building Department;

(3) Town of Springfield Highway Department;

(4) Town of Otsego Planning Board;

(5) Town of Otsego Town Board;

(6) Town of Otsego Building Department;

(7) Town of Otsego Highway Department;

(8) New York State Department of Environmental Conservation; and

(9) New York State Department of Health.

Interested Agencies:

(1) Otsego County Planning Department;

(2) New York State Department of Transportation;

(3) New York State Office of Parks, Recreation and Historic Preservation;

(4) Lake Otsego Watershed Advisory Board; and

(5) Otsego County Agriculture & Farmland Protection Board; and

(6) United States Army Corps of Engineers.

BE IT FURTHER RESOLVED, that the Chair of the Planning Board is authorized to execute all documents necessary to complete the Planning Board's declaration of its intent to be the SEQRA lead agency for the Proposed Action and related coordinated review.

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

On motion made by Denis Cimbal, and seconded by Theresa Pullis,

the above resolution #61 is passed by the following votes being recorded: Miller-aye, Cimbal-aye, Sorin-aye, Pullis-aye, Druse-aye. Carried.

Henry Miller, Chair	Yea
Denis Cimbal, Vice Chair	Yea
Gretchen Sorin	Yea
Theresa Pullis	Yea
Arlene Druse	Yea

____signature page attached (please attach when other email received)

Henry Miller, Town of Springfield Planning Board Chair

_____

Jeannette Armstrong, Town of Springfield Planning Board Clerk

Date: _____

A MOTION WAS MADE BY SORIN AND SECONDED BY DRUSE TO APPROVE THE FOLLOWING RESOLUTION: A RESOLUTION ESTABLISHING AN ESCROW ACCOUNT FOR THE PAYMENT OF ENGINEERING AND LEGAL FEES AND COSTS RELATED TO THE APPLICATION OF FRAYDUN MANOCHURIAN AND PAMELA EQUITIES, CORP., FOR SUBDIVISION. The established escrow amount is $15,000 and when it has been depleted to $2500 it must be restored to the original amount of $15,000. Voted. Miller-aye, Cimbal-aye, Sorin-aye, Pullis-aye, Druse-aye. Carried.

TOWN OF SPRINGFIELD PLANNING BOARD

RESOLUTION NO.62 OF 2026

June 4, 2026

Resolution Establishing an Escrow Account for the Payment of Engineering and Legal Fees

and Costs Related to the Application of Fraydun Manocherian and Pamela Equities, Corp. for a Subdivision.

WHEREAS, the Town of Springfield Planning Board (the “Planning Board”) received a sketch plan and request for a sketch plan conference from Fraydun Manocherian and Pamela Equities, Corp. (collectively, the “Applicant”) on July 21, 2025, which sketch plan proposed a subdivision with 111 single-family-home lots across +/- 1,525 total acres of land spanning Town of Otsego and Town of Springfield; and

WHEREAS, on May 19, 2026, the Applicant submitted to the Planning Board a revised sketch plan and request for sketch plan conference, which sketch plan is to be a cluster subdivision per the Town’s subdivision regulations and proposes 80 single-family-home lots (50 in the Town of Otsego and 30 in the Town of Springfield) and a 46-unit multi-family component (located in the Town of Springfield) across +/- 1,525 total acres of land spanning Town of Otsego and Town of Springfield (the “Proposed Action”); and

WHEREAS, as part of the May 19, 2026 submission, the Applicant submitted:

Cover letter from Young Sommer, LLC, dated May 19, 2025;

A Revised Sketch Plan (4 sheets), including: (i) tax parcel map (revision date 5/19/26);

(ii) Existing Conditions Map (revision date 5/19/26);

(iii) Residential Subdivision Sketch

Plan (revision date 5/19/26); and

(iv) Town of Springfield Conventional Sketch Plan

(revision date 5/19/26); and

A preliminary Part 1 of the Full Environmental Assessment Form ("FEAF") with attachments; and

WHEREAS, Subdivision Regulations Sections 3.1, 3.3, and 4.8 provide for major subdivisions and cluster subdivisions in the Town of Springfield, subject to the review and approval of the Planning Board and, for certain aspects of a cluster subdivision identified in Subdivision Regulations Section 4.8(b), subject to review and approval of the Town of Springfield Town Board and Town Attorney; and

WHEREAS, the Planning Board's review of the application requires the guidance and the attention of an engineering consultant and legal counsel; and

WHEREAS, the Town of Springfield Zoning Law ("Zoning Law") Section 10.1 provides that the Planning Board may engage engineering and legal consultants to enable full performance of the duties of the Planning Board in relation to review of matters before the Planning Board, and that "[p]ayment for the services of such consultants is to be made from funds deposited by the applicant with the Town in escrow accounts for such purposes."

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares its need to retain legal and engineering services related to the review of the Proposed Action and resolves to establish, or cause to be established, an escrow account for engineering consultant and legal counsel fees and costs related to the Proposed Action; and

BE IT FURTHER RESOLVED, that the Planning Board directs the Applicant to provide an initial deposit to this escrow account in the amount of $15,000 (the “Escrow Amount”), to be replenished by the Applicant to $15,000 each time the escrow account is depleted to $2,500, against which the Planning Board’s engineering consultant and legal counsel fees and costs related to the Proposed Action may be billed once invoiced and approved by the Planning Board for payment.

BE IT FURTHER RESOLVED, to the extent that the escrow account is ever below $2,500, without replenishment after request from the Planning Board to replenish the same in accordance with the above, the Planning Board has the right, but not the obligation to stop reviewing or processing the Proposed Action.

BE IT FURTHER RESOLVED, the following shall apply to the escrow account established herein:

1) The Town Board has designated C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C as the consulting engineers for the Town and has retained Whiteman Osterman & Hanna, LLP as legal counsel for the Town. The Planning Board recognizes that these firms have the technical abilities to provide the necessary services to the Town in relation to the Proposed Action.

2) The invoices for engineering and legal services will be submitted to the Town Supervisor and/or the Chair of the Planning Board, who will review the invoices. All invoice must be reasonably itemized and specifically identify the work conducted. The Town Supervisor will thereafter be directed to disburse funds from the escrow account to pay the invoices. Copies of all invoices shall be provided to Applicant upon request. At the

same time the invoices are forwarded to the Town Supervisor, and/or Planning Board Chairman, the Town shall also forward a copy of the invoices to the Applicant.

3) All deductions from the escrow account must be reasonably related to consulting fees necessarily incurred by the Town in reviewing the Applications. The Applicant shall not be required to reimburse the Town for any legal or engineering fees associated with any litigation, or the assessment of any potential litigation or claims, related to the Project or application.

4) The Town shall notify the Applicant, in writing, five (5) days in advance of retaining any other professional consultants in connection with reviewing the Applications.

5) The services provided by the professionals subject to reimbursement hereunder shall be limited to those services reasonably necessary to assist the Town in the processing of the Proposed Action in accordance with applicable law and as directed by the Town and its respective boards.

6) Upon request by the Applicant, no more frequently than once every two months, the Town shall render an accounting of all monies received and expended in connection with the escrow funds and an estimate of all costs, fees and expenses to be expended in the next two months.

7) Upon completion of the Town's review of the Proposed Action, any balance remaining in the escrow account shall be refunded to the Applicant within sixty (60) days of the submission and payment by the Applicant of the Town's final invoice for consulting fees and payment in full of all application fees by the Applicant. The Town shall issue the final invoice to the Applicant within sixty (60) days of receiving its final determination on the Proposed Action.

8) Deposits into the escrow account by the Applicant shall not exceed $25,000 for consulting fees, without prior written approval from the Applicant.

9) In the event that the Applicant withdraws the Proposed Action from the Planning Board's review, any balance remaining in the escrow account shall be refunded to the Applicant within sixty (60) days of the Town's receipt of a written notice of such withdrawal (the "Withdrawal Date"), provided that all outstanding invoices for consulting fees incurred by the Town for reviewing the Proposed Action Applications prior to the Withdrawal Date have been paid.

On motion made by Gretchen Sorin, and seconded by Arlene Druse, the above resolution is passed by the following votes being recorded:

	Yea Nay
Henry Miller, Chair	Yea
Denis Cimbal, Vice Chair	Yea
Gretchen Sorin	Yea
Theresa Pullis	Yea
Arlene Druse	Yea

signature page attached

Henry Miller, Town of Springfield Planning Board Chair

_____

Jeannette Armstrong, Town of Springfield Planning Board Clerk

Date: _____

The special use permit for a 22- acre solar farm located at 158 County Highway 29A in Springfield Center was next on the agenda.

A MOTION WAS MADE BY SORIN AND SECONDED BY DRUSE TO CLOSE THE REGULAR MEETING AND OPEN THE PUBLIC HEARING ON THE SPECIAL USE PERMIT FOR THE SOLAR FARM FOR PART III OF SEQRA. Voted, carried, all votes aye. Cindy Staley, David Staley, Susan Goettel, Bill Miller, Regina Oakes, and Nicole Dillingham asked various questions about the project that will all be answered by the Quantum representatives following the public hearing. Miller said every requirement has been met so far and an engineering firm must sign off.

A MOTION WAS MADE BY SORIN AND SECONDED BY CIMBAL TO CLOSE THE PUBLIC HEARING AND RE-OPEN THE REGULAR MEETING. Voted, carried, all votes aye.

There will be no adverse impact on the environment. A MOTION WAS MADE BY SORIN AND SECONDED BY CIMBAL TO DECLARE A NEGATIVE DECLARATION AND TO ACCEPT PART III REGARDING THE SOLAR FARM. Voted, carried, all votes aye.

On June 25th at 7 PM there will be further discussion about the Special Use Permit. The County's input is needed by then. Conditions will be finished on June 25th as well as the decommissioning and bond discussion.

Next meeting will be held on June 25, 2026, the Jul 2, 2026 meeting is canceled.

A MOTION WAS MADE BY DRUSE AND SECONDED BY SORIN TO ADJOURN THE MEETING AT 9:10 PM. Voted, carried, all votes aye.

Jeannette Armstrong, Town Clerk and Recording Secretary

Exhibit E

TOWN OF SPRINGFIELD PLANNING BOARD

RESOLUTION NO.62 OF 2026

June 4, 2026

Resolution Establishing an Escrow Account for the Payment of Engineering and Legal Fees and Costs Related to the Application of Fraydun Manocherian and Pamela Equities, Corp. for a Subdivision.

WHEREAS, the Town of Springfield Planning Board (the "Planning Board") received a sketch plan and request for a sketch plan conference from Fraydun Manocherian and Pamela Equities, Corp. (collectively, the "Applicant") on July 21, 2025, which sketch plan proposed a subdivision with 111 single-family-home lots across +/- 1,525 total acres of land spanning Town of Otsego and Town of Springfield; and

WHEREAS, on May 19, 2026, the Applicant submitted to the Planning Board a revised sketch plan and request for sketch plan conference, which sketch plan is to be a cluster subdivision per the Town's subdivision regulations and proposes 80 single-family-home lots (50 in the Town of Otsego and 30 in the Town of Springfield) and a 46-unit multi-family component (located in the Town of Springfield) across +/- 1,525 total acres of land spanning Town of Otsego and Town of Springfield (the "Proposed Action"); and

WHEREAS, as part of the May 19, 2026 submission, the Applicant submitted:

Cover letter from Young Sommer, LLC, dated May 19, 2025;

A Revised Sketch Plan (4 sheets), including: (i) tax parcel map (revision date 5/19/26);

(ii) Existing Conditions Map (revision date 5/19/26);

(iii) Residential Subdivision Sketch Plan (revision date 5/19/26); and

(iv) Town of Springfield Conventional Sketch Plan (revision date 5/19/26); and

A preliminary Part 1 of the Full Environmental Assessment Form ("FEAF") with attachments; and

WHEREAS, Subdivision Regulations Sections 3.1, 3.3, and 4.8 provide for major subdivisions and cluster subdivisions in the Town of Springfield, subject to the review and approval of the Planning Board and, for certain aspects of a cluster subdivision identified in Subdivision Regulations Section 4.8(b), subject to review and approval of the Town of Springfield Town Board and Town Attorney; and

WHEREAS, the Planning Board's review of the application requires the guidance and the attention of an engineering consultant and legal counsel; and

WHEREAS, the Town of Springfield Zoning Law ("Zoning Law") Section 10.1 provides that the Planning Board may engage engineering and legal consultants to enable full performance of the duties of the Planning Board in relation to review of matters before the Planning Board, and that "[p]ayment for the services of such consultants is to be made from funds deposited by the applicant with the Town in escrow accounts for such purposes."

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares its need to retain legal and engineering services related to the review of the Proposed Action and resolves to establish, or cause to be established, an escrow account for engineering consultant and legal counsel fees and costs related to the Proposed Action; and

BE IT FURTHER RESOLVED, that the Planning Board directs the Applicant to provide an initial deposit to this escrow account in the amount of $15,000 (the "Escrow Amount"), to be replenished by the Applicant to $15,000 each time the escrow account is depleted to $2,500, against which the Planning Board's engineering consultant and legal counsel fees and costs related to the Proposed Action may be billed once invoiced and approved by the Planning Board for payment.

BE IT FURTHER RESOLVED, to the extent that the escrow account is ever below $2,500, without replenishment after request from the Planning Board to replenish the same in accordance with the above, the Planning Board has

the right, but not the obligation to stop reviewing or processing the Proposed Action.

BE IT FURTHER RESOLVED, the following shall apply to the escrow account established herein:

1) The Town Board has designated C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C as the consulting engineers for the Town and has retained Whiteman Osterman & Hanna, LLP as legal counsel for the Town. The Planning Board recognizes that these firms have the technical abilities to provide the necessary services to the Town in relation to the Proposed Action.

2) The invoices for engineering and legal services will be submitted to the Town Supervisor and/or the Chair of the Planning Board, who will review the invoices. All invoice must be reasonably itemized and specifically identify the work conducted. The Town Supervisor will thereafter be directed to disburse funds from the escrow account to pay the invoices. Copies of all invoices shall be provided to Applicant upon request. At the same time the invoices are forwarded to the Town Supervisor, and/or Planning Board Chairman, the Town shall also forward a copy of the invoices to the Applicant.

3) All deductions from the escrow account must be reasonably related to consulting fees necessarily incurred by the Town in reviewing the Applications. The Applicant shall not be required to reimburse the Town for any legal or engineering fees associated with any litigation, or the assessment of any potential litigation or claims, related to the Project or application.

4) The Town shall notify the Applicant, in writing, five (5) days in advance of retaining any other professional consultants in connection with reviewing the Applications.

5) The services provided by the professionals subject to reimbursement hereunder shall be limited to those services reasonably necessary to assist

the Town in the processing of the Proposed Action in accordance with applicable law and as directed by the Town and its respective boards.

6) Upon request by the Applicant, no more frequently than once every two months, the Town shall render an accounting of all monies received and expended in connection with the escrow funds and an estimate of all costs, fees and expenses to be expended in the next two months.

7) Upon completion of the Town's review of the Proposed Action, any balance remaining in the escrow account shall be refunded to the Applicant within sixty (60) days of the submission and payment by the Applicant of the Town's final invoice for consulting fees and payment in full of all application fees by the Applicant. The Town shall issue the final invoice to the Applicant within sixty (60) days of receiving its final determination on the Proposed Action.

8) Deposits into the escrow account by the Applicant shall not exceed $25,000 for consulting fees, without prior written approval from the Applicant.

9) In the event that the Applicant withdraws the Proposed Action from the Planning Board's review, any balance remaining in the escrow account shall be refunded to the Applicant within sixty (60) days of the Town's receipt of a written notice of such withdrawal (the "Withdrawal Date"), provided that all outstanding invoices for consulting fees incurred by the Town for reviewing the Proposed Action Applications prior to the Withdrawal Date have been paid.

On motion made by Gretchen Sorin, and seconded by Arlene Druse, the above resolution is passed by the following votes being recorded:

Yea	Nay
Henry Miller, Chair	Yea
Denis Cimbal, Vice Chair	Yea
Gretchen Sorin	Yea
Theresa Pullis	Yea
Arlene Druse	Yea

signature page attached

Henry Miller, Town of Springfield Planning Board Chair

Jeannette Armstrong, Town of Springfield Planning Board Clerk

Date: JUNE 4, 2026

TOWN OF SPRINGFIELD PLANNING BOARD

RESOLUTION NO. 61 OF 2026

June 4, 2026

Resolution Declaring the Town of Springfield Planning Board's Intent to Act as the Lead Agency for Coordinated SEQRA Review Related to the Application of Fraydun Manocherian and Pamela Equities, Corp. for a Cluster Subdivision

WHEREAS, the Town of Springfield Planning Board (the "Planning Board") received a subdivision sketch plan application from Fraydun Manocherian and Pamela Equities, Corp. (collectively, the "Applicant") on July 21, 2025, which sketch plan proposed a subdivision with 111 single-family-home lots across +/- 1,525 total acres of land spanning Town of Otsego and Town of Springfield (the "Sketch Submission"); and

WHEREAS, on May 19, 2026, the Applicant submitted to the Planning Board revised sketch plan materials resulting from comments from the Planning Board, which revised sketch plan proposes a cluster subdivision pursuant to the Town's subdivisions regulations including 80 single-family-home lots (50 in the Town of Otsego and 30 in the Town of Springfield) and a 46-unit multi-family component (located in the Town of Springfield) across +/- 1,525 total acres of land spanning Town of Otsego and Town of Springfield (the "Proposed Action"); and

WHEREAS, as part of the May 19, 2026 submission, the Applicant submitted: Cover Letter from Young Sommer, LLC, dated May 16, 2026;

A Revised Sketch Plan (4 sheets), including: (i) tax parcel map (revision date 5/19/26);

(ii) Existing Conditions Map (revision date 5/19/26);

(iii) Residential Subdivision Sketch Plan (revision date 5/19/26); and

(iv) Town of Springfield Conventional Sketch Plan (revision date 5/19/26); and

A preliminary Part 1 of the Full Environmental Assessment Form ("FEAF") with attachments; (the "Revised Sketch Submission"); and

WHEREAS, based on Revised Sketch Submission, the Proposed Action is a Type I action pursuant to the State Environmental Quality Review Act ("SEQRA") and its implementing regulations, specifically as new residential construction with more than "50 units not to be connected (at the commencement of habitation) to existing community or public water and sewerage systems including sewage treatment works" under 6 NYCRR 617.4(b)(5)(ii); and

WHEREAS, to ensure a complete and comprehensive SEQRA review, the Planning Board intends to conduct a coordinated SEQRA review pursuant to 6 NYCRR 617.6, and therefore desires to declare its intent to act as the lead agency for the SEQRA review of the Proposed Action and coordinate with all involved and interested agencies.

NOW, THEREFORE, BE IT RESOLVED, that, after reviewing the materials submitted by the Applicant on May 19, 2026, the Planning Board classifies the Proposed Action as a Type I action pursuant to SEQRA and its implementing regulations; and

BE IT FURTHER RESOLVED, that the Planning Board hereby declares its intent to serve as the lead agency for the SEQRA review of the Proposed Action pursuant to 6 NYCRR 617.6 and to conduct a coordinated environmental review by serving notice to all involved and interested agencies; and

BE IT FURTHER RESOLVED, that the Planning Board hereby authorizes and directs that a "Notice of Intent to Declare Lead Agency" for the Proposed Action, inclusive of the application materials submitted to the Planning Board, be circulated to the following involved and interested agencies:

Involved Agencies:

(1) Town of Springfield Town Board;

(2) Town of Springfield Building Department;

(3) Town of Springfield Highway Department;

(4) Town of Otsego Planning Board;
(5) Town of Otsego Town Board;
(6) Town of Otsego Building Department;
(7) Town of Otsego Highway Department;
(8) New York State Department of Environmental Conservation; and
(9) New York State Department of Health.

Interested Agencies:

(1) Otsego County Planning Department;
(2) New York State Department of Transportation;
(3) New York State Office of Parks, Recreation and Historic Preservation;
(4) Lake Otsego Watershed Advisory Board; and
(5) Otsego County Agriculture & Farmland Protection Board; and
(6) United States Army Corps of Engineers.

BE IT FURTHER RESOLVED, that the Chair of the Planning Board is authorized to execute all documents necessary to complete the Planning Board's declaration of its intent to be the SEQRA lead agency for the Proposed Action and related coordinated review.

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

On motion made by Denis Cimbal, and seconded by Theresa Pullis,

the above resolution #61 is passed by the following votes being recorded: Miller-aye, Cimbal-aye, Sorin-aye, Pullis-aye, Druse-aye. Carried.

Henry Miller, Chair	Yea
Denis Cimbal, Vice Chair	Yea
Gretchen Sorin	Yea
Theresa Pullis	Yea
Arlene Druse	Yea

____signature page attached (please attach when other email received)

Henry Miller, Town of Springfield Planning Board Chair

Jeannette Armstrong, Town of Springfield Planning Board Clerk

Date: June 4, 2026

A MOTION WAS MADE BY SORIN AND SECONDED BY DRUSE TO APPROVE THE FOLLOWING RESOLUTION: A RESOLUTION ESTABLISHING AN ESCROW ACCOUNT FOR THE PAYMENT OF ENGINEERING AND LEGAL FEES AND COSTS RELATED TO THE APPLICATION OF FRAYDUN MANOCHURIAN AND PAMELA EQUITIES,

Exhibit F

Young / Sommer LLC

ATTORNEYS AT LAW

MAIN OFFICE (FOR ALL MAIL): 500 FEDERAL STREET, 5TH FLOOR, TROY, NEW YORK 12180
ALBANY OFFICE: 41 STATE STREET, STE 604-12, ALBANY, NEW YORK 12207

Phone: 518-438-9907 • Fax: 518-438-9914

www.youngsommer.com

Allyson M. Phillips, Esq.
Telephone Extension: 257
aphillips@youngsommer.com

June 23, 2026

Via Email (townplanning@springfieldny.org)
Town of Springfield Planning Board
c/o Henry Miller, Planning Board Chairman
207 Pumpkin Hook Road
Jordanville NY, 13361

Re: Full Environmental Assessment Form
Manocherian Parcels (Town of Springfield and Otsego)

Dear Chairman Miller:

Enclosed please find an updated Full Environmental Assessment Form (EAF) for the above-referenced project using the new SEQRA forms published by NYSDEC on June 12, 2026. The Applicant is resubmitting on the updated form so it can be used for circulation with the Springfield Planning Board's Lead Agency Notice.

If you have any questions, please feel free to contact me directly.

Very Truly Yours,

Allyson M. Phillips

Enc.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies that would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No." If the answer to the initial question is "Yes," complete the following sub-questions. If the answer to the initial question is "No," proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Lake Otsego Properties - Residential Subdivision		
Project Location (describe and attach a general location map): Town of Springfield and Town of Otsego, New York		
Brief Description of Proposed Action (include purpose or need): The Proposed Action is a residential subdivision of approximately ±1,525 acres yielding a total density of 126 dwelling units. This would consist of 80 zoning compliant single-family lots and a 46-unit multi-family component by Special Permit in the Town of Springfield. The subject properties are divided within the Towns of Springfield (±760 acres) and Otsego (±765 acres). The Town of Springfield would contain a density of 76 units (30 single family lots and 46 multi-family dwelling units) and the Town of Otsego would contain a total of 50 single family lots. Significant portions of the properties in both Towns are being considered for designation as open space which could consist of up to ±451 acres in Springfield and ±425 acres in Otsego. This creates an opportunity for approximately ±876 acres or 57% of the properties to be conserved as potential open space. The subdivision will include on-site groundwater wells, septic systems and stormwater management. Approximately ±1.74 miles of new roads would be constructed to provide access (±0.81 miles in Springfield and ±0.93 miles in Otsego). Improvements to existing gravel and seasonal roads are also to be studied. Review and approval from several local, County and State agencies is required to implement the Proposed Action.		
Name of Applicant/Sponsor: Fraydun Manocherian & Pamela Equities, Corp.	Telephone: E-Mail:	
Address: 18 E 50th Street		
City/PO: New York	State: NY	Zip Code: 10022
Project Contact (if not same as sponsor; give name and title/role): JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC	Telephone: 914-273-5225 E-Mail: mail@jmcpllc.com	
Address: 120 Bedford Road		
City/PO: Armonk	State: NY	Zip Code: 10504
Property Owner (if not same as sponsor): Same as Applicant/Sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑Yes ☐No	Springfield Town Board, Otsego Town Board. Dedication of certain project infrastructure.	TBD
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Springfield Town Planning Board, Otsego Town Planning Board.	Spring, 2026
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Springfield Building Dept., Otsego Building Dept., Springfield Highway Dept., Otsego Highway Dept.	TBD
e. County agencies ☑Yes ☐No	Otsego County Planning Department	TBD
f. Regional agencies ☐Yes ☑No		TBD
g. State agencies ☑Yes ☐No	NYSDEC (Involved), NYSDOH (Involved), NYSDOT (Interested), NYSOPRHP (Interested)	TBD
h. Federal agencies ☑Yes ☐No	USACOE	TBD

i. Coastal Resources.

i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)? ☑Yes ☐No

If Yes, identify the plan(s):

NYS Major Basins:Upper Susquehanna

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☐ Yes ☑ No

If Yes , identify the elements of the plan that are relevant to the action:

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Town of Springfield: Residential AG District & Lake District. Town of Otsego: RA-1 District.

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes, what is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Cherry Valley-Springfield, Richfield Springs & Cooperstown School Districts.

b. What police or other public protection forces serve the project site?
New York State Police & Otsego County Sheriff's Department. Otsego County Office of Emergency Services.

c. Which fire protection and emergency medical services serve the project site?
Springfield Center Fire District, Fly Creek Fire District and Cooperstown Fire District. Otsego County Emergency Medical Services (Ambulance)

d. What parks serve the project site?
NYS Parks, Glimmerglass State Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
Residential Single & Multi-Family Subdivision.

b. a. Total acreage of the site of the proposed action? ±1,525 acres
b. Total acreage to be physically disturbed? TBD acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±1,525 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? %_____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential Single & Multi-Family Subdivision.
ii. Is a cluster/conservation layout proposed? ☑ Yes ☐ No
iii. Number of lots proposed? 126*
iv. Minimum and maximum proposed lot sizes? Minimum ±3.2 Ac. Maximum ±176 Ac.* *(Largest potential open space lot)

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No

i. If No, anticipated period of construction: TBD months

ii. If Yes:

- Total number of phases anticipated TBD
- Anticipated commencement date of phase 1 (including demolition) TBD month TBD year
- Anticipated completion date of final phase TBD month TBD year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

TBD.

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	TBD	TBD		
At completion of all phases	80	46		

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No

If Yes,

i. Purpose of the impoundment: Potential stormwater management pond(s).

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ■ Other specify: Stormwater runoff.

iii. If other than water, identify the type of impounded/contained liquids and their source.
N/A.

iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: TBD acres

v. Dimensions of the proposed dam or impounding structure: TBD height; TBD length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

TBD.

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☑ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):
The properties contain wetlands of various jurisdictional status. Additional jurisdictional determinations are to be made.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks, and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

Potential driveway crossings of wetland areas for parcel access, minor site grading in adjacent areas to implement project design.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☑ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☑ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: ±15,180 GPD for 46 dwelling units & ±440 GPD per each single family lot gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☑ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____
Private residential groundwater wells.

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: TBD gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No

If Yes:

±15,180 GPD for 46 dwelling units &
±440 GPD per each single family lot

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): NYSDEC sanitary residential wastewater generation rate is 110 GPD per bedroom. 80 single family homes with 4 bedrooms would generate ±440 GPD each. 46 duplex units with 3 bedrooms would generate ±330 GPD each.

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☑ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing sewer lines serve the project site? ☐ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

On-site septic systems are proposed for each type of residential development at this time.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

None.

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

TBD Square feet or TBD acres (impervious surface)

TBD Square feet or TBD acres (parcel size)

ii. Describe types of new point sources. New point sources include drainage infrastructure associated with subdivision roads, parcel access drives and building rooftops.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)?

Stormwater runoff from new impervious surfaces (i.e. roads, driveways & buildings) will be conveyed and collected to stormwater management areas in accordance with NYSDEC requirements.

- If to surface waters, identify receiving water bodies or wetlands: _____

TBD

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, boilers, electric generation, surface coating)

g. Will any air emission sources named in D.2.f (above), require an Air Facility Registration, Air State Facility Permit, Title IV Permit or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the proposed action subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231? ☐ Yes ☐ No

ii. As calculated in the air permit application, the proposed action has the potential to emit:

- _____Tons/year (short tons) of carbon monoxide (CO)
- _____Tons/year (short tons) of oxides of nitrogen (NOx)
- _____Tons/year (short tons) of particulate matter (PM-10, PM-2.5)
- _____Tons/year (short tons) of volatile organic compounds (VOC)
- _____Tons/year (short tons) of sulfur dioxide (SO_2)

iii. Will emissions of air contaminants from the proposed action described above exceed the corresponding major source thresholds? ☐ Yes ☐ No

iv. Does the proposed action have the potential to emit 10 tons/year or more of any one designated hazardous air pollutant or 25 tons/year or more of any combination of such hazardous air pollutants (6NYCRR 200.1(ag))? ☐ Yes ☐ No

If Yes, provide the total potential to emit hazardous air pollutants in short tons/year: _____

h. Will the proposed action generate or emit annual direct and indirect greenhouse gas emissions, such as carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, or perfluorocarbons in excess of 10,000 metric tons of total carbon dioxide equivalents per year at any point in the lifetime of the proposed action (estimated using the carbon dioxide equivalent definition and global warming potentials provided in 6 NYCRR Part 496)? ☐ Yes ☑ No

If Yes:

i. Estimate the proposed action's metric tons of carbon dioxide equivalents in tons/year (metric): _____

ii. Describe any greenhouse gas capture, control, or elimination measures included in project design: _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☑ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑ Yes ☐ No

ULI Land Use Code 210 "Single Family Detached Housing" generates 66 peak AM hour trips and 83 peak PM hour trips for 80 lots. ULI Land Use Code 215 "Single Family Attached Housing" generates 27 peak AM hour trips and 30 PM hour trips for 46 units.

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ✔ Evening ☐ Weekend

Randomly between hours of_____to_____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks):

iii. Parking spaces: Existing N/A Proposed N/A Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☑ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

±1.74 miles of new roads proposed. Improvements to existing gravel and seasonal roads are also to be studied.

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☑ No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☑ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☑ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☐Yes ☐No
If Yes:
i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:
- Monday - Friday: 8AM - 5PM
- Saturday:_____
- Sunday:_____
- Holidays:_____

ii. During Operations:
- Monday - Friday: Proposed Action is Residential
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑Yes ☐No
If yes:
i. Provide details including sources, time of day and duration:

The Proposed Action will produce temporary noise associated with typical residential construction activities.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐Yes ☑No
Describe:

n. Will the proposed action have outdoor lighting? ☑Yes ☐No
If yes:
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Outdoor lighting associated with Residential dwellings.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐Yes ☑No
Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐Yes ☑No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐Yes ☑No
If Yes:
i. Product(s) to be stored _____
ii. Volume(s)_____ per unit time_____(e.g., month, year)
iii. Generally, describe the proposed storage facilities:_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐ Yes ☐No
If Yes:
i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐Yes ☐No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐Yes ☐No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction:_____tons per_____(unit of time)
- Operation : _____ tons per_____(unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:

_____

- Operation:

_____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:

_____

- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life:_____years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐Yes ☑No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled, or managed at facility: _____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents:

iii. Specify amount to be handled or generated_____tons/month

iv. Describe any proposals for on-site minimization, recycling, or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐Yes ☑No

If Yes: provide name and location of facility:_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

The Proposed Action is residential and will not generate hazardous waste.

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐Urban ☐Industrial ☐Commercial ■Residential (suburban) ■Rural (non-farm)
■Forest ■Agriculture ■Aquatic ☐Other (specify):

ii. If mix of uses, generally describe:

b. Land uses and cover types on the project site.

Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total)	±9.0	±39.6	+30.6
• Industrial or manufacturing	0.00	0.00	0.00
• Commercial	0.00	0.00	0.00
• Residential	±9.0	±39.6	+30.6
• Forested	±1,030.5	±974.9	-55.6
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	±330.6	±356.1	+25.5
• Agricultural (includes active orchards, field, greenhouse, etc.)	0.00	0.00	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	±39.9	±39.9	0.00
• Wetlands (freshwater or tidal)	±115.0	±114.5	-0.5
• Non-vegetated (bare rock, earth, or fill)	0.00	0.00	0.00
• Other, Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ■ No

i. If Yes: explain: The subject properties are private lands.

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ■ No

If Yes,

i. Identify facilities:

e. Does the project site contain an existing dam? ☐ Yes ■ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that is now, or was at one time, used as a solid waste management facility? ☐ Yes ■ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If Yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ■ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ■ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ■ No

If Yes, provide DEC ID number(s): _____

iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ■No

- If Yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? Varies: ±1.25 to ±6.50 feet

b. Are there bedrock outcroppings on the project site? ☐Yes ■No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Le: Lansing Silt Loam	20.24 %
LrE: Lordstown, Chadakoin, Manlius	11.27 %
Mn: Mongaup-Hawksnest Complex	9.12 %

d. What is the average depth to the water table on the project site? Average: ±0 to 6.50 feet

e. Drainage status of project site soils:

☑ Well Drained:	68.75% of site
☑ Moderately Well Drained:	10.82% of site
☑ Poorly Drained	20.43% of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	38.95% of site
☑ 10-15%:	19.31% of site
☑ 15% or greater:	41.73% of site

g. Are there any unique geologic features on the project site? ☐Yes ■No
If Yes, describe:

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ■Yes ☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ■Yes ☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ■Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 931-1967, 931-1971, 931-1927 Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ■No

If Yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ■No

j. Is the project site in the 100-year Floodplain? ☐Yes ■No

k. Is the project site in the 500-year Floodplain? ☐Yes ■No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ■Yes ☐No
If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
White-tailed Deer, Black Bear | Coyote, Eastern Gray Squirrel | Red Squirrel. Eastern Wild Turkey
American Robin, Blue Jay | Common Crow | Black capped chickadee

n. Does the project site contain a designated significant natural community? ☐ Yes ■ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ■ No
If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ■ No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ■ No
If Yes, give a brief description of how the proposed action may affect that use: _____
The subject properties are private lands.

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ■ Yes ☐ No
If Yes, provide county plus district name/number: OTSEc01

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ■ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ■ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ■ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSOffice of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ■Yes ☐No

If Yes:

i. Nature of historic/archaeological resource: ☐Archaeological Site ■Historic Building or District

ii. Name: Glimmerglass Historic District

iii. Brief description of attributes on which listing is based:

The Glimmerglass Historic District includes local features of historical, literary, architectural and cultural interest.

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory? ■Yes ☐No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ■Yes ☐No

If Yes:

i. Describe possible resource(s): Map Documented Structures, Cemeteries, Glimmerglass Historic District.

ii. Basis for identification: Phase 1A Literature Review & Archeological Sensitivity Assessment prepared by Hartgen Archeological Associates Inc.

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ■Yes ☐No

If Yes:

i. Identify resource: Otsego Lake.

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): Glimmerglass State Park, Cooperstown Baseball Hall of Fame.

iii. Distance between project and resource: 2-3 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐Yes ■No

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐Yes ☐No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within ½ mile of, a disadvantaged community? ☐Yes ■No

If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? ☐Yes ■No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☐Yes ☐No

i. new noise sources or expansions/modification of existing noise sources;
- noise from operational sources
- noise from construction activities

ii. emissions of air pollutants including, mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts:

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)	■Yes	☐No
Solid Waste Management Facility	☐Yes	☐No
Hazardous Waste Management Facility	☐Yes	☐No
Air Pollution Control (Title V or Air State Facility)	☐Yes	☐No
Water Withdrawal over 20 MGD for Cooling Water	☐Yes	☐No
Waste Transporter	☐Yes	☐No

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐Yes ■No

b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐Yes ■No

c. Is the proposed action in an area potentially affected by sea level rise? ☐Yes ■No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

i. drought? ☐Yes ■No

ii. temperature extremes (hot or cold)? ☐Yes ■No

iii. extreme storms, including high winds? ☐Yes ■No

iv. landslides? ☐Yes ■No

v. coastal erosion? ☐Yes ■No

vi. stormwater flooding? ☐Yes ■No

vii. other climate or weather hazards? ☐Yes ■No If Yes, describe: _____

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

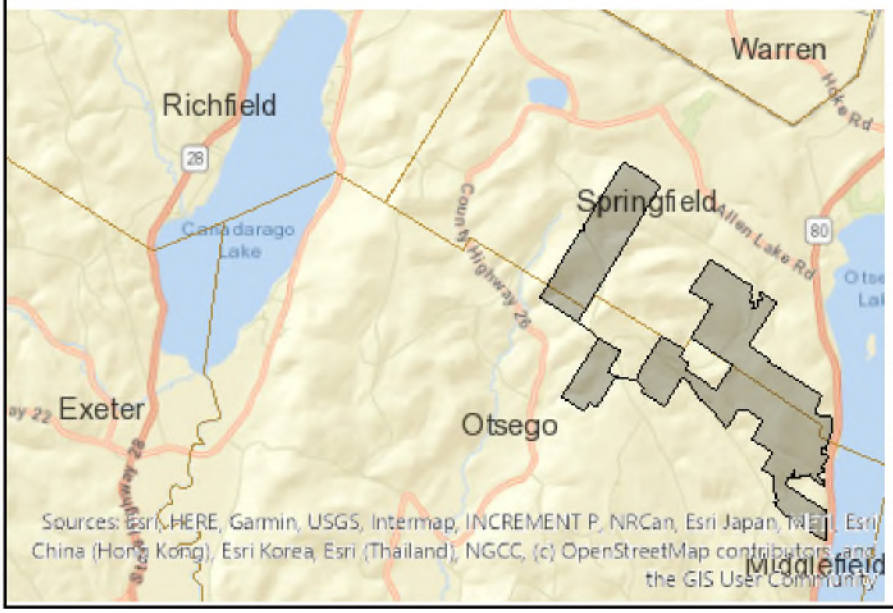
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC Date 06/19/2026

Signature James Caris, AICP Title Planner

EAF Mapper Summary Report

Wednesday, June 17, 2026 12:04 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.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Major Basins:Upper Susquehanna
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	931-1967, 931-1971, 931-1927
E.2.h.iv [Surface Water Features - Stream Classification]	C, C(T)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters

E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	OTSEc01
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Glimmerglass Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No
E.4.a [Disadvantaged Community]	No

B. Government Approvals, Funding, or Sponsorship from Interested and/or Involved Agencies.

Government Entity	Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees	1. Town of Springfield Town Board: a. Dedication of certain project infrastructure, i.e. roads & stormwater utilities 2. Town of Otsego Town Board: a. Dedication of certain project infrastructure, i.e. roads & stormwater utilities	TBD
b. City, Town or Village Planning Board or Commission	1. Town of Springfield Planning Board: a. Preliminary Subdivision Approval b. Special Permit Approval c. Final Subdivision Approval 2. Town of Otsego Planning Board: a. Preliminary Subdivision Approval b. Final Subdivision Approval	Spring, 2026
c. City, Town or Village Zoning Board of Appeals	N/A	
d. Other local agencies	1. Town of Springfield Building Department: a. Building Permit(s) 2. Town of Springfield Highway Department: a. Road Work Permit (s) b. Driveway Permit(s) 3. Town of Otsego Building Department: a. Building Permit(s) 4. Town of Otsego Highway Department: a. Road Work Permit b. Driveway Permit(s)	TBD
e. County agencies	1. Otsego County Planning Department (Interested): a. GML 239-m Referral/ Recommendation	TBD
f. Regional agencies	N/A	
g. State agencies	1. NYS Dept. of Environmental Conservation (Involved): a. SPDES Permit Approval b. Article 24 Freshwater Wetlands Permit	TBD

Government Entity	Agency and Approval(s) Required	Application Date (Actual or projected)
g. State agencies continued	c. Article 15 Protection of Waters Permit 2. NYS Dept. of Health (Involved): a. Realty Subdivision Approval 3. NYS Office of Parks, Recreation & Historic Preservation (Interested): a. Review under Section 14.09 of the NYS Historic Preservation Act.	
h. Federal agencies	2. United States Army Corps of Engineers: a. Joint Permit Application b. Section 404 Authorization - Clean Water Act	TBD

Other Interested Agencies

- Lake Otsego Watershed Advisory Board
- Otsego County Agriculture & Farmland Protection Board
- New York State Department of Transportation

Exhibit G

Town of Springfield Planning Board
P.O. Box 176
Springfield Center, New York 13468
315-985-3883

NOTICE OF INTENT TO DESIGNATE SEQRA LEAD AGENCY

Date of Notice: June 23, 2026

To all Involved and Interested Agencies:

This notice is issued pursuant to NYS Environmental Quality Review Act (Environmental Conservation Law, Article 8) and its implementing regulations at 6 NYCRR Part 617 (collectively, "SEQRA") to designate a Lead Agency for the action described herein.

Please take notice that the Town of Springfield Planning Board received a subdivision sketch plan application from Fraydun Manocherian and Pamela Equities, Corp. (collectively, the "Applicant") on July 21, 2025, which sketch plan proposed a subdivision with 111 single-family-home lots across +/- 1,525 total acres of land spanning Town of Otsego and Town of Springfield. On May 19, 2026, the Applicant submitted to the Planning Board revised sketch plan materials resulting from comments from the Planning Board, which revised sketch plan proposes a cluster subdivision pursuant to the Town of Springfield's subdivision regulations including 80 single-family-home lots (50 in the Town of Otsego and 30 in the Town of Springfield) and a 46-unit multi-family component (located in the Town of Springfield) across +/- 1,525 total acres of land spanning Town of Otsego and Town of Springfield (collectively the "Action").

Based on the enclosed information before the Town of Springfield Planning Board, this action is a **TYPE I** action (the "Action") pursuant to 6 NYCRR Part 617. The Town of Springfield Planning Board has received the enclosed SEQRA Full Environmental Assessment Form ("EAF"), Part 1, for its review.

Under the SEQRA regulations, the Town of Springfield Planning Board intends to designate itself as the Lead Agency for the environmental review of the Action. This notification is being sent to all involved and interested agencies to state the intent of the Town of Springfield Planning Board to assume Lead Agency status for this Action. If you have any objections, please submit them in writing within 30 days of the notice date above to the Town of Springfield Planning Board at the following address:

Town of Springfield Planning Board
P.O. Box 176
Springfield Center, NY 13468
Phone: 315-985-3883
Email: townplanning@springfieldny.org

Involved agencies should fill out the attached form stating their position on Lead Agency status for this matter and return it to the Town of Springfield Planning Board within thirty (30) days of the date of this notice. The Lead Agency must be agreed upon within thirty (30) calendar days of the date the EAF was transmitted to you; therefore, if you do not respond within thirty (30) days, it will be assumed that your agency does not wish to serve as Lead Agency for this matter. As required by SEQRA, you will continue to receive copies of all SEQRA determinations, SEQRA documents and notices.

At this time, the Town of Springfield Planning Board also requests any comments you may have with regard to potential environmental impacts related to the Project. Please provide your comments on a separate sheet and return them with the attached form.

Thank you kindly for your cooperation.

Very truly yours,

Town of Springfield Planning Board

Enclosures to this Notice:

1) Lead Agency Consent Form;
2) The Applicant's July 21, 2025 submission include the following documents:
    a. Cover letter from Young Sommer, LLC, dated July 21, 2025, submitting subdivision sketch plan application request.
    b. Record property surveys for parcels in the project area (14 sheets).
    c. GIS Project Mapping Figures, (8 sheets) including:
        i. Site Location Map. Depicts the subject properties in a regional context.
        ii. Abutters Map. Depicts the subject properties with ownership entity and tax map ID identified. Abutting property owner entities and tax map IDs are also included.
        iii. Zoning Map. Depicts the three area zoning classifications within the project area. "Residential AG District and Lake Districts located in Springfield, and the "RA-1" District located in Otsego.
        iv. Existing Wetlands Map. Depicts the various wetland areas on the subject properties as identified by the Applicant's wetland consultant, Labella Associates.
        v. Public School Districts. Depicts the three area public school districts including Cherry Valley-Springfield, Cooperstown and Richfield Springs.
        vi. Fire Districts. Depicts the three fire districts within the project area, including Springfield Center, Cooperstown and Fly Creek districts.
        vii. Glimmerglass Historic District Map. Depicts the Glimmerglass Historic District surrounding Otsego Lake and the Glimmerglass State Park on the eastern lakeshore.

viii. Agricultural Districts. Depicts NYS Agricultural Districts located primarily to the north and south of the project area. There are two parcels within the Otsego portion of the project area that are located in a designated Agricultural District.

3) The Applicant's May 19, 2026 submission, including the following documents:
   a. Cover Letter from Young Sommer, LLC, dated May 16, 2026;
   b. A Revised Sketch Plan (4 sheets), including: (i) tax parcel map (revision date 5/19/26); (ii) Existing Conditions Map (revision date 5/19/26); (iii) Residential Subdivision Sketch Plan (revision date 5/19/26); and (iv) Town of Springfield Conventional Sketch Plan (revision date 5/19/26).

4) An updated Full EAF, Part 1, dated June 19, 2026, which includes the new portions of the Full EAF effective as of June 12, 2026.

Copies of this Notice shall be sent to following Involved and Interested Agencies:

Involved Agencies:

(1) Town of Springfield Town Board;
(2) Town of Springfield Building Department;
(3) Town of Springfield Highway Department;
(4) Town of Otsego Planning Board;
(5) Town of Otsego Town Board;
(6) Town of Otsego Building Department;
(7) Town of Otsego Highway Department;
(8) Otesgo County Health Department
(9) New York State Department of Environmental Conservation; and
(10) New York State Department of Health.

Interested Agencies:

(1) Otsego County Planning Department;
(2) Otsego County Department of Code Enforcement;
(3) New York State Department of Transportation;
(4) New York State Office of Parks, Recreation and Historic Preservation;
(5) Otsego Watershed Supervisory Committee;
(6) Otsego County Agriculture & Farmland Protection Board;
(7) United States Army Corps of Engineers; and
(8) State University of New York (SUNY) Oneonta.

Town of Springfield Planning Board
P.O. Box 176
Springfield Center, New York 13468
315-985-3883

CONSENT TO SEQRA LEAD AGENCY

Name of Involved Agency: _____

Proposed Lead Agency: Town of Springfield Planning Board

Name of Action: Application of Fraydun Manocherian and Pamela Equities, Corp. for a Cluster Subdivision

Preliminary Classification of Action: Type I

On behalf of _____ (involved agency), I acknowledge receipt of the enclosed Notice of Intent to Designate SEQRA Lead Agency in this matter.

The above-named involved agency hereby: (please check one)

( ) **CONSENTS** to the Town of Springfield Planning Board acting as the SEQRA Lead Agency for the proposed Action and requests that the undersigned continue to receive copies of all SEQRA determinations, SEQRA documents and notices in this matter.

( ) **DOES NOT CONSENT** to the Town of Springfield Planning Board acting as SEQRA Lead Agency for the proposed Action and desires that

_____

serve as Lead Agency. To contest Lead Agency designation, the undersigned intends to follow the procedures outlined in the SEQRA regulations (*see* 6 NYCRR § 617.6(b)(5)).

( ) **TAKES NO POSITION** on Lead Agency designation.

_____ _____
Date Signature

_____ _____
Involved Agency name (printed) Title

Please return to: Town of Springfield Planning Board
P.O. Box 176
Springfield Center, New York 13468
315-985-3883
townplanning@springfieldny.org

July 21, 2025 Submission

Young / Sommer LLC

ATTORNEYS AT LAW

MAIN OFFICE (FOR ALL MAIL): 500 FEDERAL STREET, 5TH FLOOR, TROY, NEW YORK 12180
ALBANY OFFICE: 41 STATE STREET, STE 604-12, ALBANY, NEW YORK 12207

Phone: 518-438-9907 • Fax: 518-438-9914

www.youngsommer.com

Allyson M. Phillips, Esq.
Telephone Extension: 257
aphillips@youngsommer.com

July 21, 2025

Via Overnight Delivery
Town of Springfield Planning Board
c/o Henry Miller, Planning Board Chairman
207 Pumpkin Hook Road
Jordanville NY, 13361

Re: Request for Sketch Plan Conference
Manocherian Parcels (Town of Springfield and Otsego)

Dear Chairman Miller:

This firm is legal counsel to Fraydun Manocherian and Pamela Equities, Corp. (collectively, the "Applicant"), the owners of approximately 1,525 acres of land located in the Towns of Otsego and Springfield. Pursuant to Section 3.1 of the Subdivision Regulations of the Town of Springfield, the Applicant hereby requests to be placed on the next agenda of the Springfield Planning Board ("Planning Board") for a sketch plan conference to discuss a proposed 111 lot residential subdivision. The subject properties are located within the Town of Otsego (+/- 760 acres) and the Town of Springfield (+/- 765 acres).

Enclosed in support of this request, please find two (2) copies of the following:

1) Sketch plan of proposed subdivision (4 sheets), including: i) existing conditions map, ii) proposed sketch plan with numbered lots, iii) proposed sketch plan with identified "Development Areas" or "neighborhoods" which provide a more detailed look at lot counts, size and roadway access, and; iv) proposed sketch plan with steep slopes and wetland areas identified.

2) Record property surveys for parcels in the project area (14 sheets).

3) GIS Project Mapping Figures, (8 sheets) including:

i. Site Location Map. Depicts the subject properties in a regional context.

ii. Abutters Map. Depicts the subject properties with ownership entity and tax map ID identified. Abutting property owner entities and tax map IDs are also included.

iii. Zoning Map. Depicts the three area zoning classifications within the project area. "Residential AG District and Lake Districts located in Springfield, and the "RA-1" District located in Otsego.

iv. Existing Wetlands Map. Depicts the various wetland areas on the subject properties as identified by the Applicant's wetland consultant, Labella Associates.

v. Public School Districts. Depicts the three area public school districts including Cherry Valley-Springfield, Cooperstown and Richfield Springs.

vi. Fire Districts. Depicts the three fire districts within the project area, including Springfield Center, Cooperstown and Fly Creek districts.

vii. Glimmerglass Historic District Map. Depicts the Glimmerglass Historic District surrounding Otsego Lake and the Glimmerglass State Park on the eastern lakeshore.

viii. Agricultural Districts. Depicts NYS Agricultural Districts located primarily to the north and south of the project area. There are two parcels within the Otsego portion of the project area that are located in a designated Agricultural District.

4) USB Flash Drive containing PDF copies of this submission.

5) Part I of the Short Environmental Assessment Form (EAF). The EAF was prepared for Sketch Plan review and to comply with the submission requirements at Section 3.1 of the Springfield Subdivision Regulations. The EAF should be considered preliminary and will be updated or supplemented at the time an application for subdivision is submitted to the Springfield Planning Board.

Please feel free to contact me directly if you have any questions or need any additional information in advance of the Plannign Board's August 7th meeting.

Very Truly Yours,

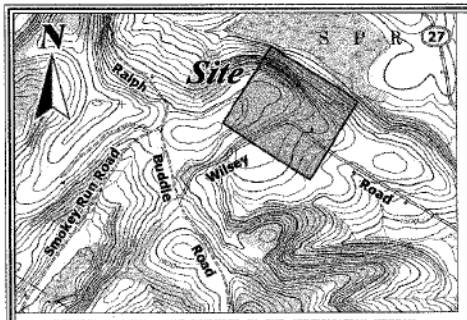
Allyson M. Phillips

Allyson M. Phillips

Enc.

Cc:

Town Clerk (Cover Letter Only, via First Class Mail)
Springfield Community Center
129 County Rd 29A
Springfield Center, NY 13468



REFERENCE ONLY - NOT INCLUDED IN THE CERTIFICATION HEREON

Vicinity Map: (Not to Scale)

References:

- MAP TITLED "MAP OF A PORTION OF LANDS OF JOHN GREDD", DATED OCTOBER 18, 1982 BY RICHARD A. PAPA, LAND SURVEYOR.
- OTSEGO COUNTY FILE MAP #3791
- OTSEGO COUNTY FILE MAP #4407
- OTSEGO COUNTY FILE MAP #4715

Ownership:

- CLIFFORD S. DRAKE a/k/a CLIFFORD DRAKE TO FRAYDUN MANOCHERIAN IN A DEED DATED OCTOBER 31, 1969 AND DULY RECORDED IN THE OTSEGO COUNTY CLERK'S OFFICE ON OCTOBER 31, 1969 IN LIBER 606 OF DEEDS AT PAGE 966.

Legend:

- IRS – 1/2" IRON ROD SET WITH CAP MARKED T.F. LEO, PLS
- IRF – IRON ROD FOUND
- IRC – IRON ROD FOUND AND CAPPED AS NOTED
- IPF – IRON PIPE FOUND
- DIST. – DISTURBED
- N/F – NOW OR FORMERLY
- POL – POINT ON LINE
- O/S – OFFSET
- (OA) – OVERALL
- R&M – RECORD AND MEASURE
- UTILITY POLE
- OVERHEAD UTILITY LINE
- UGTM – UNDERGROUND TELEPHONE MARKER
- UGTR – UNDERGROUND TELEPHONE RISER
- WIRE FENCE REMAINS
- STONE WALL REMAINS
- PROPERTY LINE
- CENTER LINE
- CULVERT PIPE
- APPROXIMATE LOCATION OF TREE LINE
- CONTIGUOUS OWNERSHIP
- PATENT LOT LINE (APPROXIMATE)
- (57) – PATENT LOT ALLOCATION NUMBER

Ref: Otsego Cty. File Map #4673

N/F Stephen L. Pirog & Eugene Pirog 911/290 39.00-3-22.00

N/F Margaret L. Schanz 682/1074 40.00-1-5.01

N/F Horst Schanz & Steven P. Schanz 848/321 40.00-1-10.01

N/F Joseph & Mary Rios 687/374 39.00-3-19.01

(Reputed Owner) Alan Lancourt & Marianne E. Kroll 795/808 39.00-3-21.00

N/F Fraydun Manocherian 806/966 (First Parcel of Parcel #2) 39.00-3-26

N/F Douglas E. & Kim A. Gustafson 1015/282 54.00-1-1.00

N/F Ricky Butts 888/168 40.00-1-12.04

~Parcel Area~

99.174 Acres

N 46°19'08" E 1961.85'

S 44°25'02" E 836.22' (R&M)

S 43°13'08" E 826.16' (R&M)

S 39°39'05" E 504.86' (R&M)

S 42°53'51" E 23.19'

S 46°01'04" W 990.38' (M) 994.4' (R)

N 43°47'32" W 692.32'

S 45°36'17" W 1229.32'

1178.38'

1929.86' (OA)

704.10'

Wilsey Road (Gravel Surface) (Town Highway)

Road (Dirt & Stone Pavement)

End of Dirt & Stone Pavement & Beginning of Seasonal Road

Gravel Drive

Foundation Remains

Site

Garage

Patent

Patent

Patent

Stewart's Survey

Carolus Grogtame Patents

Open Field

Brush

Wooded

IRS @ Wire Fence Intersection

IRS (POL) 57.30'

IRS (POL)

1/2" IRF (POL) 47.44'

O/S 41.9'

S/8" IPF (Dist.) at Top of Ledges

S/8" IRC (WRF-Easement NRCS-NY)

S/8" IRC (Unreadable)

IRS

Notes:

- THIS SURVEY MAP MAY NOT BE USED IN ANY WAY WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT OR MECHANISM WITHOUT THE AUTHORIZATION FROM AND COMPENSATION TO THE ORIGINAL PROFESSIONAL LAND SURVEYOR.
- IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND A CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL EMBOSSED STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.
- SUBJECT PARCEL BEING ALL OF LOT #15 OF THE STEWART'S PATENT.
- FIELD WORK COMPLETION DATE: JULY 9, 2009.

Subject To:

- ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE.
- THE RIGHTS OF THE PUBLIC & HIGHWAY RIGHTS & EASEMENTS IN AND TO ANY PORTION OF THE PREMISES SHOWN HEREON LYING WITHIN THE BOUNDS OF WILSEY ROAD.
- ANY PUBLIC UTILITY EASEMENTS OF RECORD INCLUDING BUT NOT LIMITED TO LIBER 410 OF DEEDS AT PAGE 562.
- UNDERGROUND UTILITIES NOT SHOWN ON THIS MAP, ALTHOUGH SOME PHYSICAL EVIDENCE INDICATES PRESENCE OF SAME.

Districts

Fire: Springfield Fire
School: Richfield Springs Central
Agricultural: None
Zoning: None

Map Of Survey

SHOWING
THE SECOND PARCEL OF PARCEL #2
AS DESCRIBED IN
LIBER 606 OF DEEDS AT PAGE 966
PREPARED FOR

Fraydun Manocherian

BEING SITUATE IN
TOWN OF SPRINGFIELD COUNTY OF OTSEGO
STATE OF NEW YORK

SCALE: 1" = 200' DATE: JULY 14, 2009

TAX MAP #39.00, BLOCK #3, LOT #24.00

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SIGNATURE AND EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THE ALTERATION OF SURVEY MAPS BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING AND NOT IN THE GENERAL WELFARE AND BENEFIT OF THE PUBLIC. LICENSED LAND SURVEYORS SHALL NOT ALTER SURVEY MAPS, SURVEY PLANS OR SURVEY PLATS PREPARED BY OTHERS.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

Certified To:
- Fraydun Manocherian

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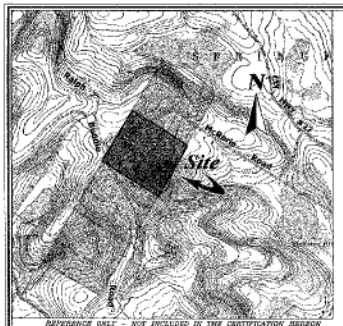
THOMAS F. LEO L.S., P.C.
8 COURT STREET, SUITE 1
DELHI, NEW YORK
NYS LICENSE #49224
607-746-6193
Drawn By: MAL
www.catskillsurveyors.com

JOB No. 0689

THIS MAP DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY THE TOWN OF SPRINGFIELD SUBDIVISION REGULATIONS

Z:\JOBS\SURVEY\LAND PROJECTS 2021\0689\DWG\0689.DWG



APPEARANCE ONLY - NOT INCLUDED IN THE CERTIFICATION HEREON

Vicinity Map: (Not to Scale)

References:

- MAP ENTITLED "BOUNDARY SURVEY OF PREMISES OF THE STATE UNIVERSITY COLLEGE AT ONEONTA FOUNDATION CORPORATION", DATED AUGUST 1, 2000 BY LAWSON SURVEYING AND MAPPING.
- OTSEGO COUNTY 1969 BEERS ATLAS - TOWN OF SPRINGFIELD
- MAP ENTITLED "MAP OF A PORTION OF LANDS OF JOHN GRECO" DATED OCTOBER 19, 1987 BY RICHARD A. PAPA, P.LS.
- LIBER 654 OF DEEDS AT PAGE 946

Subject To:

- ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE
- ANY UTILITY EASEMENTS OF RECORD
- ANY RIPARIAN RIGHTS
- THE RIGHTS OF THE PUBLIC & HIGHWAY RIGHTS & EASEMENTS IN AND TO ANY PORTION OF THE PREMISES SHOWN HEREON LYING WITHIN THE BOUNDS OF RALPH BUDDLE ROAD (SEASONAL USE TOWN HIGHWAY) AND McRORIE ROAD (SEASONAL USE TOWN HIGHWAY).

Districts

Fire: Springfield Fire
School: Richfield Springs Central
Agricultural: None
Zoning: None

Legend:

- IRC – IRON ROD FOUND AND CAPPED AS NOTED
- IRF – IRON ROD FOUND
- IPF – IRON PIPE FOUND
- N/F – NOW OR FORMERLY
- POL – POINT ON LINE
- (OA) – OVERALL
- R&M – RECORD AND MEASURE
- (DIST.) – DISTURBED
- —X— – OLD BARB WIRE FENCE
- ○○○ – STONE WALL REMAINS
- ℄ – PROPERTY LINE
- = = = – CULVERT PIPE
- – – –

REFERENCE ONLY – NOT INCLUDED IN THE CERTIFICATION HEREON

Vicinity Map: (Not to Scale)

References:

- MAP ENTITLED "BOUNDARY SURVEY OF PREMISES OF SUSANNA H.S. MEMBRINO", DATED AUGUST 1, 2000 BY LAWSON SURVEYING AND MAPPING (PRIVATE).
- MAP ENTITLED "BOUNDARY SURVEY OF PREMISES OF THE STATE UNIVERSITY COLLEGE AT ONEONTA FOUNDATION CORPORATION", DATED AUGUST 1, 2000 BY LAWSON SURVEYING AND MAPPING.
- OTSEGO COUNTY 1866 BEERS ATLAS – TOWN OF OTSEGO AND SPRINGFIELD
- OTSEGO COUNTY FILE MAP #6550

Subject To:

- ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE.
- THE RIGHT OF THE PUBLIC & HIGHWAY RIGHTS & EASMENTS IN AND TO ANY PORTION OF THE PREMISES SHOWN HERON LYING WITHIN THE BOUNDS OF RALPH BUDDLE ROAD (TOWN HIGHWAY).
- ANY UTILITY EASEMENTS OF RECORD.

Legend:

- IRS – 1/2" IRON ROD SET WITH CAP MARKED T.F. LEO, PLS
- IRC – IRON ROD FOUND AND CAPPED AS NOTED
- IPF – IRON PIPE FOUND
- N/F – NOW OR FORMERLY
- POL – POINT ON LINE
- DIST – DISTURBED
- (0A) – OVERALL
- R&M – RECORD AND MEASURE
- —F— – WIRE FENCE
- – SPARSE STONE WALL EVIDENCE
- – PROPERTY LINE
- – CENTER LINE
- – CULVERT PIPE
- – CONTIGUOUS OWNERSHIP
- – PATENT/TRACT LOT LINE (APPROXIMATE)
- (59) – LOT ALLOCATION NUMBER
- – NOT TO SCALE
- – APPROXIMATE TREELINE LOCATION

Ref: Otsego Co. File Map #6613

Ownership:

- CLIFFORD S. DRAKE a/k/a CLIFFORD DRAKE TO FRAYDUN MANOCHERIAN IN A DEED DATED OCTOBER 31, 1968 AND DULY RECORDED IN THE OTSEGO COUNTY CLERK'S OFFICE ON OCTOBER 31, 1969 IN LIBER 606 OF DEEDS AT PAGE 966.

Notes:

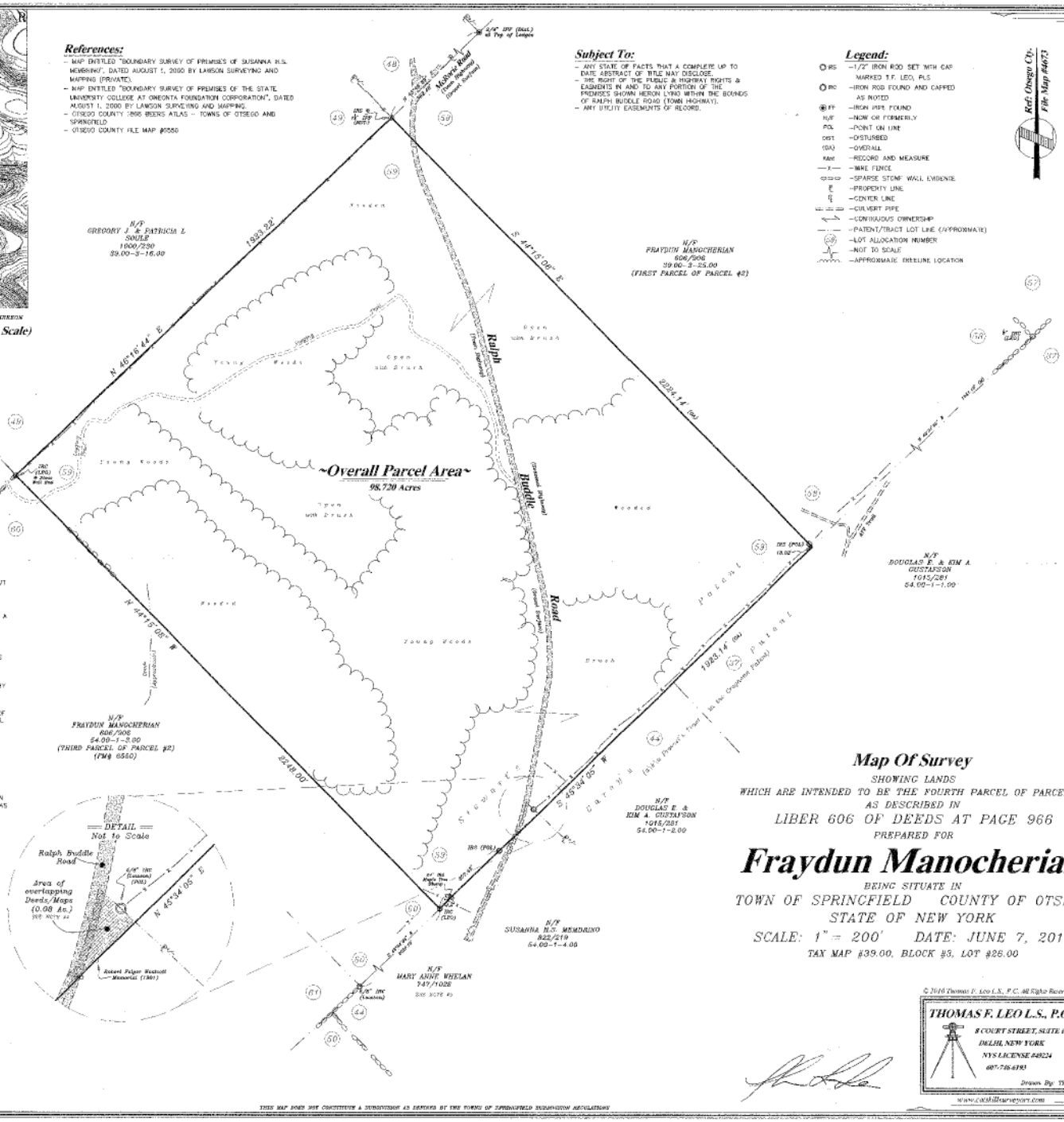
1– THIS SURVEY MAP MAY NOT BE USED IN ANY WAY WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT OR MECHANISM WITHOUT THE AUTHORIZATION FROM AND COMPENSATION TO THE ORIGINAL PROFESSIONAL LAND SURVEYOR.

2– IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND A CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL EMBOSSED STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.

3– SUBJECT PARCEL BEING ALL OF LOT #59 OF THE STEWART'S PATENT AS DESCRIBED AND DISTINGUISHED IN LIBER 606 OF DEEDS AT PAGE 965, FOURTH PARCEL OF PARCEL #2.

4– IN ACCORDANCE WITH A MAP ENTITLED "BOUNDARY SURVEY OF PREMISES OF SUSANNA H.S. MEMBRINO", DATED AUGUST 1, 2000 BY LAWSON SURVEYING AND MAPPING (PRIVATE) AS WELL AS BEING LANDS DESCRIBED ON LIBER LIBER 822 OF DEEDS AT PAGE 219, THIS AREA IS INCLUDED WITHIN THE LANDS OF SUSANNA H.S. MEMBRINO, BUT AS WELL THIS AREA IS INCLUDED IN THE LANDS OF FRAYDUN MANOCHERIAN AS BEING A PART OF THE FOURTH PARCEL OF PARCEL #2 (LOT #59 OF STEWART'S PATENT) IN LIBER 606 OF DEEDS AT PAGE 966.

5– IN ACCORDANCE WITH THE OTSEGO COUNTY TAX AND MAPPING SERVICES, THIS AREA WESTERLY OF THIS PART OF KEYS/RALPH BUDDLE ROAD IS PRESENTLY SHOWN AS A PORTION OF THE TOWN OF OTSEGO TAX MAP #53.00, BLOCK #1, LOT #8.03 (LANDS OF FRAYDUN MANOCHERIAN) AND TAX MAP #54.00, BLOCK #1, LOT #4.00 (LANDS OF SUSANNA H.S. MEMBRINO). AFTER EXTENSIVE INTERVIEWS AND RESEARCH, IT WAS FOUND THAT THIS CANNOT BE JUSTIFIED BY DOCUMENTATION AS BEING INCLUDED IN THE FRAYDUN MANOCHERIAN OR THE SUSANNA H.S. MEMBRINO DEED/TITLE OR WAS ANY PART OF IT FOUND AS AN OUTGOING AREA FROM THE MARY ANNE WHELAN DEED/TITLE.



Map Of Survey

SHOWING LANDS

WHICH ARE INTENDED TO BE THE FOURTH PARCEL OF PARCEL #2 AS DESCRIBED IN

LIBER 606 OF DEEDS AT PAGE 966

PREPARED FOR

Fraydun Manocherian

BEING SITUATE IN

TOWN OF SPRINGFIELD COUNTY OF OTSEGO

STATE OF NEW YORK

SCALE: 1" = 200' DATE: JUNE 7, 2010

TAX MAP #39.00, BLOCK #3, LOT #26.00

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THE ALTERATION OF SURVEY MAPS BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING AND NOT IN THE GENERAL WELFARE AND BENEFIT OF THE PUBLIC. LICENSED LAND SURVEYORS SHALL NOT ALTER SURVEY MAPS, SURVEY PLANS OR SURVEY PLATS PREPARED BY OTHERS.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERRABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFIED TO:
– Fraydun Manocherian

JOB No. 0933

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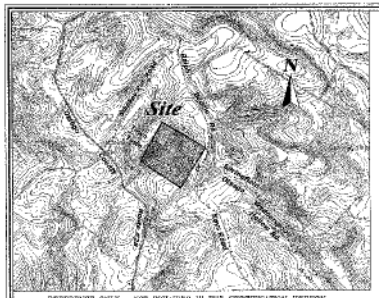
THIS MAP DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY THE TOWN OF SPRINGFIELD SUBDIVISION REGULATIONS



REFERENCE ONLY – NOT INCLUDED IN THE CERTIFICATION HEREON

Vicinity Map: (Not to Scale)

Legend:

- ○IPS – 1/2" IRON ROD SET WITH CAP MARKED T.F. LEO, PLS
- ○IPC – IRON ROD FOUND AND CAPPED AS NOTED
- N/F – NOW OR FORMERLY
- POL – POINT ON LINE
- (OA) – OVERALL
- R&M – RECORD AND MEASURE
- —X— – WIRE FENCE
- ○-○-○ – SPARSE STONE WALL EVIDENCE
- ℄ – PROPERTY LINE
- ℄ – CENTER LINE
- ⟷ – CONTIGUOUS OWNERSHIP
- — — — – PATENT/TRACT LOT LINE (APPROXIMATE)
- (60) – LOT ALLOCATION NUMBER
- –|– – NOT TO SCALE

References:

- MAP ENTITLED "BOUNDARY SURVEY OF PREMISES OF SUSANNA H.S. MEMBRINO", DATED AUGUST 1, 2000 BY LAWSON SURVEYING AND MAPPING (PRIVATE).
- OTSEGO COUNTY 1868 BEERS ATLAS – TOWNS OF OTSEGO AND SPRINGFIELD
- OTSEGO COUNTY FILE MAP #6096
- LIBER 750 OF DEEDS AT PAGE 96
- BOUNDARY SURVEY OF PREMISES OF THE STATE UNIVERSITY COLLEGE AT OMEONITA FOUNDATION CORPORATION DATED AUGUST 1 , 2000 BY LAWSON SURVEYING AND MAPPING

Ref: Otsego Cty. File Map #6673

Ownership:

– CLIFFORD S. DRAKE a/k/a CLIFFORD DRAKE TO FRAYDUN MANOCHERIAN IN A DEED DATED OCTOBER 31, 1969 AND DULY RECORDED IN THE OTSEGO COUNTY CLERK'S OFFICE ON OCTOBER 31, 1969 IN LIBER 606 OF DEEDS AT PAGE 966.

Notes:

1– THIS SURVEY MAP MAY NOT BE USED IN ANY WAY WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT OR MECHANISM WITHOUT THE AUTHORIZATION FROM AND COMPENSATION TO THE ORIGINAL PROFESSIONAL LAND SURVEYOR.

2– IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND A CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL EMBOSSED STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.

3– SUBJECT PARCEL BEING ALL OF LOT #60 OF THE STEWART'S PATENT AS DESCRIBED AND DISTINGUISHED IN LIBER 606 OF DEEDS AT PAGE 966, THIRD PARCEL OF PARCEL #2.

4– TOWN LINE SHOWN HEREON IS APPROXIMATE AND ITS POSITION IS NOT INCLUDED IN THE CERTIFICATION HEREON.

5– IN ACCORDANCE WITH THE OTSEGO COUNTY TAX AND MAPPING SERVICES, THIS AREA WESTERLY OF THIS PART OF KEYS/RALPH BUDDLE ROAD IS PRESENTLY SHOWN AS A PORTION OF THE TOWN OF OTSEGO TAX MAP #53.00, BLOCK #1, LOT #8.03 (LANDS OF FRAYDUN MANOCHERIAN) AND TAX MAP #54.00, BLOCK #1, LOT #4.00 (LANDS OF SUSANNA H.S. MEMBRINO). AFTER EXTENSIVE INTERVIEWS AND RESEARCH, IT WAS FOUND THAT THIS CANNOT BE JUSTIFIED BY DOCUMENTATION AS BEING INCLUDED IN THE FRAYDUN MANOCHERIAN OR THE SUSANNA H.S. MEMBRINO DEED/TITLE OR WAS ANY PART OF IT FOUND AS AN OUTGOING AREA FROM THE MARY ANNE WHELAN DEED/TITLE.

N/F GREGORY J. & PATRICIA L. SOULE 1000/230 38.00-3-16.00

N/F STEPHEN & BARBARA PURCELL 682/817 39.00-3-14.00

N/F STEPHEN & BARBARA PURCELL 682/817 53.00-1-8.04

N/F KEVIN D. GOHDE 1020/8 53.00-1-6.02

N/F Fraydun Manocherian 606/966 (Fourth Parcel of Parcel #2) 39.00-3-26

N/F CHRISTOPHER G. & CHRISTINE A. VOGLO 1105/740 53.00-1-7.00

N/F MARY ANNE WHELAN 747/1028 53.00-1-24.00

N/F SUSANNA H.S. MEMBRINO 682/819 54.00-1-4.00

N/F SUSANNA H.S. MEMBRINO 682/819 54.00-1-8.00

N/F MARY ANNE WHELAN 747/1028

N 42°22'11" E 144.86'

S 44°15'08" E 2248.00'

N 45°48'49" E 1075.48'

N 44°15'08" W 2248.00' (Meas.) (2248.81' – Old Survey)

S 45°34'05" W 2010.10' (Meas.)

N 46°22'24" E 158.28' (Prev. Survey)

TAX MAP #54.00, BLOCK #1, LOT #3.00 (Springfield)

TAX MAP #53.00, BLOCK #1, LOT #8.03 (Otsego)

~Overall Parcel Area~
104.064 Acres

Robert Folger Westcott Memorial (1907)

Subject To:

– ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE.
– ANY UTILITY EASEMENTS OF RECORD.

Map Of Survey

SHOWING LANDS
WHICH ARE INTENDED TO BE THE THIRD PARCEL OF PARCEL #2
AS DESCRIBED IN
LIBER 606 OF DEEDS AT PAGE 966
PREPARED FOR

Fraydun Manocherian

BEING SITUATE IN
TOWNS OF OTSEGO & SPRINGFIELD COUNTY OF OTSEGO
STATE OF NEW YORK

SCALE: 1" = 200' DATE: FEBRUARY 10, 2010

TAX MAP #53.00, BLOCK #1, LOT #8.03 (Otsego)
TAX MAP #54.00, BLOCK #1, LOT #3.00 (Springfield)

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CERTIFIED TO:
– Fraydun Manocherian

Job No. 9907

THIS MAP DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY THE TOWN OF OTSEGO OR SPRINGFIELD SUBDIVISION REGULATIONS

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www.catskillsurveyors.com

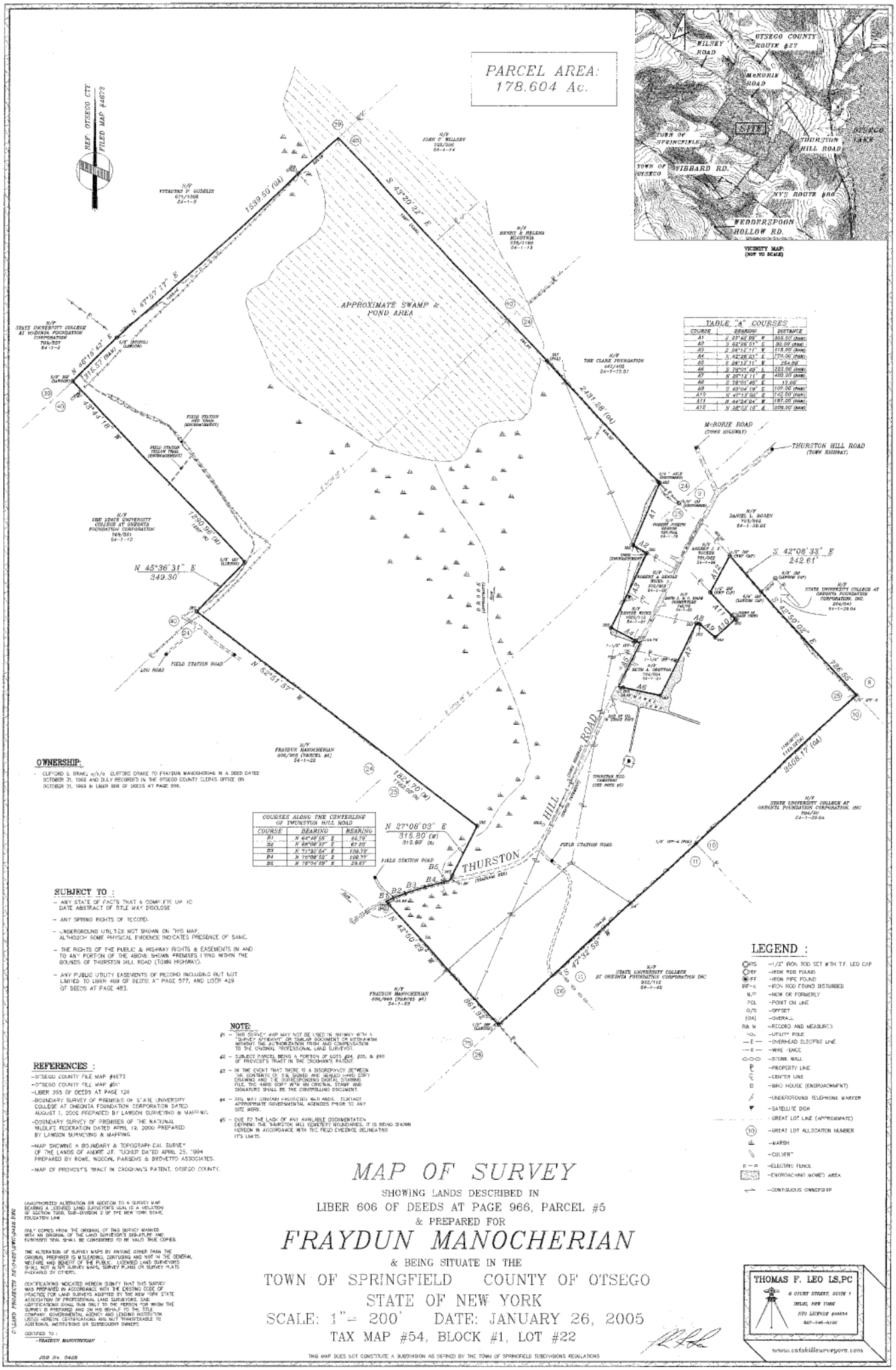

TABLE "A" COURSES		
COURSE	BEARING	DISTANCE
A1	S 23°42'09" W	355.50' (MAS)
A2	S 66°26'01" E	80.00' (RSM)
A3	S 26°12'11" W	418.00' (MAS)
A4	S 42°28'01" E	170.00' (MAS)
A5	S 26°12'11" E	264.00'
A6	S 79°01'49" E	333.00' (MAS)
A7	N 26°12'11" E	480.00' (MAS)
A8	S 79°01'49" E	12.00'
A9	S 43°04'19" E	109.00' (MAS)
A10	N 47°13'50" E	142.00' (MAS)
A11	N 44°42'04" W	187.00' (MAS)
A12	N 38°53'10" E	328.00' (MAS)

COURSES ALONG THE CENTERLINE OF THURSTON HILL ROAD		
COURSE	BEARING	BEARING
B1	N 64°18'55" E	46.79'
B2	N 68°06'37" E	67.20'
B3	N 71°32'54" E	108.39'
B4	N 74°08'52" E	108.79'
B5	N 78°04'59" E	29.67'

OWNERSHIP:

- CLIFFORD S. DRAKE, a/k/a CLIFFORD DRAKE TO FRAYDUN MANOCHERIAN IN A DEED DATED OCTOBER 31, 1968 AND DULY RECORDED IN THE OTSEGO COUNTY CLERKS OFFICE ON OCTOBER 31, 1969 IN LIBER 606 OF DEEDS AT PAGE 966.

SUBJECT TO :

- ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE
- ANY SPRING RIGHTS OF RECORD.
- UNDERGROUND UTILITIES NOT SHOWN ON THIS MAP, ALTHOUGH SOME PHYSICAL EVIDENCE INDICATES PRESENCE OF SAME.
- THE RIGHTS OF THE PUBLIC & HIGHWAY RIGHTS & EASEMENTS IN AND TO ANY PORTION OF THE ABOVE SHOWN PREMISES LYING WITHIN THE BOUNDS OF THURSTON HILL ROAD (TOWN HIGHWAY).
- ANY PUBLIC UTILITY EASEMENTS OF RECORD INCLUDING BUT NOT LIMITED TO LIBER 409 OF DEEDS AT PAGE 577, AND LIBER 429 OF DEEDS AT PAGE 483.

REFERENCES :

-OTSEGO COUNTY FILE MAP #4673
-OTSEGO COUNTY FILE MAP #51
-LIBER 355 OF DEEDS AT PAGE 128
-BOUNDARY SURVEY OF PREMISES OF STATE UNIVERSITY COLLEGE AT ONEONTA FOUNDATION CORPORATION DATED AUGUST 5, 2002 PREPARED BY LAWSON SURVEYING & MAPPING.
-BOUNDARY SURVEY OF PREMISES OF THE NATIONAL WILDLIFE FEDERATION DATED APRIL 19, 2000 PREPARED BY LAWSON SURVEYING & MAPPING.
-MAP SHOWING A BOUNDARY & TOPOGRAPHICAL SURVEY OF THE LANDS OF ANDRE J.F. TUCKER DATED APRIL 25, 1994 PREPARED BY ROWE, WOODIN, PARSONS & BROVETTO ASSOCIATES.
-MAP OF PROVOST'S TRACT IN CROGHAN'S PATENT, OTSEGO COUNTY.

NOTE:

#1 – THIS SURVEY MAP MAY NOT BE USED IN CONJUNCTION WITH A "SURVEY AMENDMENT" OR SIMILAR DOCUMENT OR WITHHAVEN WITHOUT THE AUTHORIZATION FROM AND CERTIFICATION TO THE ORIGINAL PROFESSIONAL LAND SURVEYOR.

#2 – SUBJECT PARCEL BEING A PORTION OF LOTS #24, #25, & #40 OF PROVOST'S TRACT IN THE CROGHAN'S PATENT.

#3 – IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND THE CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.

#4 – SITE MAY CONTAIN WETLANDS AND LANDS CONTAINING APPROPRIATE GOVERNMENTAL AGENCIES PRIOR TO ANY SITE WORK.

#5 – DUE TO THE LACK OF ANY AVAILABLE DOCUMENTATION DEFINING THE THURSTON HILL CEMETERY BOUNDARIES, IT IS BEING SHOWN HEREON IN ACCORDANCE WITH THE FIELD EVIDENCE REMAINING ITS LIMITS.

LEGEND :

- ⊙RS – =1/2" IRON ROD SET WITH T.F. LEO CAP
- ⊙IRF – =IRON ROD FOUND
- ⊙IPF – =IRON PIPE FOUND
- RIP-C – =IRON ROD FOUND DISTURBED
- N/F – =NOW OR FORMERLY
- POL – =POINT ON LINE
- O/S – =OFFSET
- (OA) – =OVERALL
- R& M – =RECORD AND MEASURED
- ○P – =UTILITY POLE
- —E— – =OVERHEAD ELECTRIC LINE
- —X— – =WIRE FENCE
- ⊙⊙⊙ – =STONE WALL
- P – =PROPERTY LINE
- ℄ – =CENTER LINE
- B – =BRICK HOUSE (ENCROACHMENT)
- – =UNDERGROUND TELEPHONE MARKER
- – =SATELLITE DISH
- – =GREAT LOT LINE (APPROXIMATE)
- (10) – =GREAT LOT ALLOCATION NUMBER
- – =MARSH
- – =CULVERT
- E – E – =ELECTRIC FENCE
- – =ENCROACHING MONIED AREA
- – =CONTIGUOUS OWNERSHIP

MAP OF SURVEY

SHOWING LANDS DESCRIBED IN
LIBER 606 OF DEEDS AT PAGE 966, PARCEL #5
& PREPARED FOR

FRAYDUN MANOCHERIAN

& BEING SITUATE IN THE
TOWN OF SPRINGFIELD COUNTY OF OTSEGO
STATE OF NEW YORK
SCALE: 1"= 200' DATE: JANUARY 26, 2005
TAX MAP #54, BLOCK #1, LOT #22

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CERTIFIED TO :
-FRAYDUN MANOCHERIAN

JOB No. 04028

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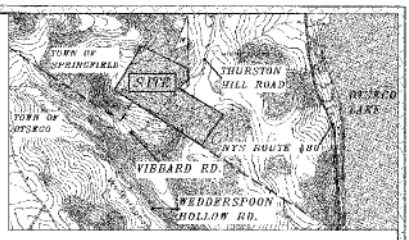
THIS MAP DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY THE TOWN OF SPRINGFIELD SUBDIVISIONS REGULATIONS



VICINITY MAP:
(NOT TO SCALE)

SUBJECT TO :

- ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE
- ANY SPRING RIGHTS OF RECORD.

THE RIGHTS OF THE PUBLIC & HIGHWAY RIGHTS & EASEMENTS IN AND TO ANY PORTION OF THE ABOVE SHOWN PREMISES LYING WITHIN THE BOUNDS OF THURSTON HILL ROAD (TOWN HIGHWAY).

- ANY PUBLIC UTILITY EASEMENTS OF RECORD INCLUDING BUT NOT LIMITED TO LIBER 489 OF DEEDS A" PAGE 577, AND LIBER 426 OF DEEDS AT PAGE 482.

REF. OTSEGO CTY. FILED MAP #4673

OWNERSHIP:

- CLIFFORD S. DRAKE II/A/K/A CLIFFORD DRAKE TO FRAYDUN MANOCHERIAN IN A DEED DATED OCTOBER 31, 1969 AND DULY RECORDED IN THE OTSEGO COUNTY CLERK'S OFFICE ON OCTOBER 31, 1969 IN LIBER 606 OF DEEDS A" PAGE 956.

N/F THE STATE UNIVERSITY COLLEGE AT ONEONTA FOUNDATION CORPORATION 709/351 54-1-12

N/F FRAYDUN MANOCHERIAN 606/966 (Parcel #6) 54-1-22

N/F FRAYDUN MANOCHERIAN 606/966 (Parcel #6) 54-1-22

N/F PAULA HOPE PIERCE 751/624 54-2-3

N/F STATE UNIVERSITY COLLEGE AT ONEONTA FOUNDATION CORPORATION INC 962/115 54-1-10

N/F FRAYDUN MANOCHERIAN 606/966 (Parcel #6) 54-2-6

N/F FRAYDUN MANOCHERIAN 606/966 (Parcel #6) 54-2-42

N/F FRAYDUN MANOCHERIAN 606/966 (Parcel #6) 54-2-42

1559.89'

S 62°51'57" E

1824.70' (M)

1780.00' (R)

N 45°36'31" E

S 27°08'03" W

315.80' (DA)(M)

(310.00' (R))

N 41°59'47" W

S 24°50'59" E

861.93' (DA)

S 62°47'05" E

1236.75'

1831.04' (M)

N 41°39'27" W

1434.19'

S 46°54'38" W

S 40°54'38" W

140.00'

N 41°39'27" W

21.94'

(M&R)

(NOT TO SCALE)

COURSES ALONG THE CENTERLINE OF THURSTON HILL ROAD		
COURSE	BEARING	BEARING
B1	S 78°04'59" W	38.67'
B2	S 79°08'52" W	160.77'
B3	S 71°52'54" W	108.70'
B4	S 68°08'27" W	97.33'
B5	S 64°49'55" W	42.79'

NOTE:

#1 – THIS SURVEY MAP MAY NOT BE USED IN ANYWAY WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT OR MECHANISM WITHOUT THE AUTHORIZATION FROM AND COMPENSATION TO THE ORIGINAL PROFESSIONAL LAND SURVEYOR.

#2 – IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND THE CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.

#3 – SITE MAY CONTAIN PROTECTED WETLANDS. CONTACT APPROPRIATE GOVERNMENTAL AGENCIES PRIOR TO ANY SITE WORK.

#4 – SUBJECT PARCEL BEING A PORTION OF LOTS #24, #25 & #26 OF THE AUGUSTINE PROVOST'S TRACT OF THE GEORGE CROGHAN'S PATENT.

LEGEND :

- IRS – 1/2" IRON ROD SET WITH "T.F. LEO CAP"
- IRF – IRON ROD FOUND
- ● – 5/8" IRON ROD FOUND WITH RASSMUSSEN CAP
- IRF-C – IRON ROD FOUND DEEP-RASCO
- N/F – "NOW OR FORMERLY"
- POL – POINT ON LINE
- O/S – OFFSET
- (OA) – OVERALL
- (M&R) – RECORD AND MEASURED
- PU – UTILITY POLE
- —E— – OVERHEAD ELECTRIC LINE
- —T— – OVERHEAD ELECTRIC LINE
- —X— – WIRE FENCE
- STONE WALL REMAINS
- P – PROPERTY LINE
- ℄ – CENTER LINE
- GREAT LOT LINE (APPROXIMATE)
- (10) – GREAT LOT ALLOCATION NUMBER
- WET AREA
- CULVERT
- CONTIGUOUS OWNERSHIP
- APPROXIMATE TOWN LINE

REFERENCES :

- OTSEGO COUNTY FILE MAP #4673
- OTSEGO COUNTY FILE MAP #511
- OTSEGO COUNTY FILE MAP #5381
- LIBER 303 OF DEEDS AT PAGE 335
- LIBER 404 OF DEEDS AT PAGE 366
- BOUNDARY SURVEY OF PREMISES OF STATE UNIVERSITY COLLEGE AT ONEONTA FOUNDATION CORPORATION DATED AUGUST 1, 2000 PREPARED BY LAWSON SURVEYING & MAPPING.
- MAP OF PROVOST'S TRACT IN CROGHAN'S PATENT, OTSEGO COUNTY.

MAP OF SURVEY

SHOWING A PORTION OF LANDS DESCRIBED IN
LIBER 606 OF DEEDS AT PAGE 966, PART OF PARCEL #6
& PREPARED FOR

FRAYDUN MANOCHERIAN

& BEING SITUATE IN THE

TOWN OF SPRINGFIELD COUNTY OF OTSEGO
STATE OF NEW YORK

SCALE: 1"= 200' DATE: MAY 20, 2005

TAX MAP #54, BLOCK #1, LOT #23

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CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED. VERBAL CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFIED TO
– FRAYDUN MANOCHERIAN

JOB No. 0508

C:\LAND PROJECTS 2005\0508.DWG

THOMAS F. LEO LS,PC
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DELHI, NEW YORK
NYS LICENSE #49334
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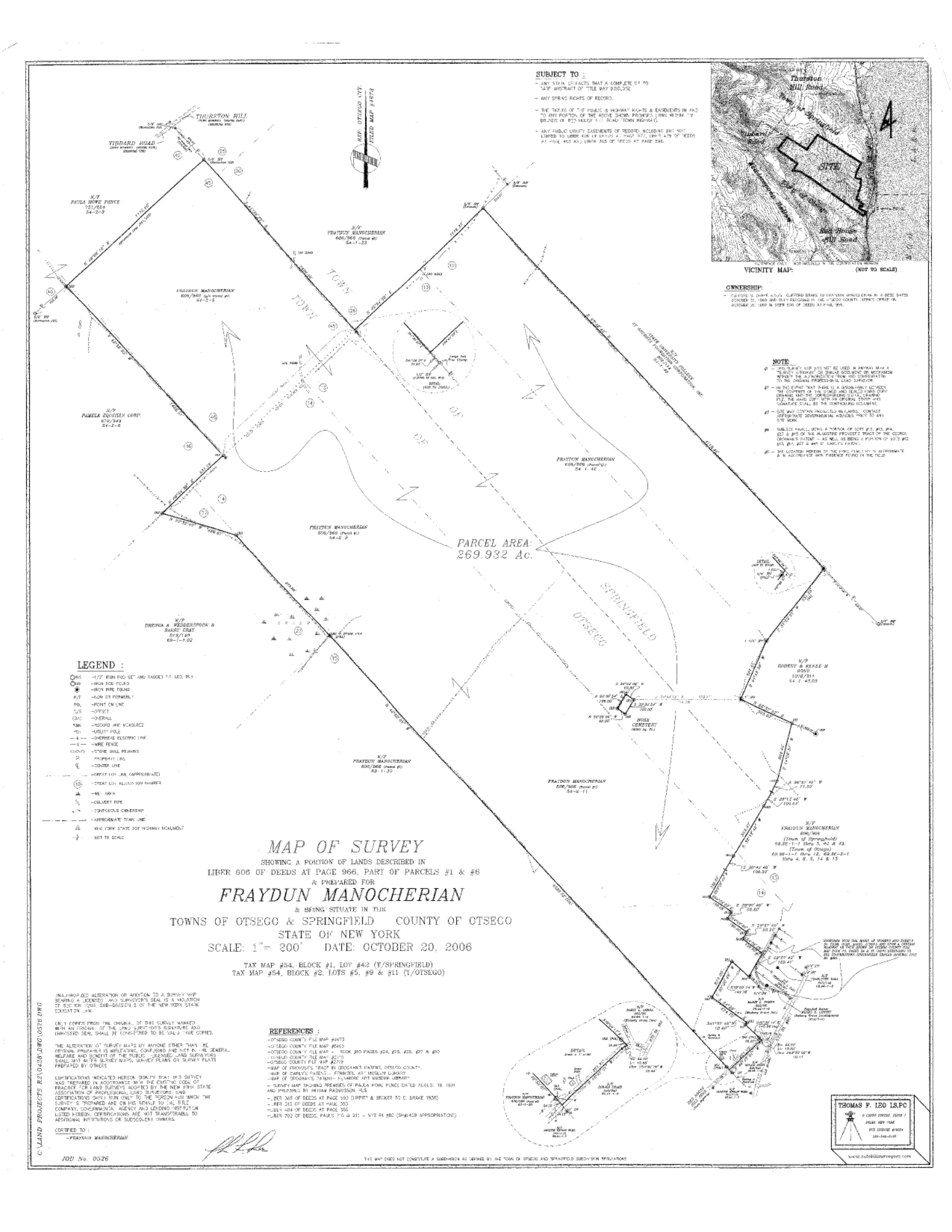
SUBJECT TO :
- ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE
- ANY SPRING RIGHTS OF RECORD.
- THE RIGHTS OF THE PUBLIC & HIGHWAY RIGHTS & EASEMENTS IN AND TO ANY PORTION OF THE ABOVE SHOWN PREMISES LYING WITHIN THE BOUNDS OF RED HOUSE HILL ROAD (TOWN HIGHWAY).
- ANY PUBLIC UTILITY EASEMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO LIBER 606 OF DEEDS AT PAGE 971, LIBER 479 OF DEEDS AT PAGE 483 AND LIBER 365 OF DEEDS AT PAGE 286.
REF. OTSEGO CTY. FILED MAP #4673
THURSTON HILL
YIBHARD ROAD
PAULA HOKE PRICE 751/XXX 54-2-9
FRAYDUN MANOCHERIAN 606/968 (Parcel #2) 54-1-23
FRAYDUN MANOCHERIAN 606/968 (Parcel #2) 54-2-5
PAMELA EQUITIES CORP. 670/349 54-2-6
FRAYDUN MANOCHERIAN 606/968 (Parcel #2) 54-1-42
FRAYDUN MANOCHERIAN 606/968 (Parcel #2) 54-2-3
FRAYDUN MANOCHERIAN 606/968 (Parcel #2) 69-1-30
FRAYDUN MANOCHERIAN 606/968 (Parcel #2) 54-1-11
BRENDA A. WEDDERSPOON & BARRY GRAY 619/520 69-1-7.02
JANE HAMILTON CHILDS REVOCABLE TRUST 617/146
ROBERT & RENEE M. ROWE 1076/311 54-1-43.03
HOKE CEMETERY (0.060 Sq. Ft.)
FRAYDUN MANOCHERIAN 606/966 (Parcel #1) (2nom. of Springfield) 68.28-1-1 (lots 5, 42 & 43; (Town of Otsego) 69.36-1-1 (lots 1,2, 69.36-2-1 lots 4, 8, 9, 14 & 15
PARCEL AREA: 269.932 Ac.
TOWN OF SPRINGFIELD
TOWN OF OTSEGO
RED HOUSE HILL ROAD
Thurston Hill Road
Town of Springfield
Yibhard Road
SITE
Town of Otsego
Red House Hill Road
REFERENCE ONLY - NOT INCLUDED IN THE CONVEYANCE HEREON
VICINITY MAP: (NOT TO SCALE)
OWNERSHIP:
- OUTLOT 5, SHAKER ACRES, CLIFFORD BRAKE TO FRAYDUN MANOCHERIAN BY A DEED DATED OCTOBER 31, 1969 AND DULY RECORDED IN THE OTSEGO COUNTY CLERK'S OFFICE ON OCTOBER 31, 1969 IN LIBER 606 OF DEEDS AT PAGE 966.
NOTE:
#1 - THIS SURVEY MAP MAY NOT BE USED IN ANOTHER MAP A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT OR MECHANISM WITHOUT THE AUTHORIZATION FROM AND CONFIRMATION TO THE ORIGINAL PREPARER/REAL LAND SURVEYOR.
#2 - IN THE EVENT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE STAMPED AND SEALED HARD COPY DRAWING AND THE CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.
#3 - SITE MAY CONTAIN PROTECTED WETLANDS. CONTACT APPROPRIATE GOVERNMENTAL AGENCIES PRIOR TO ANY SITE WORK.
#4 - SUBJECT PARCEL BEING A PORTION OF LOTS #12, #13, #14, #27 & #45 OF THE MCALISTER PATROONSHIP TRACT OF THE GEORGE CROGHAN'S PATENT - AS WELL AS BEING A PORTION OF LOTS #12 #13, #14, #27 & #45 OF LANCY'S PATENT.
#5 - THE LOCATION HEREON OF THE HOKE CEMETERY IS APPROXIMATE & IN ACCORDANCE WITH EVIDENCE FOUND IN THE FIELD
LEGEND :
IRS -1/2" IRON ROD SET AND TAGGED T.F. LEO, PLS
IRF -IRON ROD FOUND
IPF -IRON PIPE FOUND
M/F -NOW OR FORMERLY
POL -POINT ON LINE
O/S -OFFSET
(OM) -OVERALL
(M&R) -RECORD AND MEASURED
UP -UTILITY POLE
-E- -OVERHEAD ELECTRIC LINE
-X- -WIRE FENCE
-STONE WALL REMARKS
P -PROPERTY LINE
℄ -CENTER LINE
-GREAT LOT LINE (APPROXIMATE)
(15) -GREAT LOT ALLOCATION NUMBER
-WETLANDS
-CULVERT PIPE
-CONTIGUOUS OWNERSHIP
-APPROXIMATE TOWN LINE
-NEW YORK STATE DOT HIGHWAY MONUMENT
-NOT TO SCALE
MAP OF SURVEY
SHOWING A PORTION OF LANDS DESCRIBED IN
LIBER 606 OF DEEDS AT PAGE 966, PART OF PARCELS #1 & #6
& PREPARED FOR
FRAYDUN MANOCHERIAN
& BEING SITUATE IN THE
TOWNS OF OTSEGO & SPRINGFIELD COUNTY OF OTSEGO
STATE OF NEW YORK
SCALE: 1"= 200' DATE: OCTOBER 20, 2006
TAX MAP #54, BLOCK #1, LOT #42 (T/SPRINGFIELD)
TAX MAP #54, BLOCK #2, LOTS #5, #9 & #11 (T/OTSEGO)
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SIGNATURE AND EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
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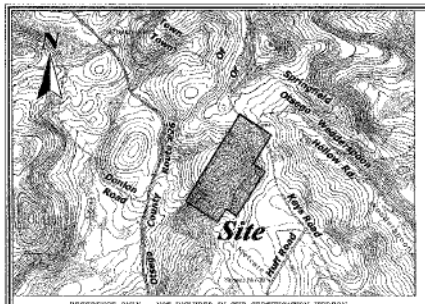
CERTIFIED TO :
-FRAYDUN MANOCHERIAN
JOB No. 0526
REFERENCES :
-OTSEGO COUNTY FILE MAP #4673
-OTSEGO COUNTY FILE MAP #5463
-OTSEGO COUNTY FILE MAP - BOOK #10 PAGES #24, #25, #26, #27 & #30
-OTSEGO COUNTY FILE MAP #2719
-MAP OF FRAYDUTS TRACT IN CROGHAN'S PATENT, OTSEGO COUNTY
-MAP OF CAREY'S PATENT - FENIMORE ART MUSEUM LIBRARY
-MAP OF CROGHAN'S PATENT - FENIMORE ART MUSEUM LIBRARY
-SURVEY MAP SHOWING PREMISES OF PAULA HOKE PRICE DATED AUGUST 18, 1991 AND PREPARED BY WILLIAM RASMUSSEN, PLS
-LIBER 365 OF DEEDS AT PAGE 283 (TIPPITT & BECKER TO D. DRAKE 1936)
-LIBER 213 OF DEEDS AT PAGE 303
-LIBER 484 OF DEEDS AT PAGE 356
-LIBER 702 OF DEEDS, PAGES 210 & 211 - NYS RT. 80 (SH#408 APPROPRIATION)
THIS MAP DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY THE TOWN OF OTSEGO AND SPRINGFIELD SUBDIVISION REGULATIONS
THOMAS F. LEO LS.P.C.
C:\LAND PROJECTS 8\0526\DWG\0526.DWG



REFERENCE ONLY – NOT INCLUDED IN THE CERTIFICATION HEREON

Vicinity Map: (Not to Scale)

Districts
Fire: Otsego Fire Protection
School: Cooperstown Central
Agricultural: None
Zoning: Residential–Agricultural 1 (RA1)

Notes:

1- THIS SURVEY MAP MAY NOT BE USED IN ANY WAY WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT OR MECHANISM WITHOUT THE AUTHORIZATION FROM AND CONFIRMATION TO THE ORIGINAL PROFESSIONAL LAND SURVEYOR.

2- IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND A CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL EMBOSSED STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.

3- SUBJECT PARCEL BEING A PORTION OF LOT #48 AND ALL OF LOT #49 OF THE LOW'S TRACT (AUGUSTINE PROVOST'S TRACT) IN THE CROGHAN'S PATENT AS DESCRIBED AND DISTRIBUTED IN LIBER 606 OF DEEDS AT PAGE 966, PARCEL #9 AND SHOWN ON "MAP OF PROVOST'S TRACT IN CROGHAN'S PATENT, OTSEGO CO."

4- FIELD WORK COMPLETION DATE: MAY 12, 2009

5- IN ACCORDANCE WITH THE OTSEGO COUNTY TAX AND MAPPING SERVICES, THIS AREA IS PRESENTLY SHOWN AS A PORTION OF TAX MAP #53.00, BLOCK #1, LOT #24 (LANDS OF MARY ANNE WHELAN). AFTER EXTENSIVE RESEARCH AND RESEARCH, IT WAS FOUND THAT THIS CHANGE BE JUSTIFIED BY DOCUMENTATION AS BEING EXCEPTED OUT OF "24, SUBJECT PARCEL'S DEED/TITLE AND/OR PROVEN AS AN INCOMING PARCEL OF THE MARY ANNE WHELAN DEED/TITLE.

Legend:

IRS	–1/2" IRON ROD SET WITH CAP MARKED T.F. LEO, PLS
IRF	–IRON ROD FOUND AND CAPPED AS NOTED
T-IRON	–"T" IRON FOUND AND CAPPED LEON KALMUS
IPF	–IRON PIPE FOUND
DIST.	–DISTURBED
N/F	–NOW OR FORMERLY
POL	–POINT ON LINE
O/S	–OFFSET
(OA)	–OVERALL
R&M	–RECORD AND MEASURE
-x-	–WIRE FENCE
	–RUBBLE STONE WALL
	–PROPERTY LINE
	–CENTER LINE
	–CONTIGUOUS OWNERSHIP
	–PROVOST'S TRACT LOT LINE (APPROXIMATE)
(19)	–PROVOST'S TRACT LOT ALLOCATION NUMBER
	–APPROXIMATE TREE LINE LOCATION
	–APPROXIMATE STREAM LOCATION
	–APPROXIMATE MARSH AREA
	–APPROXIMATE OTSEGO COUNTY TAX MAPPING LINE

References:

- MAP OF PROVOST'S TRACT IN CROGHAN'S PATENT, OTSEGO COUNTY
- OTSEGO COUNTY FILE MAP #211
- OTSEGO COUNTY FILE MAP #3104

N/F THE STATE UNIVERSITY COLLEGE AT ONEONTA FOUNDATION CORPORATION 709/551 54.00-2-10.00

Ref. Otsego Cty. File Map #4673

N/F MARY ANNE WHELAN 747/1028 63.00-1-24.00

N/F WALTER B. ELKAN 452/412 63.00-1-16.00

N/F GERRY WELCH 721/1193 54.00-2-1.21

N/F JAMES M. BROTEN 801/211 53.00-1-13.00

N/F PAUL KELLOGG & RAYMOND G. HAN 630/73 53.00-1-14.00

N/F ALVIN M. WALKER, JR. & CAROL S. WALKER 69.00-1-1.00

Wedderspoon Hollow Road (Town Highway)

Keys Road (Town Highway)

Approximate Location Beaver Pond

TEX PITE

Brook

Creek

Fence

Open

Woods

Field

668.96' (Meas.)

N 48°50' 27" E

519.06'

N 46°09' 33" E

656.93'

N 45°33' 49" E

704.05'

N 46°38' 04" E

930.39'

N 43°22' 45" W

N 42°58' 07" W

1268.84' (Meas.)

S 47°34' 43" W

528.00' (Meas.)

R 419.44' (Meas.) N 42°58' 07" W

S 46°26' 23" W

880.62'

S 48°24' 00" W

901.38'

S 46°01' 53" W

1161.46' (Meas.)

S 42°59' 07" E

462.00' (Meas.)

S 48°15' 49" E

1985.49' (Meas.)

Typical R. = (Meas.)

5/8" IRC (Disappeared)

IRS Within a Two Foot Maple Tree in the Fence/Lot Intersection

T-Iron Found at Base of a 16" Ash Tree

IRS (POL)

IRF (POL)

IRS

IPF

~Parcel Area~

120.846 Acres

Subject To:

- ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE.
- ANY APPARENT RIGHTS OF RECORD
- THE RIGHTS OF THE PUBLIC & HIGHWAY RIGHTS & EASEMENTS IN AND TO ANY PORTION OF THE PREMISES SHOWN HEREON LYING WITHIN THE BOUNDS OF KEYS ROAD (TOWN HIGHWAY).

Map Of Survey

SHOWING LANDS
WHICH ARE INTENDED TO BE PARCEL #9
AS DESCRIBED IN
LIBER 606 OF DEEDS AT PAGE 966
PREPARED FOR

Fraydun Manocherian

BEING SITUATE IN
TOWN OF OTSEGO COUNTY OF OTSEGO
STATE OF NEW YORK
SCALE: 1" = 200' DATE: MAY 20, 2009
TAX MAP #53.00, BLOCK #1, LOT #15.00

Ownership:

– CLIFFORD S. DRAKE A/K/A CLIFFORD DRAKE TO FRAYDUN MANOCHERIAN BY A DEED DATED OCTOBER 31, 1969 AND DULY RECORDED IN THE OTSEGO COUNTY CLERK'S OFFICE ON OCTOBER 31, 1969 IN LIBER 606 OF DEEDS AT PAGE 966.

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CERTIFIED TO:
– Fraydun Manocherian

Job No. 05078

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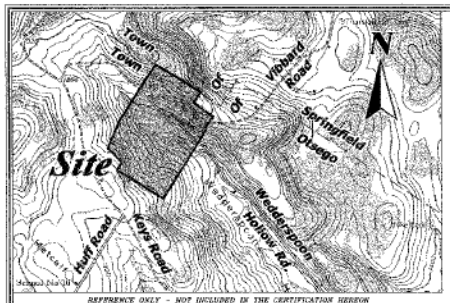

REFERENCE ONLY - NOT INCLUDED IN THE CERTIFICATION HEREON

Vicinity Map: (Not to Scale)

Ownership:

- CLIFFORD S. DRAKE B/A/G CLIFFORD DRAKE TO FRAYDUN MANOCHERIAN IN A DEED DATED OCTOBER 21, 1999 AND DULY RECORDED IN THE OTSEGO COUNTY CLERK'S OFFICE ON OCTOBER 26, 1999 IN LIBER 606 OF DEEDS AT PAGE 966.

Notes:

- THIS SURVEY MAP MAY NOT BE USED IN ANY WAY WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT OR MECHANISM WITHOUT THE AUTHORIZATION FROM AND COMPENSATION TO THE ORIGINAL PROFESSIONAL LAND SURVEYOR.
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- SUBJECT PARCEL BEING A PORTION OF LOTS #41, #46, #47 AND #54 IN HERR'S (OR LOWE) TRACT, PART OF PROGEE TRACT OF THE ORIGINAL PATENT.
- FIELD WORK COMPLETION DATE: SEPTEMBER 9, 2008
- PROPERTY LINES SHOWN HEREON ARE A RESULT OF PHYSICAL EVIDENCE FOUND, MAPS AND DEEDS OF RECORD.

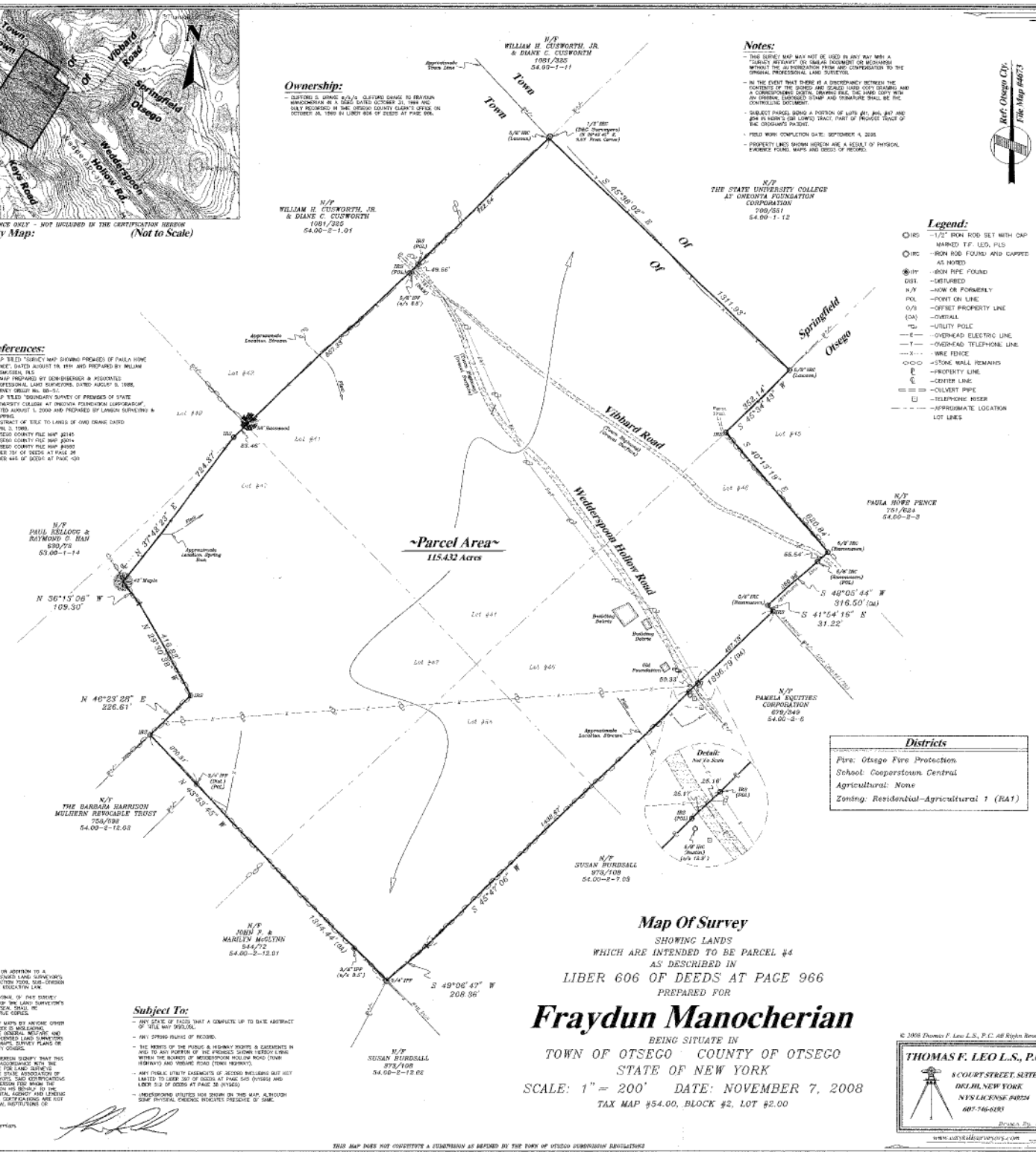
Ref: Otsego Cty. Tax Map #4073

Legend:

- IRS – 1/2" IRON ROD SET WITH CAP MARKED T.F. LEO, PLS
- IRC – IRON ROD FOUND AND CAPPED AS NOTED
- IPF – IRON PIPE FOUND
- DIST. – DISTURBED
- M/F – NOW OR FORMERLY
- POL – POINT ON LINE
- O/S – OFFSET PROPERTY LINE
- (OA) – OVERALL
- "O" – UTILITY POLE
- —E— – OVERHEAD ELECTRIC LINE
- —T— – OVERHEAD TELEPHONE LINE
- —X— – WIRE FENCE
- ○○○ – STONE WALL REMAINS
- ℄ – PROPERTY LINE
- ℄ – CENTER LINE
- = = = – CULVERT PIPE
- □ – TELEPHONE RISER
- – – – – APPROXIMATE LOCATION LOT LINES

References:

- MAP TITLED "SURVEY MAP SHOWING PREMISES OF PAULA HOWE PENCE", DATED AUGUST 19, 1991 AND PREPARED BY WILLIAM RASMUSSEN, PLS
- A MAP PREPARED BY DENNISBERGER & ASSOCIATES PROFESSIONAL LAND SURVEYORS, DATED AUGUST 8, 1988, SURVEY GROUP No. 88-51.
- MAP TITLED "BOUNDARY SURVEY OF PREMISES OF STATE UNIVERSITY COLLEGE AT ONEONTA FOUNDATION CORPORATION", DATED AUGUST 1, 2000 AND PREPARED BY LANSON SURVEYING & MAPPING.
- ABSTRACT OF TITLE TO LANDS OF OWD DRAKE DATED APRIL 2, 1999.
- OTSEGO COUNTY FILE MAP #2145
- OTSEGO COUNTY FILE MAP #3014
- OTSEGO COUNTY FILE MAP #4060
- LIBER 751 OF DEEDS AT PAGE 28
- LIBER 445 OF DEEDS AT PAGE 430



Districts

- Fire: Otsego Fire Protection
- School: Cooperstown Central
- Agricultural: None
- Zoning: Residential-Agricultural 1 (RA1)

Map Of Survey

SHOWING LANDS
WHICH ARE INTENDED TO BE PARCEL #4
AS DESCRIBED IN
LIBER 606 OF DEEDS AT PAGE 966
PREPARED FOR

Fraydun Manocherian

BEING SITUATE IN
TOWN OF OTSEGO COUNTY OF OTSEGO
STATE OF NEW YORK
SCALE: 1" = 200' DATE: NOVEMBER 7, 2008
TAX MAP #54.00, BLOCK #2, LOT #2.00

Subject To:

- ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE.
- ANY SPRING RIGHTS OF RECORD.
- THE RIGHTS OF THE PUBLIC & HIGHWAY RIGHTS & EASEMENTS IN AND TO ANY PORTION OF THE PREMISES SHOWN HEREON LYING WITHIN THE BOUNDS OF WEDDERSPOON HOLLOW ROAD (TOWN HIGHWAY) AND VIBBARD ROAD (TOWN HIGHWAY).
- ANY PUBLIC UTILITY EASEMENTS OF RECORD INCLUDING BUT NOT LIMITED TO LIBER 387 OF DEEDS AT PAGE 545 (NYSEG) AND LIBER 512 OF DEEDS AT PAGE 58 (NYSEG).
- UNDERGROUND UTILITIES NOR SHOWN ON THIS MAP ALTHOUGH SOME PHYSICAL EVIDENCE INDICATES PRESENCE OF SAME.

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DEEDED TO:
- Fraydun Manocherian

JOB No. 9851

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NYS LICENSE #49224
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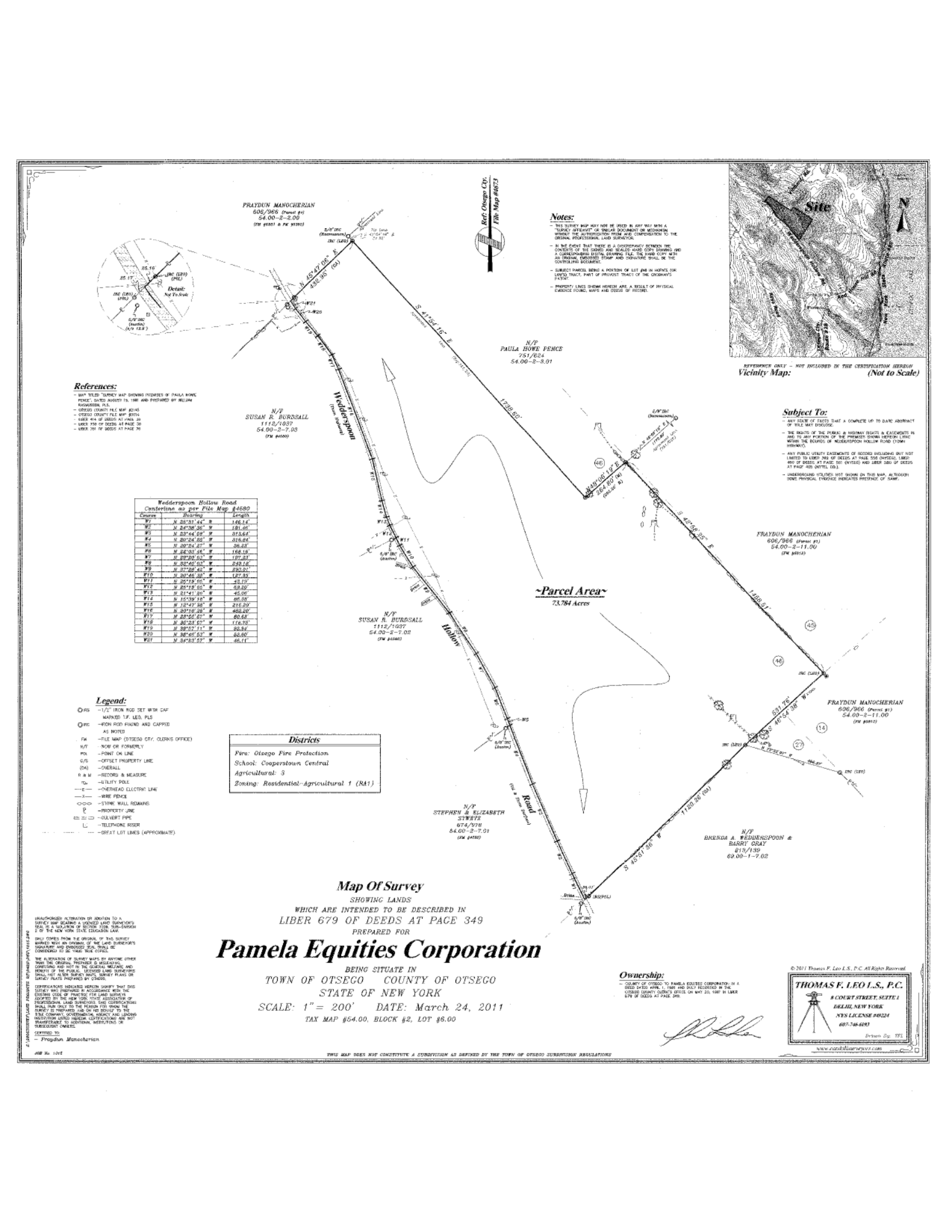
Drawn By: MAL
www.surveyprofessionals.com

THIS MAP DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY THE TOWN OF OTSEGO SUBDIVISION REGULATIONS

G:\SURVEY\LAND PROJECTS\ BY JOB\9851\9851.DWG



Notes:

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- IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND A CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL, EMBOSSED STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.
- SUBJECT PARCEL BEING A PORTION OF LOT #48 IN HOPKINS FOR LIMITED TRACT, PART OF PROVOST TRACT OF THE OTSEGO-WAYS PATENT.
- PROPERTY LINES SHOWN HEREON ARE A RESULT OF PHYSICAL EVIDENCE FOUND, MAPS AND DEEDS OF RECORD.

References:

- MAP TITLED "SURVEY MAP SHOWING PREMISES OF PAULA HOWE PENCE", DATED AUGUST 19, 1981 AND PREPARED BY WILLIAM RACKLIFFE, P.L.S.
- OTSEGO COUNTY FILE MAP #2145
- OTSEGO COUNTY FILE MAP #3074
- LIBER 414 OF DEEDS AT PAGE 39
- LIBER 750 OF DEEDS AT PAGE 30
- LIBER 751 OF DEEDS AT PAGE 76

Subject To:

- ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE.
- THE RIGHTS OF THE PUBLIC & HIGHWAY RIGHTS & EASEMENTS IN AND TO ANY PORTION OF THE PREMISES SHOWN HEREON LYING WITHIN THE BOUNDS OF WEDDERSPOON HOLLOW ROAD (TOWN HIGHWAY).
- ANY PUBLIC UTILITY EASEMENTS OF RECORD INCLUDING BUT NOT LIMITED TO LIBER 765 OF DEEDS AT PAGE 556 (NYSEG), LIBER 490 OF DEEDS AT PAGE 561 (NYTEL) AND LIBER 380 OF DEEDS AT PAGE 405 (NYTEL CO.).
- UNDERGROUND UTILITIES NOT SHOWN ON THIS MAP, ALTHOUGH SOME PHYSICAL EVIDENCE INDICATES PRESENCE OF SAME.

Wedderspoon Hollow Road Centerline as per File Map #4680		
Course	Bearing	Length
W1	N 26°51' 44" W	146.14'
W2	N 24°58' 36" W	191.46'
W3	N 02°44' 09" W	313.64'
W4	N 20°24' 58" W	315.84'
W5	N 20°24' 27" W	96.83'
W6	N 28°03' 46" W	168.16'
W7	N 29°29' 03" W	197.33'
W8	N 30°40' 03" W	249.16'
W9	N 27°28' 42" W	292.01'
W10	N 20°46' 38" W	137.85'
W11	N 25°19' 05" W	43.15'
W12	N 25°19' 05" W	69.20'
W13	N 21°41' 20" W	45.06'
W14	N 15°39' 19" W	86.05'
W15	N 12°42' 38" W	216.20'
W16	N 20°19' 28" W	488.20'
W17	N 28°56' 57" W	80.68'
W18	N 36°23' 07" W	116.75'
W19	N 39°27' 11" W	86.84'
W20	N 36°46' 52" W	88.80'
W21	N 34°53' 57" W	46.11'

Legend:

- ○RS — 1/2" IRON ROD SET WITH CAP MARKED T.F. LEO, PLS
- ●IRC — IRON ROD FOUND AND CAPPED AS NOTED
- FM — FILE MAP (OTSEGO CTY. CLERKS OFFICE)
- N/F — NOW OR FORMERLY
- POL — POINT ON LINE
- O/S — OFFSET PROPERTY LINE
- (OA) — OVERALL
- R & M — RECORD & MEASURE
- — UTILITY POLE
- ---E--- — OVERHEAD ELECTRIC LINE
- ---X--- — WIRE FENCE
- <><><> — STONE WALL REMAINS
- P — PROPERTY LINE
- CP — CULVERT PIPE
- TR — TELEPHONE RISER
- ---- ---- — GREAT LOT LINES (APPROXIMATE)

Districts
Fire: Otsego Fire Protection
School: Cooperstown Central
Agricultural: 3
Zoning: Residential-Agricultural 1 (RA1)

Map Of Survey

SHOWING LANDS

WHICH ARE INTENDED TO BE DESCRIBED IN

LIBER 679 OF DEEDS AT PAGE 349

PREPARED FOR

Pamela Equities Corporation

BEING SITUATE IN

TOWN OF OTSEGO COUNTY OF OTSEGO

STATE OF NEW YORK

SCALE: 1" = 200' DATE: March 24, 2011

TAX MAP #54.00, BLOCK #2, LOT #6.00

Ownership:

- COUNTY OF OTSEGO TO PAMELA EQUITIES CORPORATION; IN A DEED DATED APRIL 1, 1981 AND DULY RECORDED IN THE OTSEGO COUNTY CLERK'S OFFICE ON MAY 20, 1987 IN LIBER 679 OF DEEDS AT PAGE 349.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

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CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFIED TO:

- Praydun Manocherian

JOB No. 1015

THIS MAP DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY THE TOWN OF OTSEGO SUBDIVISION REGULATIONS

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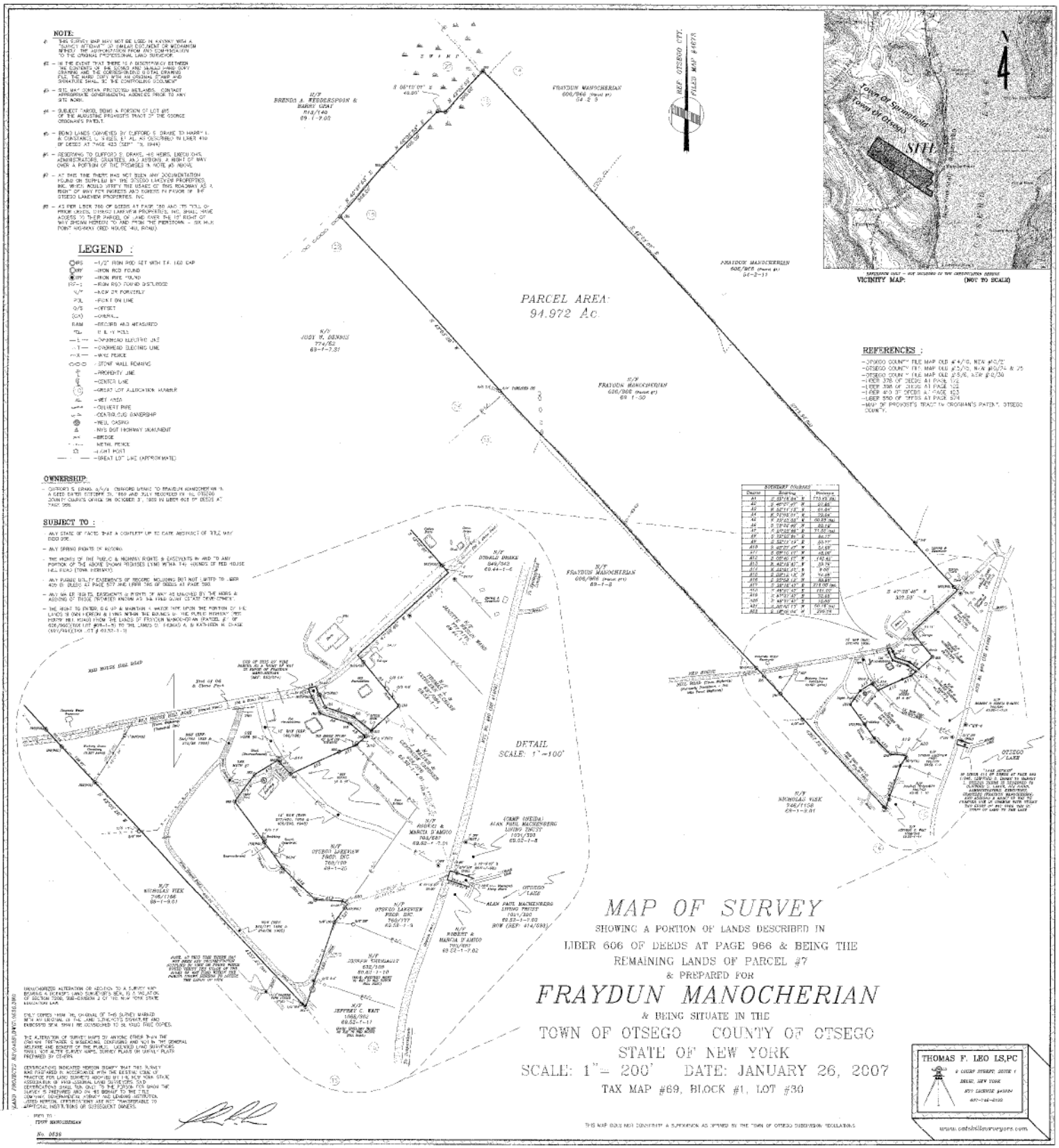
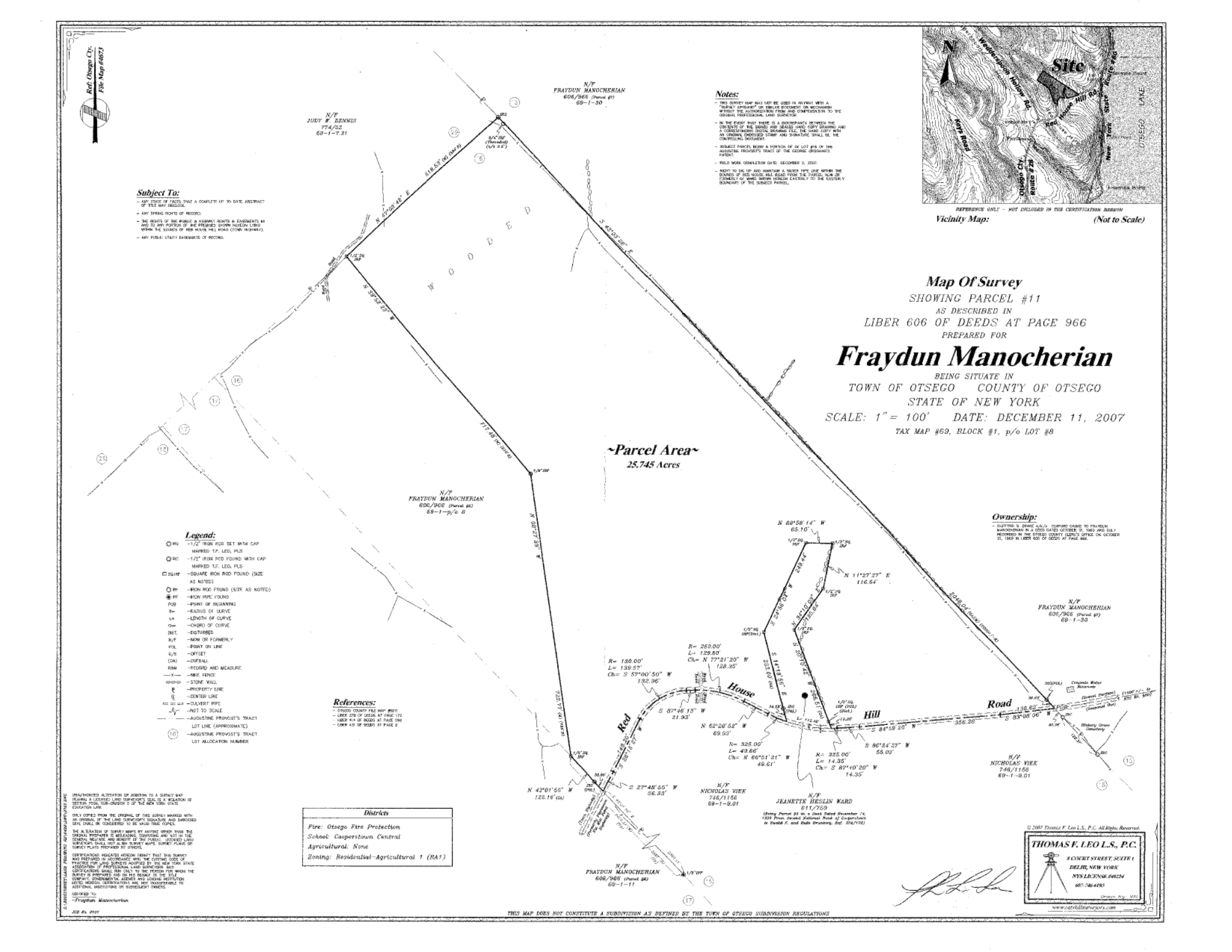
NYS LICENSE #48324
607-746-6193
www.catskillsurveys.com


NOTE:
LEGEND :
PARCEL AREA:
94.972 Ac.
VICINITY MAP:
(NOT TO SCALE)
REFERENCES :
OWNERSHIP:
SUBJECT TO :
DETAIL
SCALE: 1"=100'
OTSEGO LAKE
MAP OF SURVEY
SHOWING A PORTION OF LANDS DESCRIBED IN
LIBER 606 OF DEEDS AT PAGE 966 & BEING THE
REMAINING LANDS OF PARCEL #7
& PREPARED FOR
FRAYDUN MANOCHERIAN
& BEING SITUATE IN THE
TOWN OF OTSEGO COUNTY OF OTSEGO
STATE OF NEW YORK
SCALE: 1"= 200' DATE: JANUARY 26, 2007
TAX MAP #69, BLOCK #1, LOT #30
THOMAS F. LEO LS,PC


Ref: Otsego Co. File Map #4673
N/F FRAYDUN MANOCHERIAN 606/966 (Parcel #1) 69-1-30
N/F JUDY W. DENNIS 774/52 69-1-7.31
5/8" IRF (Threaded) o/s 0.5'
S 43°05'28" E 2048.04' (M&R) (Deed=S)
N 27°08'42" E 618.53' (M) (Deed=N)
N 39°52'03" W 717.48' (M) (Deed=N)
N/F FRAYDUN MANOCHERIAN 606/966 (Parcel #2) 69-1-p/o 8
S 88°42'00" W 1322.44' (M) (Deed=S)
N 43°01'56" W 122.18' (Deed)
S 27°48'55" W 56.83'
N/F NICHOLAS VIEK 746/1156 69-1-9.01
N/F JEANETTE HESLIN WARD 611/759
(Being Parcel #3 as a Deed Dated November 14, 1939 From Second National Bank of Cooperstown to Harold F. and Ruth Brunberg, Jnt. 614/172)
N/F FRAYDUN MANOCHERIAN 606/966 (Parcel #4) 69-1-11
~Parcel Area~
25.745 Acres
WOODED
N 88°58'14" W 65.10'
N 11°27'27" E 116.64'
S 24°56'04" W 466.84'
N 34°10'05" E 265.84'
S 14°18'55" E 233.03' (M&R)
R= 260.00' L= 129.80' Ch= N 77°21'20" W 128.35'
R= 136.00' L= 139.57' Ch= S 57°00'50" W 132.96'
S 87°48'13" W 21.93'
N 62°28'52" W 69.03'
R= 325.00' L= 49.68' Ch= N 66°51'31" W 49.61'
S 86°54'27" W 55.03'
R= 325.00' L= 14.35' Ch= S 87°40'20" W 14.35'
S 84°59'20" W 356.28'
S 83°08'06" W 136.62'
POB
Red House Hill Road
Cemetery
Historic Grave Cemetery
Concrete Water Reservoir
Ownership:
Legend:
Districts
Fire: Otsego Fire Protection
School: Cooperstown Central
Agricultural: None
Zoning: Residential-Agricultural 1 (RA1)
References:
Notes:
Subject To:
Vicinity Map:
(Not to Scale)
Site
Red House Hill Road
Keys Road
Otsego Lake
OTSEGO LAKE
Map Of Survey
SHOWING PARCEL #11
AS DESCRIBED IN
LIBER 606 OF DEEDS AT PAGE 966
PREPARED FOR
Fraydun Manocherian
BEING SITUATE IN
TOWN OF OTSEGO COUNTY OF OTSEGO
STATE OF NEW YORK
SCALE: 1" = 100' DATE: DECEMBER 11, 2007
TAX MAP #69, BLOCK #1, p/o LOT #8
THOMAS F. LEO L.S., P.C.
8 COURT STREET, SUITE 1
DELHI, NEW YORK
NYS LICENSE #49224
607-746-6180
www.catskillsurveyors.com
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Map Of Survey

SHOWING PARCEL #8

AS DESCRIBED IN

LIBER 606 OF DEEDS AT PAGE 966

PREPARED FOR

Fraydun Manocherian

BEING SITUATE IN

TOWN OF OTSEGO COUNTY OF OTSEGO

STATE OF NEW YORK

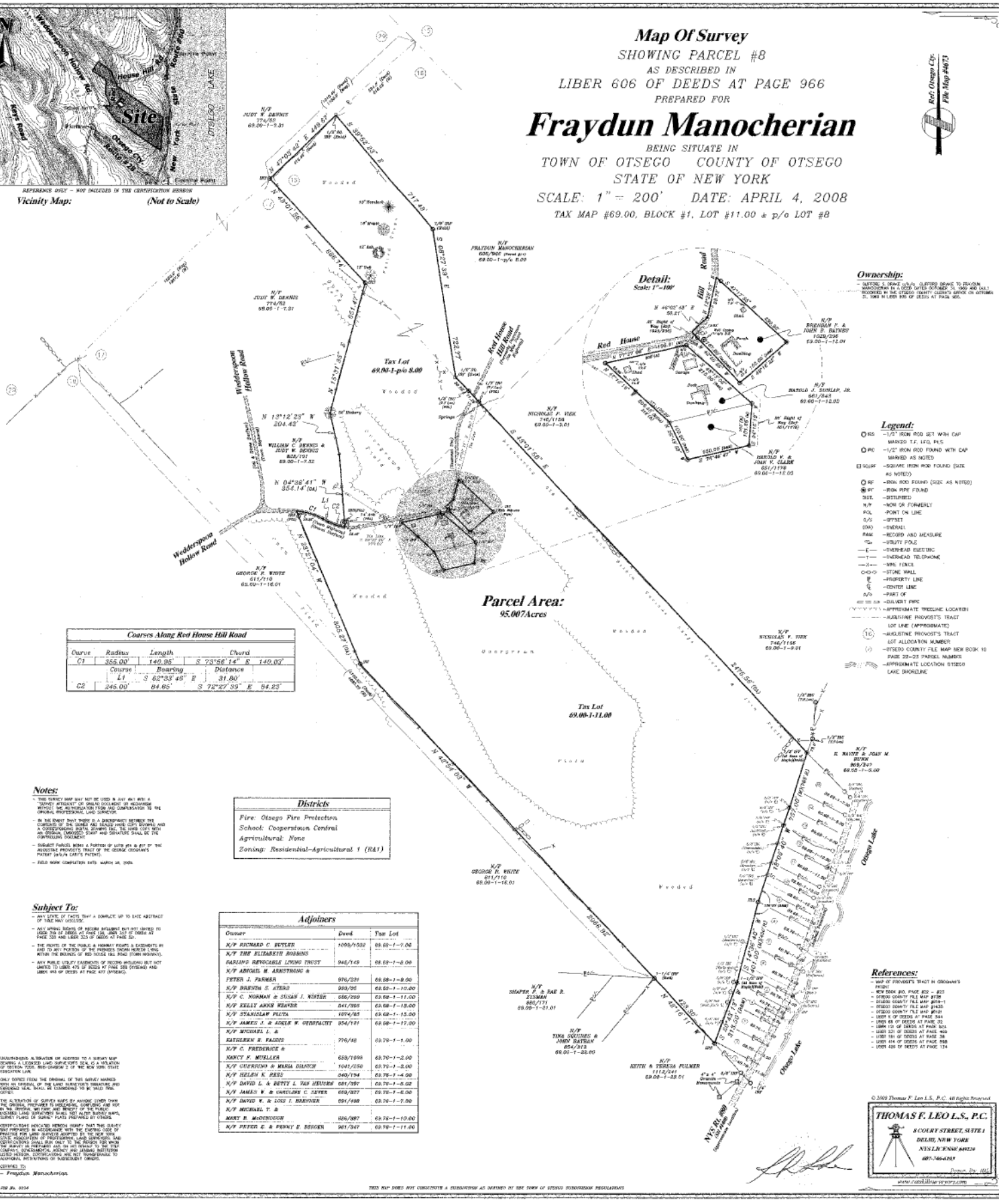
SCALE: 1" = 200' DATE: APRIL 4, 2008

TAX MAP #69.00, BLOCK #1, LOT #11.00 & p/o LOT #8

Ref. Otsego Co. File Map #4671

REFERENCE ONLY - NOT INCLUDED IN THE CERTIFICATION HEREON

Vicinity Map: **(Not to Scale)**



Courses Along Red House Hill Road

Curve	Radius	Length	Chord
C1	355.00'	140.95'	S 73°56'14" E 140.03'
	Course	Bearing	Distance
L1		S 62°33'46" E	31.80'
C2	246.00'	84.65'	S 72°27'39" E 84.23'

Districts

Fire: Otsego Fire Protection
School: Cooperstown Central
Agricultural: None
Zoning: Residential-Agricultural 1 (RA1)

Notes:

- THIS SURVEY MAP MAY NOT BE USED IN ANY WAY WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT OR MECHANISM WITHOUT THE RECERTIFICATION THEREOF BY THE ORIGINAL PROFESSIONAL LAND SURVEYOR.
- IN THE EVENT THERE IS A DISCREPANCY BETWEEN THE COMPUTER OF THE SIGNED AND SEALED HARD COPY DRAWING AND A CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL EMBOSSED STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.
- SUBJECT PARCEL BEING A PORTION OF LOTS #8 & #11 OF THE AUGUSTINE PROVOST'S TRACT OF THE GEORGE CROGHAN'S PATENT (a/k/a CARY'S PATENT).
- FIELD WORK COMPLETION DATE: MARCH 28, 2008.

Subject To:

- ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE.
- ANY MINING RIGHTS OF RECORD INCLUDING BUT NOT LIMITED TO LIBER 316 OF DEEDS AT PAGE 126, LIBER 322 OF DEEDS AT PAGE 328 AND LIBER 325 OF DEEDS AT PAGE 521.
- THE RIGHTS OF THE PUBLIC & HIGHWAY RIGHTS & EASEMENTS IN AND TO ANY PORTION OF THE PREMISES KNOWN HEREON LYING WITHIN THE BOUNDS OF RED HOUSE HILL ROAD (TOWN HIGHWAY).
- ANY PUBLIC UTILITY EASEMENTS OF RECORD INCLUDING BUT NOT LIMITED TO LIBER 475 OF DEEDS AT PAGE 588 (NYSEG) AND LIBER 494 OF DEEDS AT PAGE 477 (NYSEG).

Adjoiners

Owner	Deed	Tax Lot
N/F RICHARD C. BUTLER	1099/1532	69.66-1-7.00
N/F THE ELIZABETH BOBBINS		
DARLING REVOCABLE LIVING TRUST	948/149	69.66-1-8.00
N/F ABIGAIL M. ARMSTRONG & PETER J. PARMER	976/231	69.66-1-9.00
N/F BRENDA S. AYERS	993/95	69.66-1-10.00
N/F C. NORMAN & SUSAN I. WINTER	686/209	69.66-1-11.00
N/F KELLY ANNE WEAVER	841/305	69.66-1-13.00
N/F STANISLAW PLUTA	1074/85	69.66-1-15.00
N/F JAMES J. & ADELE W. GERRACITY	854/121	69.66-1-17.00
N/F MICHAEL L. & KATHLEEN B. FAIRES	776/48	69.76-1-1.00
N/F C. FREDERICK & NANCY F. MUELLER	658/1098	69.76-1-2.00
N/F GUERRINO & MARIA DIANCH	1041/250	69.76-1-3.00
N/F HELEN K. REES	540/194	69.76-1-4.00
N/F DAVID L. & BETTY L. VAN HEUVEN	681/201	69.76-1-5.02
N/F JAMES W. & CAROLINE C. NEVER	692/827	69.76-1-6.00
N/F DAVID W. & LOIS I. BRENNER	691/498	69.76-1-7.00
N/F MICHAEL T. & MARY B. MCDONOUGH	686/887	69.76-1-10.00
N/F PETER E. & PENNY E. BERGEN	981/347	69.76-1-11.00

References:

- MAP OF PROVOST'S TRACT IN CROGHAN'S PATENT
- NEW BOOK #0, PAGE 832 - 825
- OTSEGO COUNTY FILE MAP #138
- OTSEGO COUNTY FILE MAP #214-1
- OTSEGO COUNTY FILE MAP #1435
- OTSEGO COUNTY FILE MAP #520
- LIBER K OF DEEDS AT PAGE 344
- LIBER 69 OF DEEDS AT PAGE 30
- LIBER 120 OF DEEDS AT PAGE 324
- LIBER 321 OF DEEDS AT PAGE 469
- LIBER 181 OF DEEDS AT PAGE 38
- LIBER 414 OF DEEDS AT PAGE 558
- LIBER 426 OF DEEDS AT PAGE 124

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CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR LAND BOUNDARY SURVEYS OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY WAS PREPARED AND, ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFIED TO:
- Fraydun Manocherian

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Project No. 1041

File No. 9134

THIS MAP DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY THE TOWN OF OTSEGO SUBDIVISION REGULATIONS

Ref: Otsego Cty. File Map #4673

Map Of Survey

SHOWING PARCELS #3 & #10
AS DESCRIBED IN
LIBER 606 OF DEEDS AT PAGE 966
PREPARED FOR

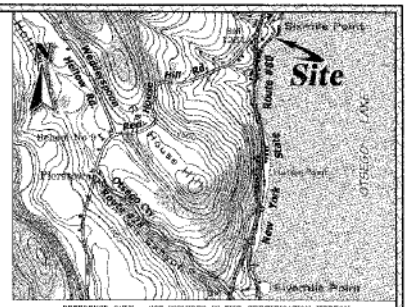
Fraydun Manocherian

BEING SITUATE IN
TOWN OF OTSECO COUNTY OF OTSEGO
STATE OF NEW YORK

SCALE: 1" = 30' DATE: FEBRUARY 12, 2008

TAX MAP #69.44, BLOCK #1, LOTS #9 & #28
AS WELL AS LAKE SHORE DRIVE

Districts
Fire: Otsego Fire Protection
School: Cooperstown Central
Agricultural: None
Zoning: Residential-Agricultural 1 (RA1)



REFERENCE ONLY - NOT INCLUDED IN THE CERTIFICATION HEREON
Vicinity Map: (Not to Scale)

Notes:

1) THIS SURVEY MAP MAY NOT BE USED IN ANY WAY WITH A "SURVEY APPEARS" OR SIMILAR DOCUMENT OR MECHANISM WITHOUT THE AUTHORIZATION PRIOR AND COMMUNICATION TO THE ORIGINAL PROFESSIONAL LAND SURVEYOR.

2) IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND A CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL EMBOSSED STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.

3) FIELD WORK COMPLETION DATE: DECEMBER 11, 2007.

4) INCLUDED WITH LOT #10A IS THE RIGHT TO USE THE PATHWAY OR WALK LEADING FROM LAKE SHORE DRIVE TO HICKORY GROVE POINT ON OTSEGO LAKE, HICKORY GROVE POINT BEING SHOWN ON OTSEGO COUNTY FILE MAP NEW BOOK 10, PAGE 21 (OLD BOOK 14, PAGE 10) AS PARCEL 4.

5) PARCELS #1A THROUGH #13A SHOWN HEREON AND ON OTSEGO COUNTY FILE MAP NEW BOOK 10, PAGE 21 (OLD BOOK 14, PAGE 10), BY DEED, HAVE A RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE PRIVATE ROADWAY SHOWN HEREON KNOWN AS LAKE SHORE DRIVE.

6) PARCELS #4A, #5A AND #12A SHOWN HEREON AND ON OTSEGO COUNTY FILE MAP NEW BOOK 10, PAGE 21 (OLD BOOK 14, PAGE 10), BY DEED, HAVE A RIGHT OF WAY OVER THE 'FIVE FEET WIDE STRIP OF LAND SHOWN AS OTSEGO COUNTY TAX LOT #69.44-1-28) NORTHERLY OF LANDS OF GLORIA B. DRISCOLL AND LEADING FROM THE PRIVATE ROAD KNOWN AS LAKE SHORE DRIVE TO THE OTSEGO LAKE SHORE LINE.

7) LOCATION OF THE NYS RT. #80 HIGHWAY BOUNDS WHERE CHANGE HAS APPROXIMATELY BEEN POSITIONED HEREON AS PER INFORMATION OBTAINED FROM THE NYS DEPT. OF TRANSPORTATION REGION OFFICE AND IN REFERENCE TO A NEARBY HIGHWAY MILE MARKER.

8) THE DESCRIPTION PURSUANT TO A SURVEY MADE BY P.F. CARSEL, LS DATED OCTOBER 1, 1954 CONCERNING LANDS NOW OR FORMERLY OF ISAAC FEINMAN (TAX LOT #69.44-1-8) HAS BEEN REVIEWED AND CONSIDERED WHILE COMPLETING THIS MAPPING. HOWEVER, DUE TO MANY INCONSISTENCIES FOUND BETWEEN SAID DESCRIPTION AND ALL OTHER INSTRUMENTS AND DOCUMENTS, THIS REFERENCED DESCRIPTION HAS BEEN DISREGARDED.

Subject To:

- ANY STATE OF FACTS THAT A COMPLETE UP TO DATE ABSTRACT OF TITLE MAY DISCLOSE.
- ANY SPRING RIGHTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE DESCRIBED IN LIBER 535 OF DEEDS AT PAGE 193.
- THE RIGHTS OF THE PUBLIC IN HIGHWAY RIGHTS IN EASEMENTS IN AND TO ANY PORTION OF THE PREMISES SHOWN HEREON LYING WITHIN THE BOUNDS OF NEW YORK STATE ROUTE #80 (RT. 166R).
- ANY PUBLIC UTILITY EASEMENTS OF RECORD.
- UNDERGROUND UTILITIES NOT SHOWN ON THIS MAP, ALTHOUGH SOME PHYSICAL EVIDENCE INDICATES PRESENCE OF SAME.
- THE PRIVILEGE OF CONSTRUCTING AND MAINTAINING A PIPE TO AND FROM OTSEGO LAKE FOR THE PURPOSE OF SECURING WATER THEREFROM. (RFF: 656/566 PARCEL #5 & 790/117)
- ANY RIGHT TO LAY WATER AND DRAINAGE PIPES UNDER THE PRIVATE ROADWAY (LAKE SHORE DRIVE) SHOWN HEREON. (REF: 536/510)

References:

- MAP ENTITLED "A SURVEY FOR RICHARD & PAMELA SCURRY", DATED MARCH 8, 2002 BY JOANNE DARCY CRGN, L.S.
- OTSEGO COUNTY FILE MAP #6277
- OTSEGO COUNTY FILE MAP #6278
- OTSEGO COUNTY FILE MAP #5053
- OTSEGO COUNTY FILE MAP NEW BOOK 10, PAGE 21 (OLD BOOK 14, PAGE 10)
- OTSEGO COUNTY FILE MAP NEW BOOK 10, PAGE 25 & 27 (OLD BOOK 11, PAGE 3)
- OTSEGO COUNTY FILE MAP NEW BOOK 10, PAGE 34 & 35 (OLD BOOK 12, PAGE 13)
- OTSEGO COUNTY FILE MAP NEW BOOK 10, PAGE 36 (OLD BOOK 12, PAGE 15)
- LIBER 426 OF DEEDS AT PAGE 38
- LIBER 535 OF DEEDS AT PAGE 119
- LIBER 762 OF DEEDS AT PAGE 21

Parcel #10 (Tax Lot #69.44-1-28 & Lake Shore Drive)				
	Course	Bearing	Distance	
	L1	N 13°56'28" E	21.55'	
Course	Radius	Length	Chord	
C1	87.78'	22.25'	N 70°30'54" E	22.19'
	L2	N 49°43'18" E	296.91' (OA)	
	L3	S 40°16'42" E	1.10'	
	L4	N 49°43'18" E	57.84' (OA)	
	L5	N 11°06'12" E	16.00'	
Course	Radius	Length	Chord	
C2	25.00'	11.69'	N 05°48'33" W	11.58'
	L6	N 22°56'10" W	42.40'	
	L7	N 31°16'19" W	55.90'	
	L8	N 58°46'19" W	100.00'	
	L9	N 58°46'19" W	18.23'	
	L10	N 83°56'39" E	17.05'	
	L11	S 58°46'19" E	20.43'	
	L12	S 58°46'19" E	104.12'	
	L13	S 31°16'19" E	48.23'	
	L14	S 22°51'15" E	91.21'	
	L15	S 50°13'11" W	30.00'	
	L16	S 53°45'57" W	50.00'	
	L17	S 49°43'18" W	56.00'	
	L18	S 40°16'42" E	101.01' (OA)	
	L19	S 79°51'09" W	5.78'	
	L20	N 40°16'42" W	98.11' (OA)	
	L21	S 49°43'18" W	243.41'	
Course	Radius	Length	Chord	
C3	108.25'	27.91'	S 78°23'27" W	27.83'
	L22	S 85°46'37" W	6.72'	

Parcel #3 (Tax Lot #69.44-1-9)		
Course	Bearing	Distance
L23	N 51°16'42" W	59.62' (OA)
L24	N 16°36'22" E	60.40'
L25	S 51°16'42" E	93.23' (OA)
L26	S 49°43'18" W	67.00' (R&M)

Acreage Summary			
Parcel # (Rqf. 606/966)	Description	Tax Lot Reference	Area
#3	Lot #10A of Otsego Cty. File Map New 10/21	#69.44-1-9	0.098 Acres
	Lake Shore Drive	None	0.278 Acres
#10	5' Strip to Otsego Lake Shoreline (December 2007)	#69.44-1-28	0.011 Acres
		Total =	0.388 Acres

Ownership:

- CLIFFORD S. DRAKE a/k/a CLIFFORD DRAKE TO FRAYDUN MANOCHERIAN BY A DEED DATED OCTOBER 31, 1994 AND DULY RECORDED IN THE OTSEGO COUNTY CLERK'S OFFICE ON OCTOBER 31, 1995 IN LIBER 606 OF DEEDS AT PAGE 966.

Legend:

- IRS — 1/2" IRON ROD SET WITH CAP MARKED T.F. LEO, PLS
- IRF — IRON ROD FOUND
- IRC — IRON ROD FOUND AND CAPPED AS NOTED
- IPF — IRON PIPE FOUND, SIZE AS NOTED
- RRSF — RAILROAD SPIKE FOUND
- CMF — 6"± 6"± 6" CONCRETE HIGHWAY MONUMENT FOUND
- DST. — DISTURBED
- N/F — NOW OR FORMERLY
- POL — POINT ON LINE
- O/S — OFFSET
- (OA) — OVERALL
- R&M — RECORD AND MEASURE
- "CP" — UTILITY POLE
- E — OVERHEAD ELECTRIC LINE
- T — OVERHEAD TELEPHONE LINE
- TV — OVERHEAD CABLE TV LINE
- G — OVERHEAD GUY WIRE
- X — WIRE FENCE
- O — SPLIT RAIL FENCE
- D — BOARD FENCE
- ℄ — PROPERTY LINE
- ℄ — CENTER LINE
- CULVERT PIPE
- W — WELL CASING
- CB — CATCH BASIN
- LP — LIGHT POST
- M — MANHOLE
- EMP — ELECTRIC METER PANEL
- RETAINING WALL
- SRW — STONE RETAINING WALL
- STEPS
- 5A — LOTS AS LABELED ON OTSEGO COUNTY FILE MAP OLD 14/10, NEW 10/21

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CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, AND THAT ADDITIONS SHALL ITEM CALL TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED. UPON, PRESENTS, AGENCY AND LENDING INSTITUTION LISTED. UPON, CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFIED TO:
- Fraydun Manocherian

Job No. 0710

THIS MAP DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY THE TOWN OF OTSEGO SUBDIVISION REGULATIONS

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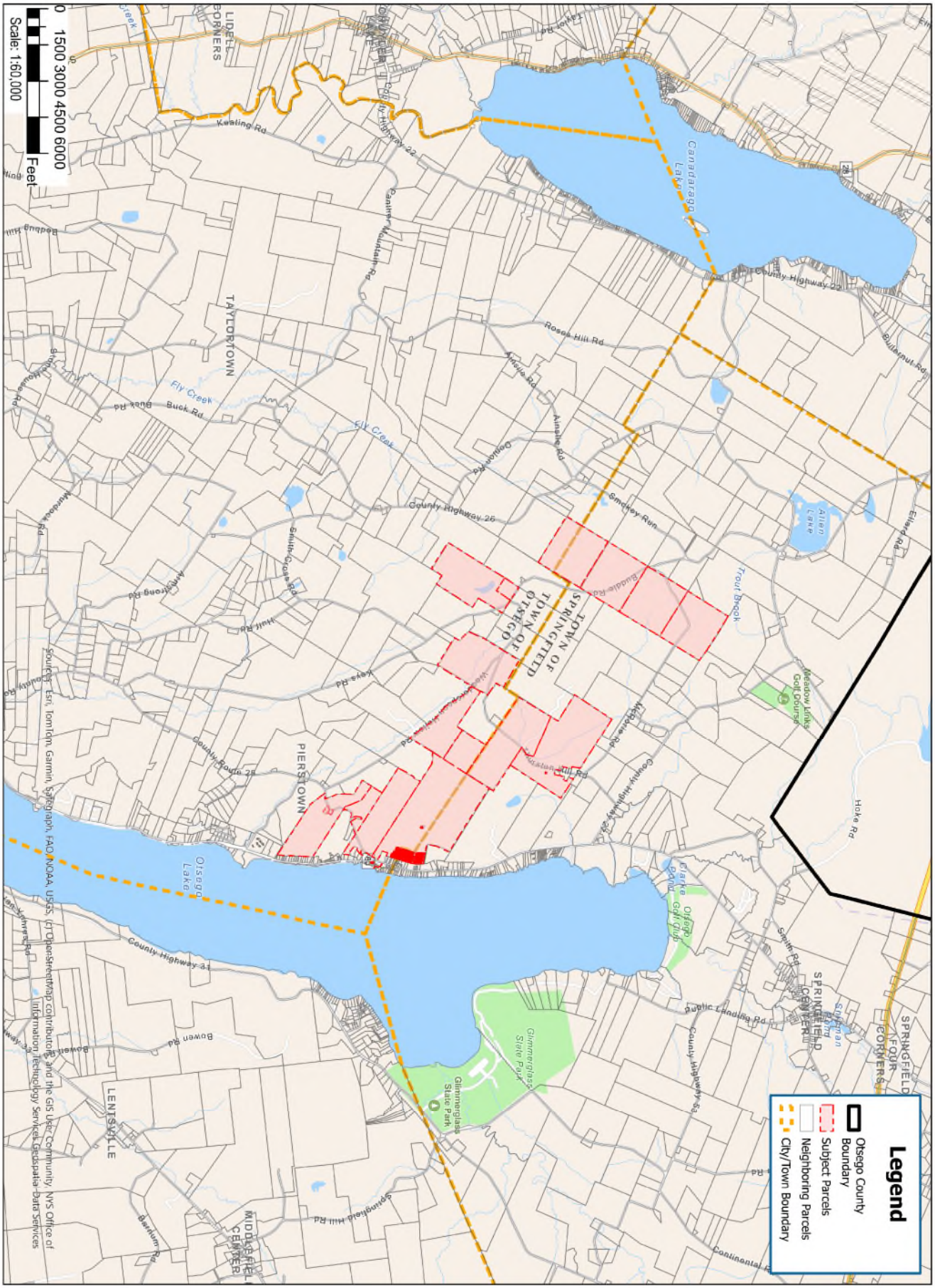
THOMAS F. LEO L.S., P.C.
8 COURT STREET, SUITE 1
DELHI, NEW YORK
NYS LICENSE #49234
607-746-6193
Version By: MAL
www.coolskillsurveyors.com



Otsego Lake Development

Site Location Map

Date: 07/22/2025

JMC Project: 20035

N

JMC

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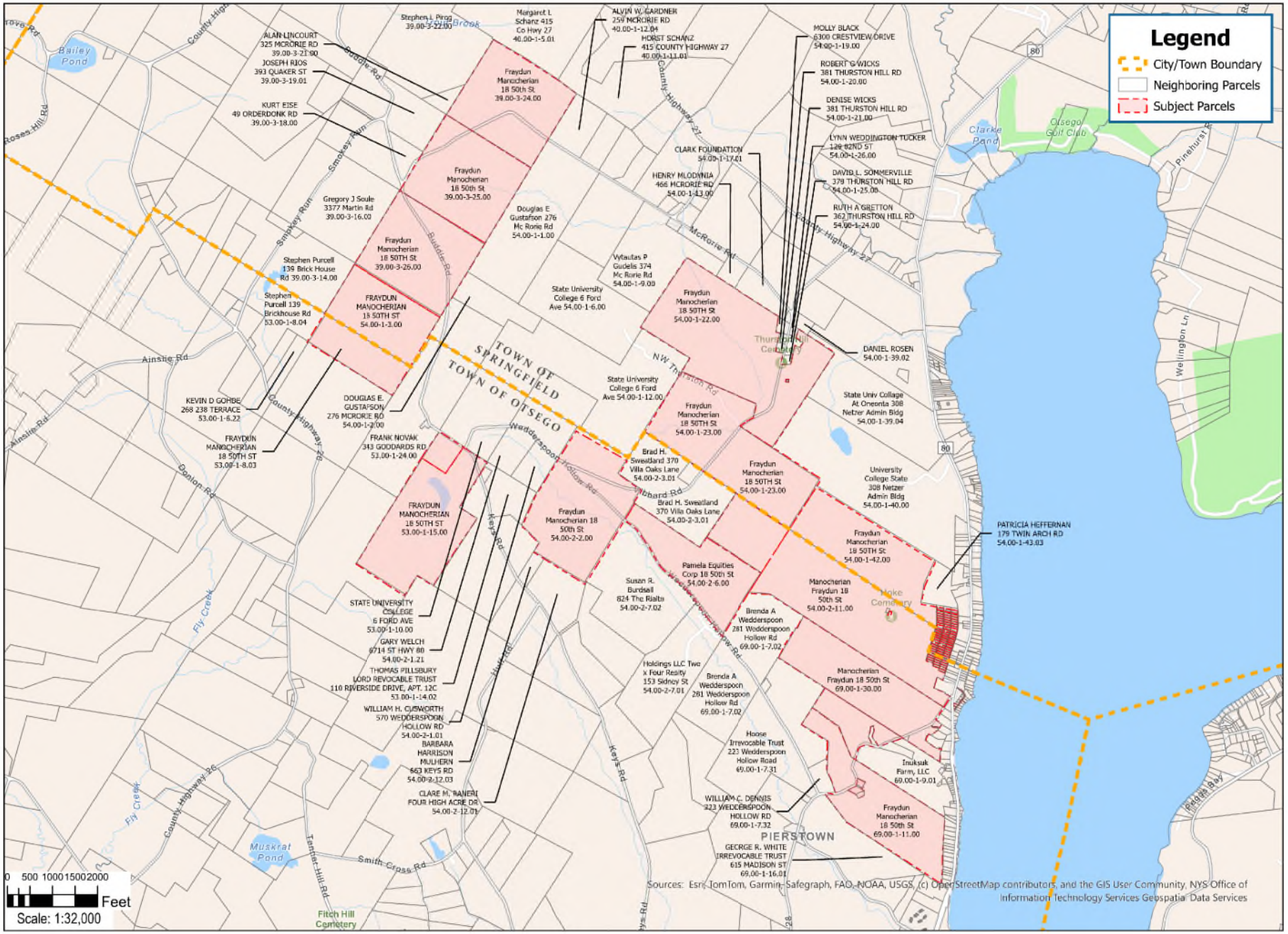

Otsego Lake Development

Abutters Map

JMC Project: 20035

Date: 07/22/2025

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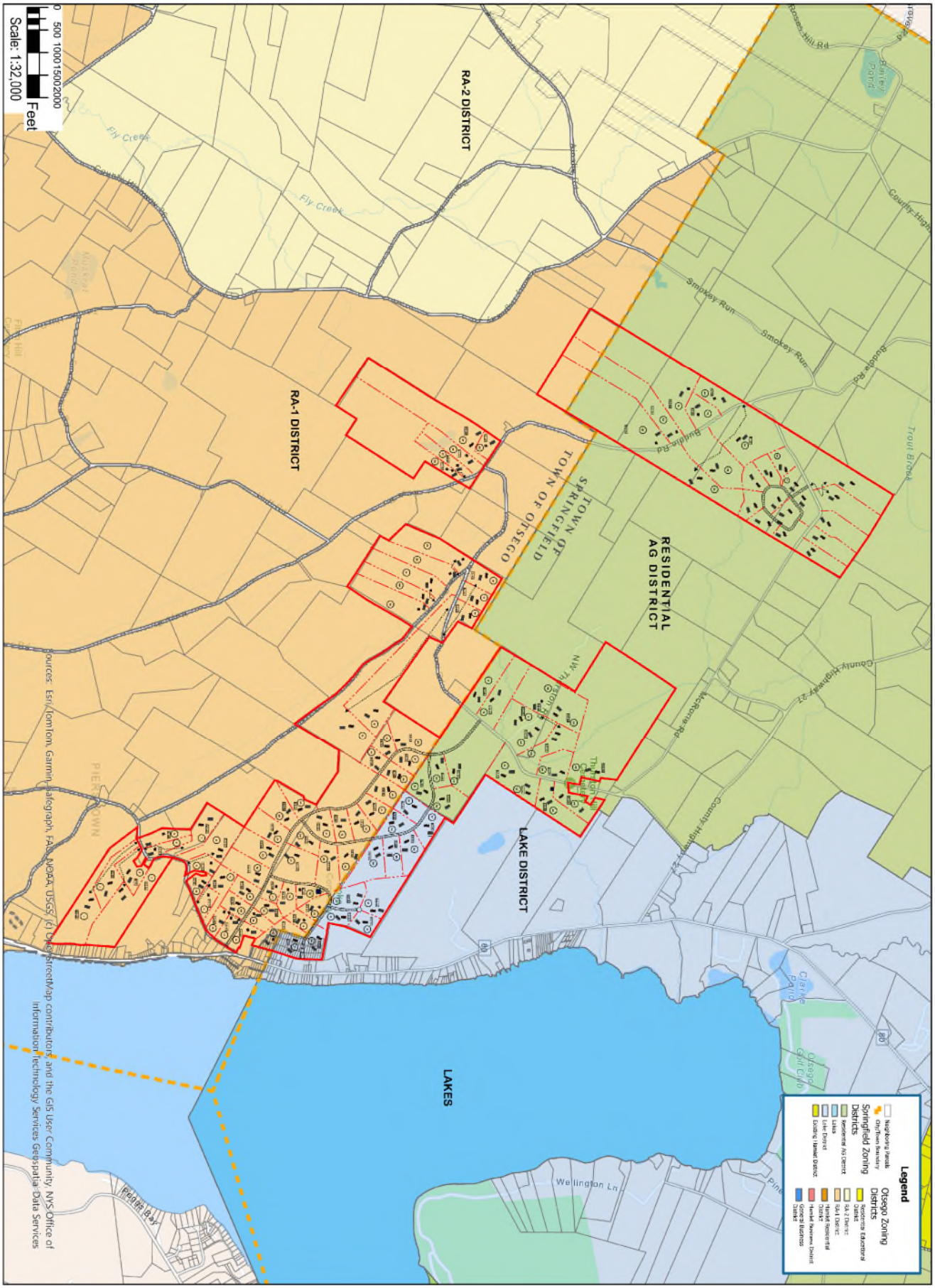

Otsego Lake Development

Zoning Map

Date: 07/22/2025

JMC Project: 20035

N

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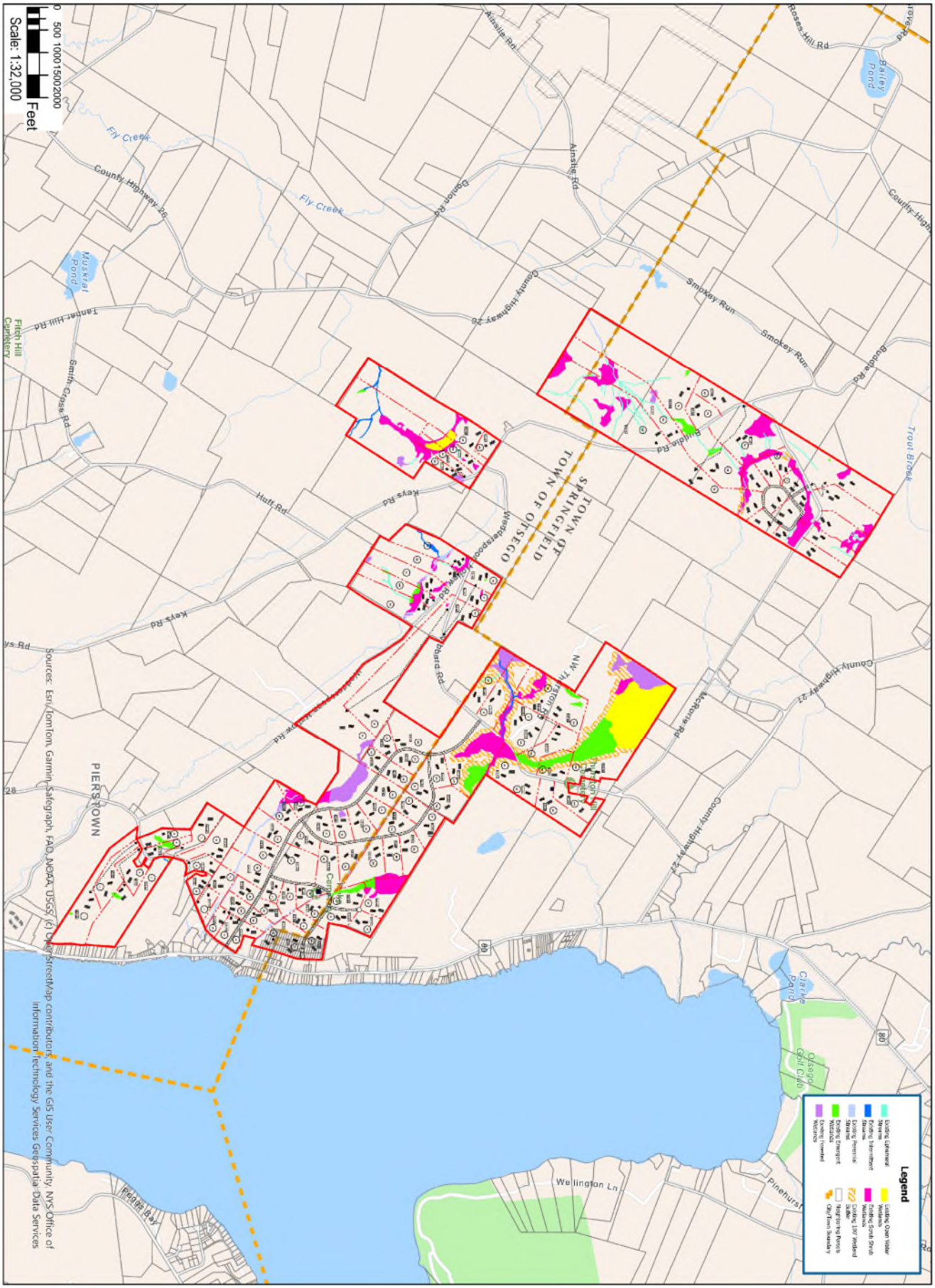

Otsego Lake Development

Existing Wetlands Map

Date: 07/22/2025

JMC Project: 20035

N

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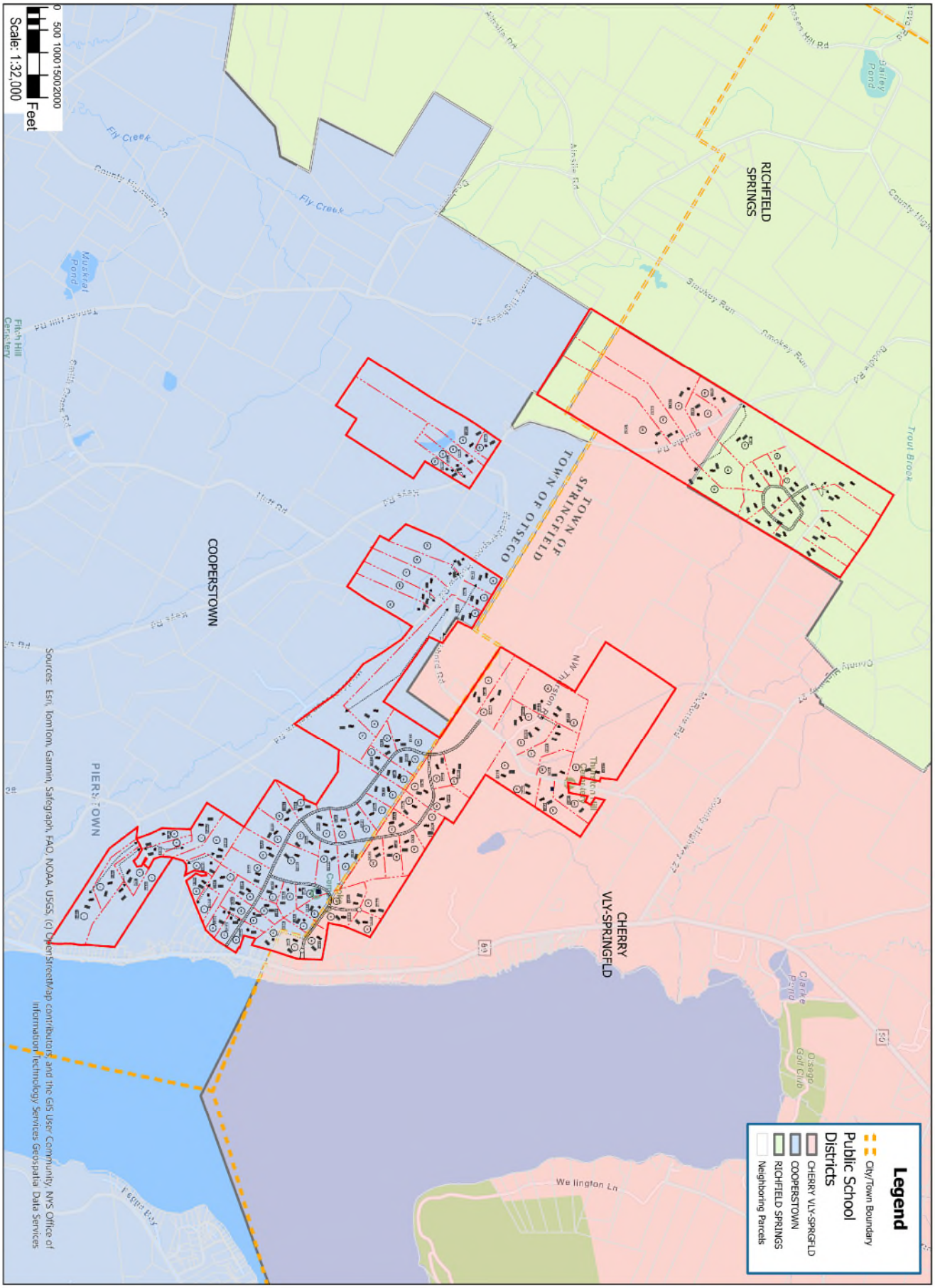

Otsego Lake Development

Public School Districts

Date: 07/22/2025

JMC Project: 20035

N

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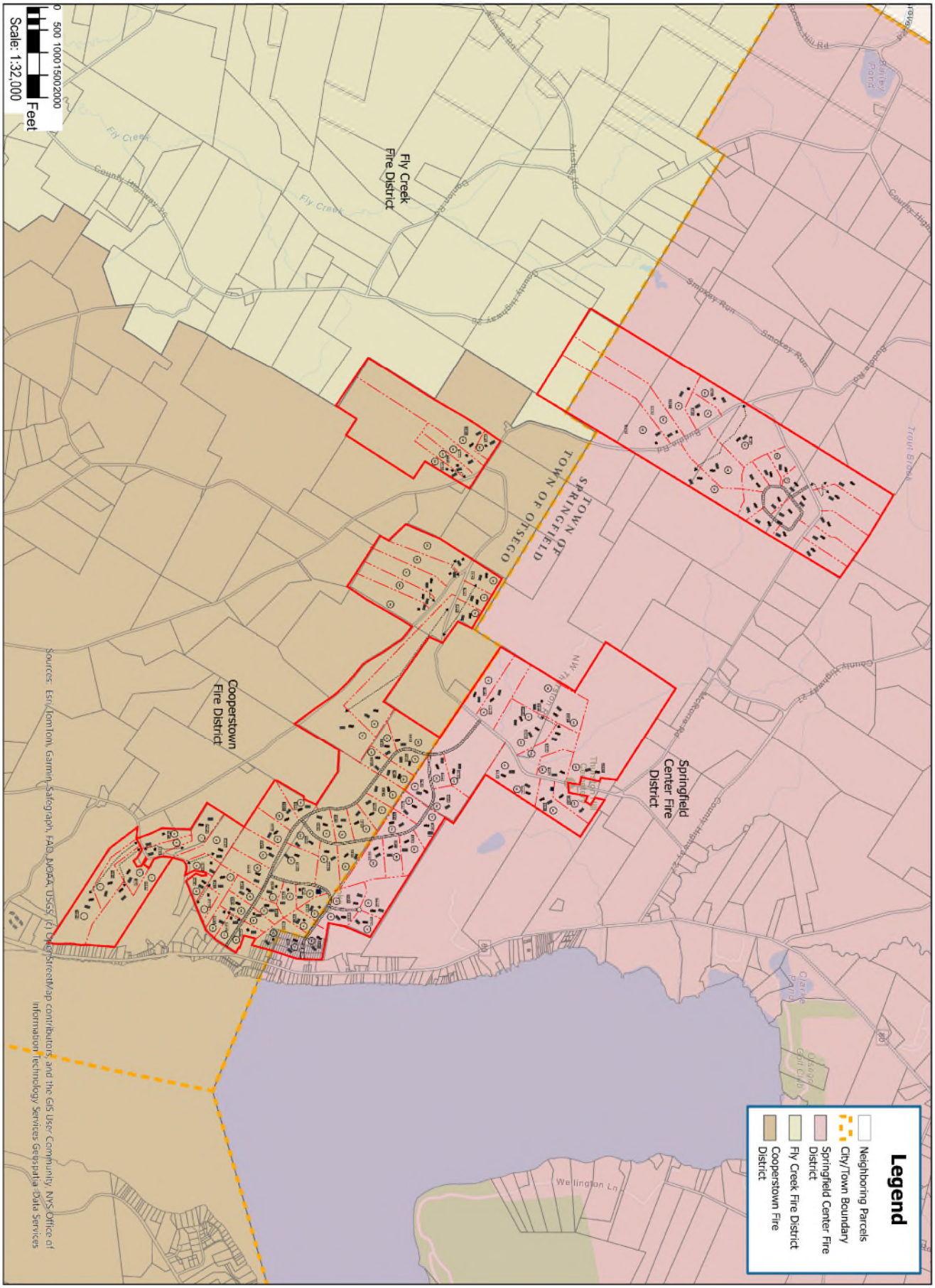

Otsego Lake Development

Fire Districts

Date: 07/22/2025

JMC Project: 20035

N

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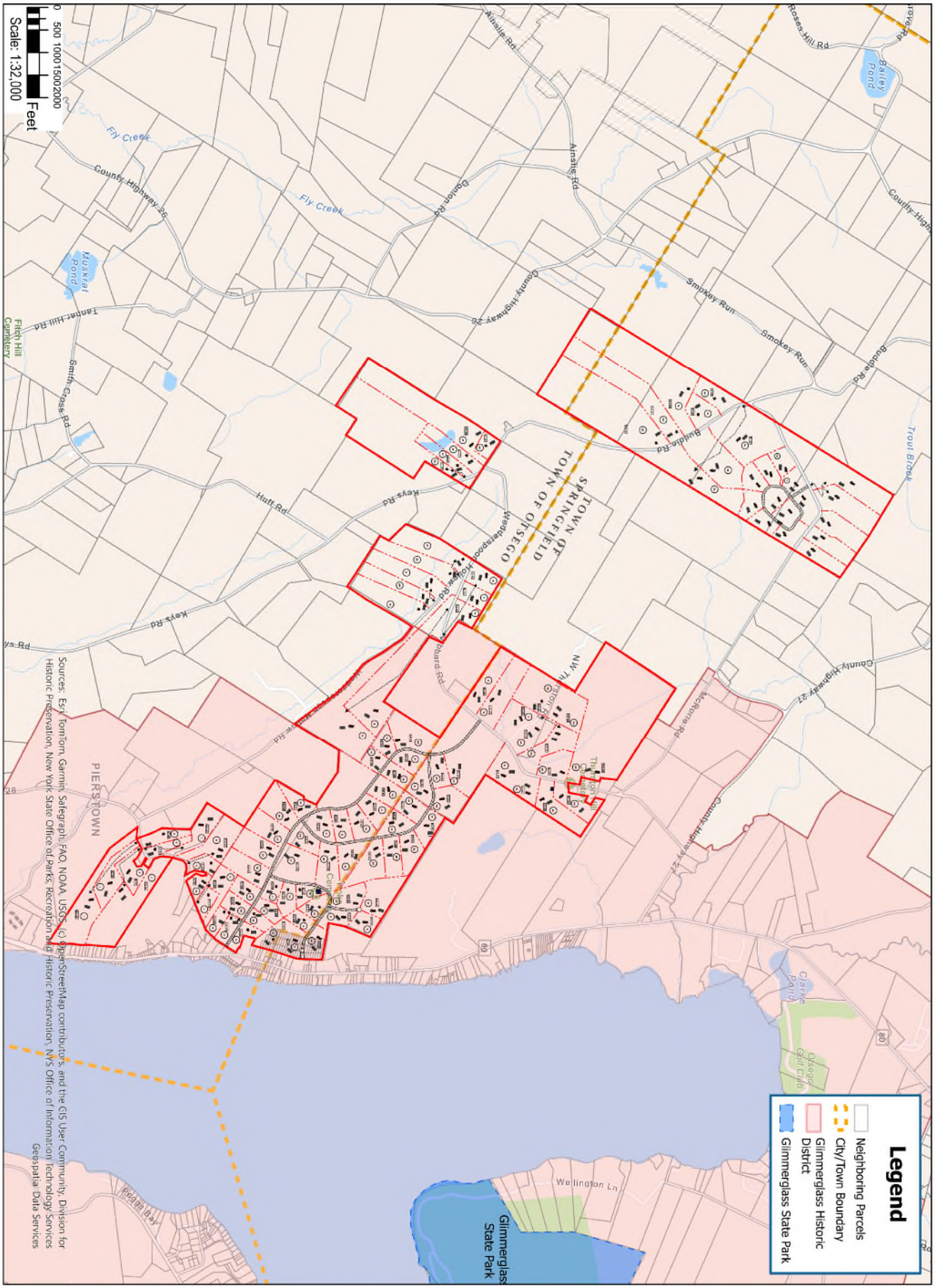

Otsego Lake Development

Glimmerglass Historic District Map

Date: 07/22/2025

JMC Project: 20035

N

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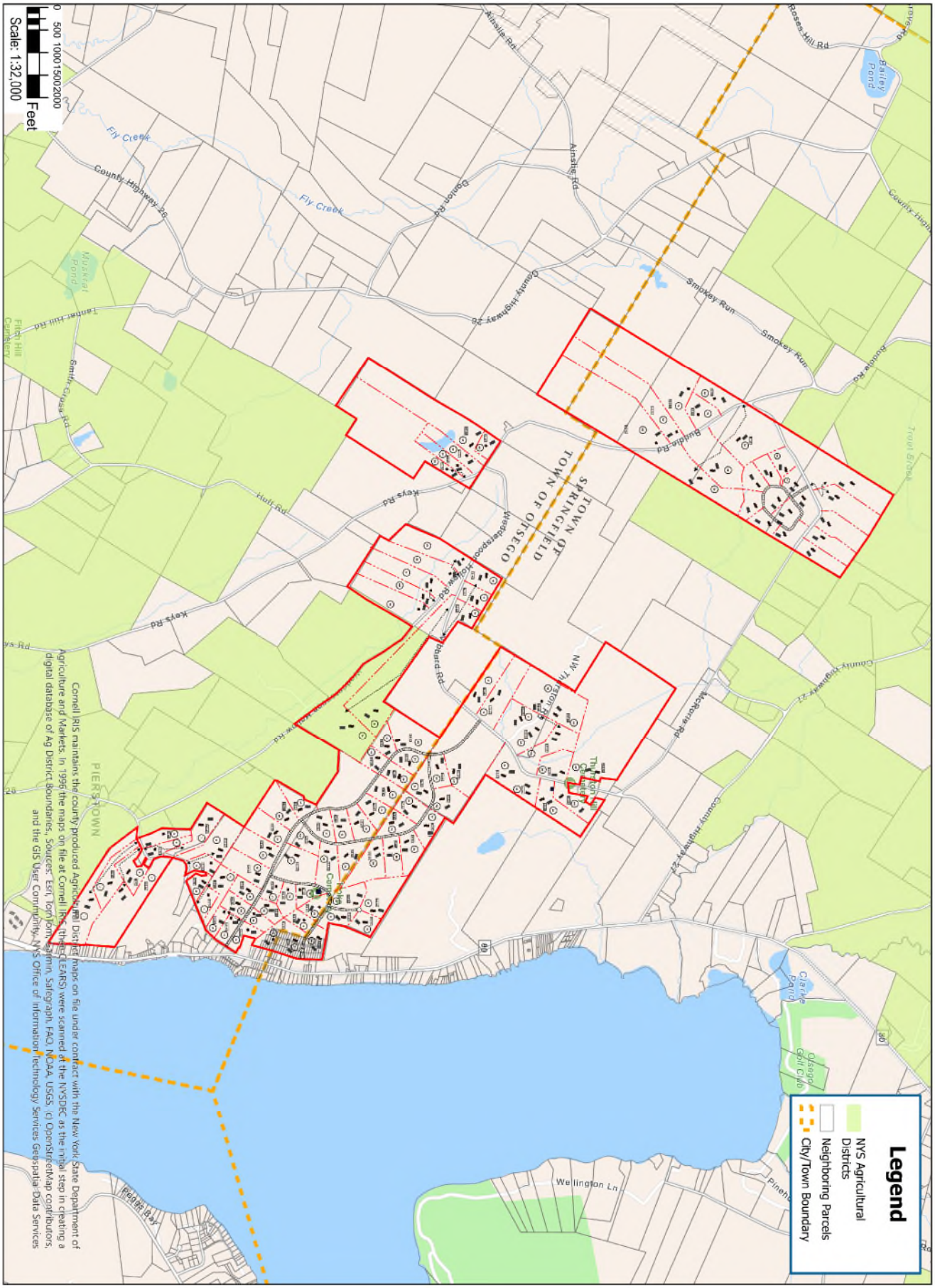

Otsego Lake Development

Agricultural Districts

Date: 07/22/2025

JMC Project: 20035

N

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May 19, 2026 Submission

Young / Sommer LLC

ATTORNEYS AT LAW

MAIN OFFICE (FOR ALL MAIL): 500 FEDERAL STREET, 5TH FLOOR, TROY, NEW YORK 12180
ALBANY OFFICE: 41 STATE STREET, STE 604-12, ALBANY, NEW YORK 12207

Phone: 518-438-9907 • Fax: 518-438-9914

www.youngsommer.com

Allyson M. Phillips, Esq.
Telephone Extension: 257
aphillips@youngsommer.com

May 19, 2026

Via Overnight Delivery
Town of Springfield Planning Board
c/o Henry Miller, Planning Board Chairman
207 Pumpkin Hook Road
Jordanville NY, 13361

Re: Request for Sketch Plan Conference
Manocherian Parcels (Town of Springfield and Otsego)

Dear Chairman Miller:

As you know, this firm is legal counsel to Fraydun Manocherian and Pamela Equities, Corp. (collectively, the "Applicant"), the owners of approximately 1,525 acres of land located in the Towns of Otsego and Springfield. Pursuant to Section 3.1 of the Subdivision Regulations of the Town of Springfield, the Applicant hereby requests to be placed on the next agenda of the Springfield Planning Board ("Planning Board") for a sketch plan conference to discuss a revised concept plan for its proposed residential subdivision project. The subject properties are located within the Town of Otsego (+/- 760 acres) and the Town of Springfield (+/- 765 acres). The revised sketch plan reduces the number of proposed single-family lots from the previously proposed 111 single family home lots to 80 single family home lots (50 in the Town of Otsego and 30 in the Town of Springfield) and adds a 46-unit multi-family component located in the Town of Springfield. Significant portions of the properties in both Towns are being considered for designation as open space which could consist of up to ±451 acres in Springfield and ±425 acres in Otsego.

Enclosed in support of this request, please find two (2) copies of the following:

1) Revised sketch plan (4 sheets), including: i) tax parcel map (revision date 5/19/26); ii) Existing Conditions Map (revision date 5/19/26); and iii) Residential Subdivision Sketch Plan (revision date 5/19/26); and iv) Town of Springfield Conventional Sketch Plan (revision date 5/19/26).

2) USB Flash Drive containing PDF copies of this submission.

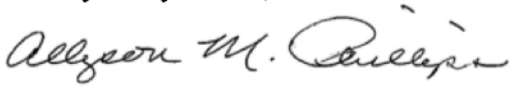
3) Part I of the Full Environmental Assessment Form (EAF) with attachments. The EAF was prepared for Sketch Plan review and to comply with the submission requirements at Section 3.1 of the Springfield Subdivision Regulations. The EAF should be

considered preliminary and will be updated or supplemented as needed at the time an application for subdivision is submitted to the Springfield Planning Board.

GIS Project Mapping Figures (8 sheets total) were previously submitted to the Planning Board, including site location map, abutters map, zoning map, existing wetlands map, public school district map, fire district map, and Glimmerglass Historic District map. Record property surveys for parcels in the project area (14 sheets) were also previously provided. These maps and surveys have not changed and should be considered with the submission of this revised sketch plan.

Please feel free to contact me directly if you have any questions or need any additional information in advance of the Planning Board's June 4th meeting.

Very Truly Yours,



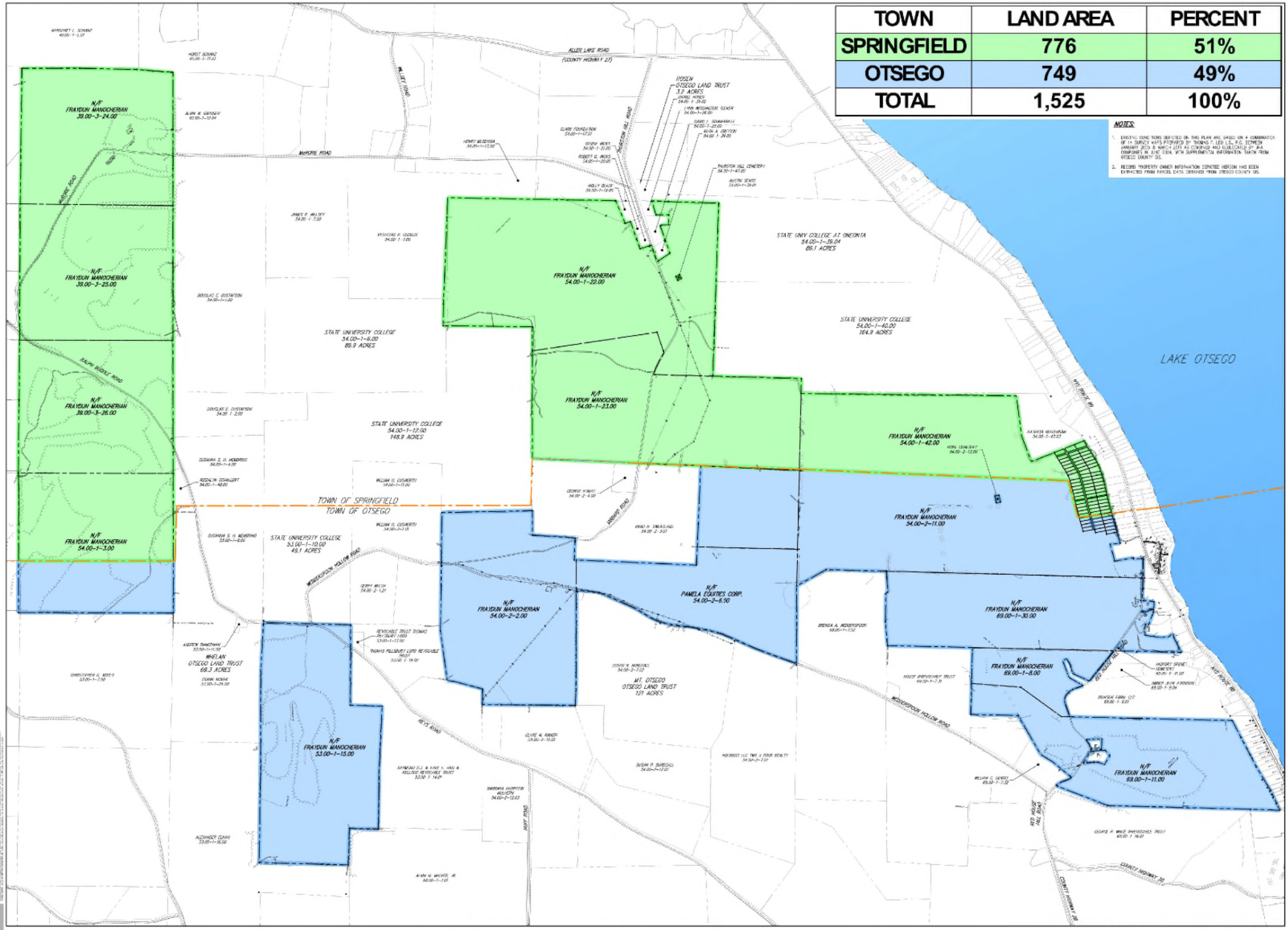
Allyson M. Phillips

Enc.

Cc:

Charles Gottlieb, Esq. (Via E-mail: cgottlieb@woh.com

Town Clerk (Cover Letter Only, via First Class Mail)
Springfield Community Center
129 County Rd 29A
Springfield Center, NY 13468



TOWN	LAND AREA	PERCENT
SPRINGFIELD	776	51%
OTSEGO	749	49%
TOTAL	1,525	100%

GRAPHIC SCALE

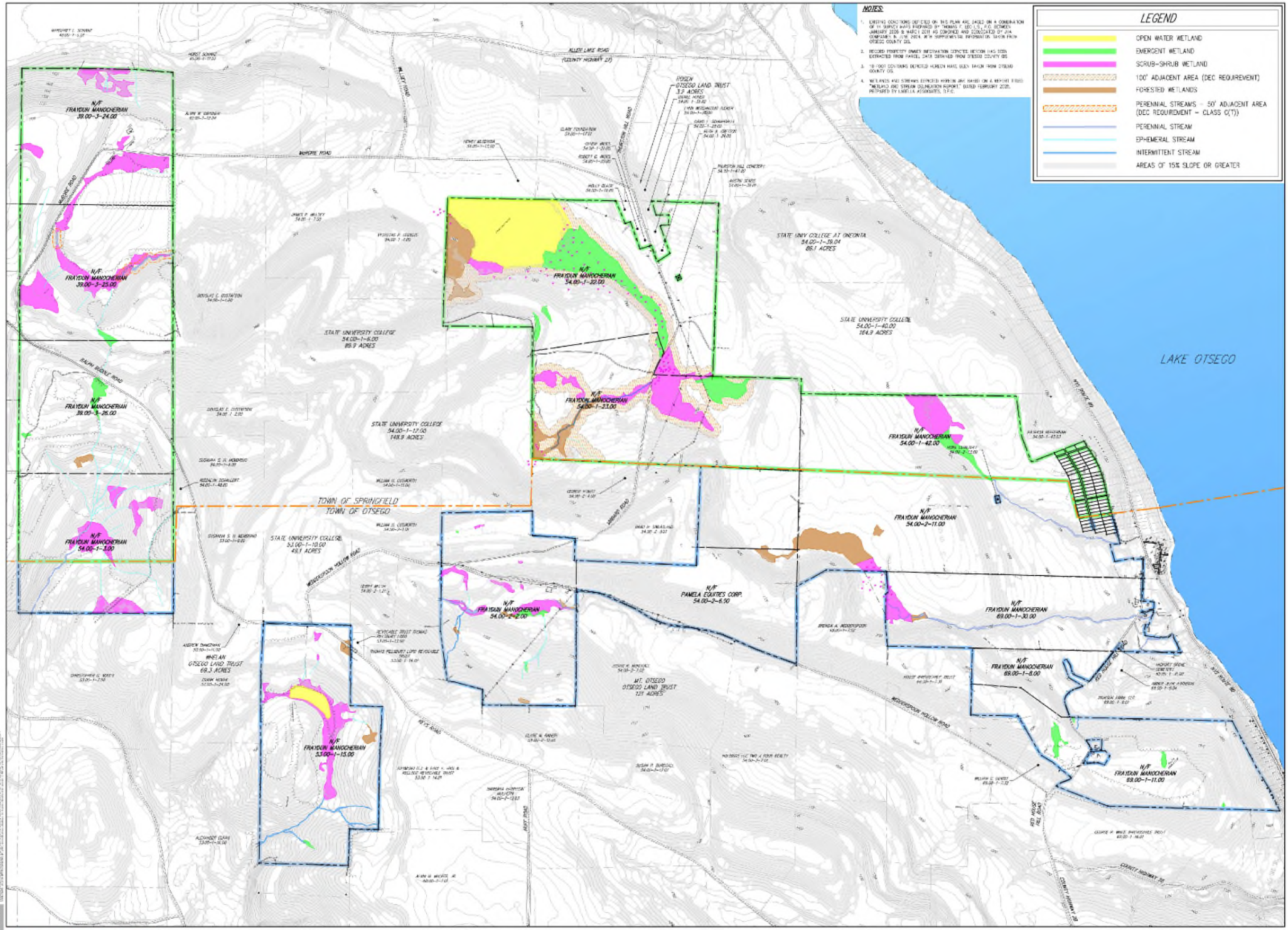
FRAYDUN MANOCHERIAN C/O PAN AM EQUITIES
18 E 50TH STREET
NEW YORK, NY 10022

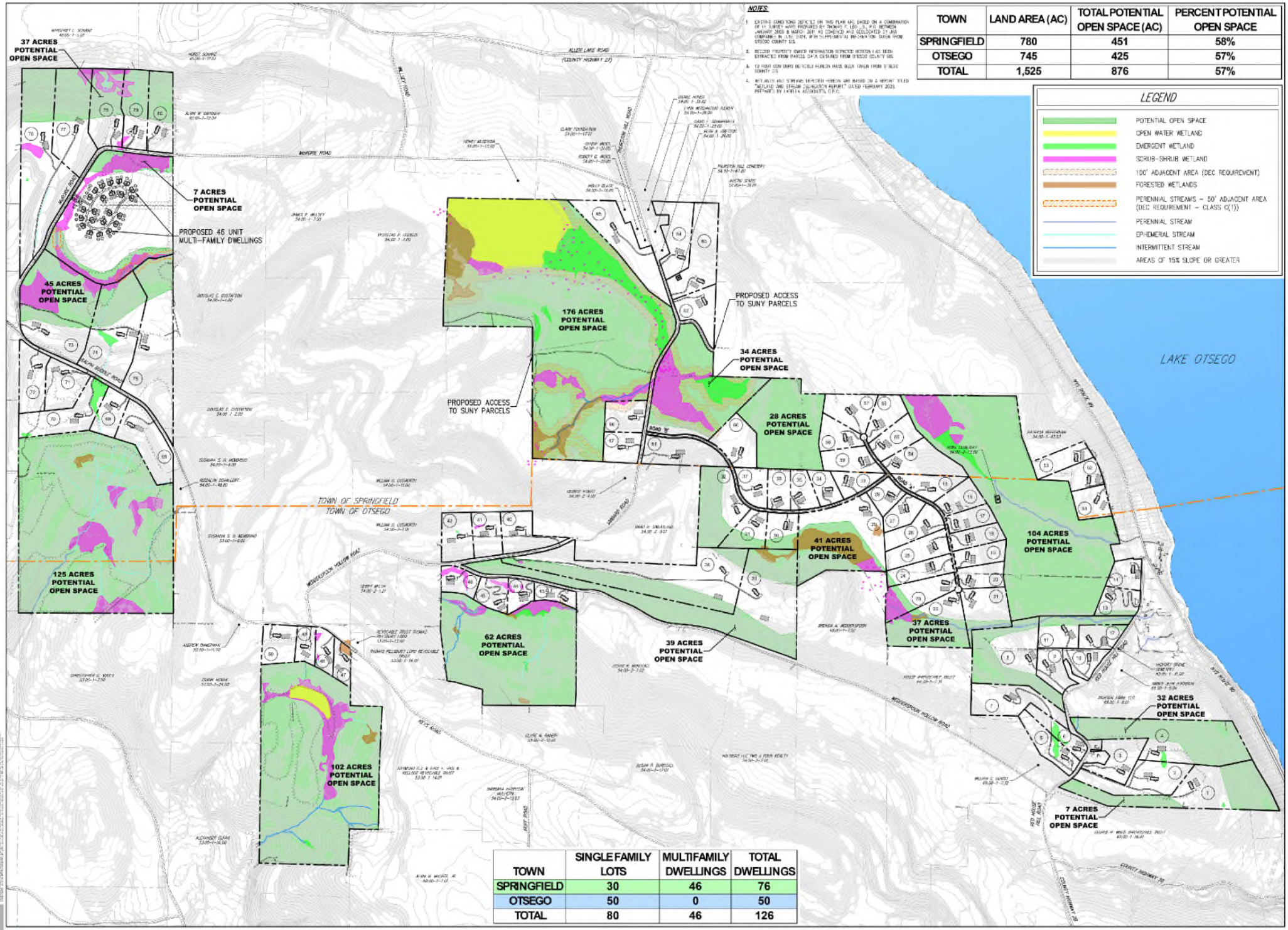
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
Lake Otsego Consultants, PLLC
120 BROADWAY - SARATOGA SPRINGS, NY 12866
PHONE: 518.273.2055 • FAX: 518.273.2102
www.jmcpllc.com

TAX PARCEL MAP

LAKE OTSEGO SUBDIVISION
TOWNS OF OTSEGO & SPRINGFIELD, NEW YORK

SK-010.01


NOTES:
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE BASED ON A COMBINATION OF 19 SURVEY MAPS PREPARED BY THOMAS T. LEO L.S., P.C. BETWEEN JANUARY 2006 & MARCH 2011 AS COMPILED AND COORDINATED ON JULY 2014 BY JMC. IN JUNE 2014, WITH SUPPLEMENTAL INFORMATION TAKEN FROM OTSEGO COUNTY GIS.
2. RECORD PROPERTY OWNER INFORMATION DEPICTED HEREON HAS BEEN EXTRACTED FROM PARCEL DATA OBTAINED FROM OTSEGO COUNTY GIS.
3. 10' FOOT CONTOURS DEPICTED HEREIN HAVE BEEN TAKEN FROM OTSEGO COUNTY GIS.
4. WETLANDS AND STREAMS DEPICTED HEREON ARE BASED ON A REPORT TITLED "WETLAND AND STREAM DELINEATION REPORT" DATED FEBRUARY 2020, PREPARED BY LABELLA ASSOCIATES, D.P.C.
LEGEND
OPEN WATER WETLAND
EMERGENT WETLAND
SCRUB-SHRUB WETLAND
100' ADJACENT AREA (DEC REQUIREMENT)
FORESTED WETLANDS
PERENNIAL STREAMS - 50' ADJACENT AREA (DEC REQUIREMENT - CLASS C(T))
PERENNIAL STREAM
EPHEMERAL STREAM
INTERMITTENT STREAM
AREAS OF 15% SLOPE OR GREATER
LAKE OTSEGO
TOWN OF SPRINGFIELD
TOWN OF OTSEGO
N/F FRAYDUN MANOCHERIAN 39.00-3-24.00
N/F FRAYDUN MANOCHERIAN 39.00-3-25.00
N/F FRAYDUN MANOCHERIAN 39.00-3-26.00
N/F FRAYDUN MANOCHERIAN 54.00-1-3.00
N/F FRAYDUN MANOCHERIAN 54.00-1-22.00
N/F FRAYDUN MANOCHERIAN 54.00-1-23.00
N/F FRAYDUN MANOCHERIAN 54.00-1-42.00
N/F FRAYDUN MANOCHERIAN 54.00-2-11.00
N/F FRAYDUN MANOCHERIAN 54.00-2-2.00
N/F FRAYDUN MANOCHERIAN 53.00-1-15.00
N/F FRAYDUN MANOCHERIAN 69.00-1-30.00
N/F FRAYDUN MANOCHERIAN 69.00-1-8.00
N/F FRAYDUN MANOCHERIAN 69.00-1-11.00
N/F PAMELA EQUITIES CORP. 54.00-2-6.90
STATE UNIVERSITY COLLEGE 54.00-1-6.00 89.9 ACRES
STATE UNIVERSITY COLLEGE 54.00-1-17.00 148.9 ACRES
STATE UNIVERSITY COLLEGE 52.00-1-10.00 49.1 ACRES
STATE UNIV COLLEGE AT ONEONTA 54.00-1-39.04 86.1 ACRES
STATE UNIVERSITY COLLEGE 54.00-1-40.00 184.9 ACRES
FROSEN OTSEGO LAND TRUST 3.3 ACRES
MAEAN OTSEGO LAND TRUST 69.3 ACRES
MT. OTSEGO OTSEGO LAND TRUST 1.23 ACRES
KILLEE LAKE ROAD (COUNTY HIGHWAY 27)
MORSE ROAD
RALPH RIDDLE ROAD
MILLER ROAD
PARTRIDGE HILL ROAD
JORDAN ROAD
WOODSPOON HOLLOW ROAD
WEST ROAD
RED HOUSE HILL ROAD
COUNTY HIGHWAY 33
STATE ROUTE 80
GRAPHIC SCALE
FRAYDUN MANOCHERIAN C/O PAN AM EQUITIES
15 E 26TH STREET
NEW YORK, NY 10022
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
Lake Otsego Consultants, P.C.
120 BROADWAY - SARATOGA, NY 12866
voice 518.273.2323 • fax 518.273.2187
www.jmcpllc.com
EXISTING CONDITIONS MAP
LAKE OTSEGO SUBDIVISION
TOWNS OF OTSEGO & SPRINGFIELD, NEW YORK
SK-010.02



NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE BASED ON A COMBINATION OF FIELD SURVEY WORK PERFORMED BY TIMOTHY C. LEO, JR., P.C. BETWEEN JANUARY 2008 & MARCH 2011 AS COMBINED AND CALCULATED BY JMC COMPANIES IN JULY 2024, WITH SUPPLEMENTAL INFORMATION TAKEN FROM OTSEGO COUNTY GIS.
2. RECORD PROPERTY OWNER INFORMATION DEPICTED HEREON IS AS BEEN EXTRACTED FROM PARCEL DATA OBTAINED FROM OTSEGO COUNTY GIS.
3. TIE POINT (GPS) BMS DEPICTED HEREON WERE TAKEN FROM OTSEGO COUNTY GIS.
4. WETLANDS AND STREAMS DEPICTED HEREON ARE BASED ON A REPORT TITLED "WETLAND AND STREAM DELINEATION REPORT" DATED FEBRUARY 2023, PREPARED BY LAURELL ASSOCIATES, P.C.

TOWN	LAND AREA (AC)	TOTAL POTENTIAL OPEN SPACE (AC)	PERCENT POTENTIAL OPEN SPACE
SPRINGFIELD	780	451	58%
OTSEGO	745	425	57%
TOTAL	1,525	876	57%

TOWN	SINGLE FAMILY LOTS	MULTIFAMILY DWELLINGS	TOTAL DWELLINGS
SPRINGFIELD	30	46	76
OTSEGO	50	0	50
TOTAL	80	46	126

GIS

GRAPHIC SCALE

No.	Revision	Date	By

MISCELLANEOUS:

FRAYDUN MANOCHERIAN C/O PAN AM EQUITIES
15 E 26TH STREET
NEW YORK, NY 10022

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
Lake Bryn Corsetley, NY
120 BROADWAY, EAST - SARATOGA, NY 12866
PHONE (518) 273-2727 • FAX 518-773-2787
www.jmcpllc.com

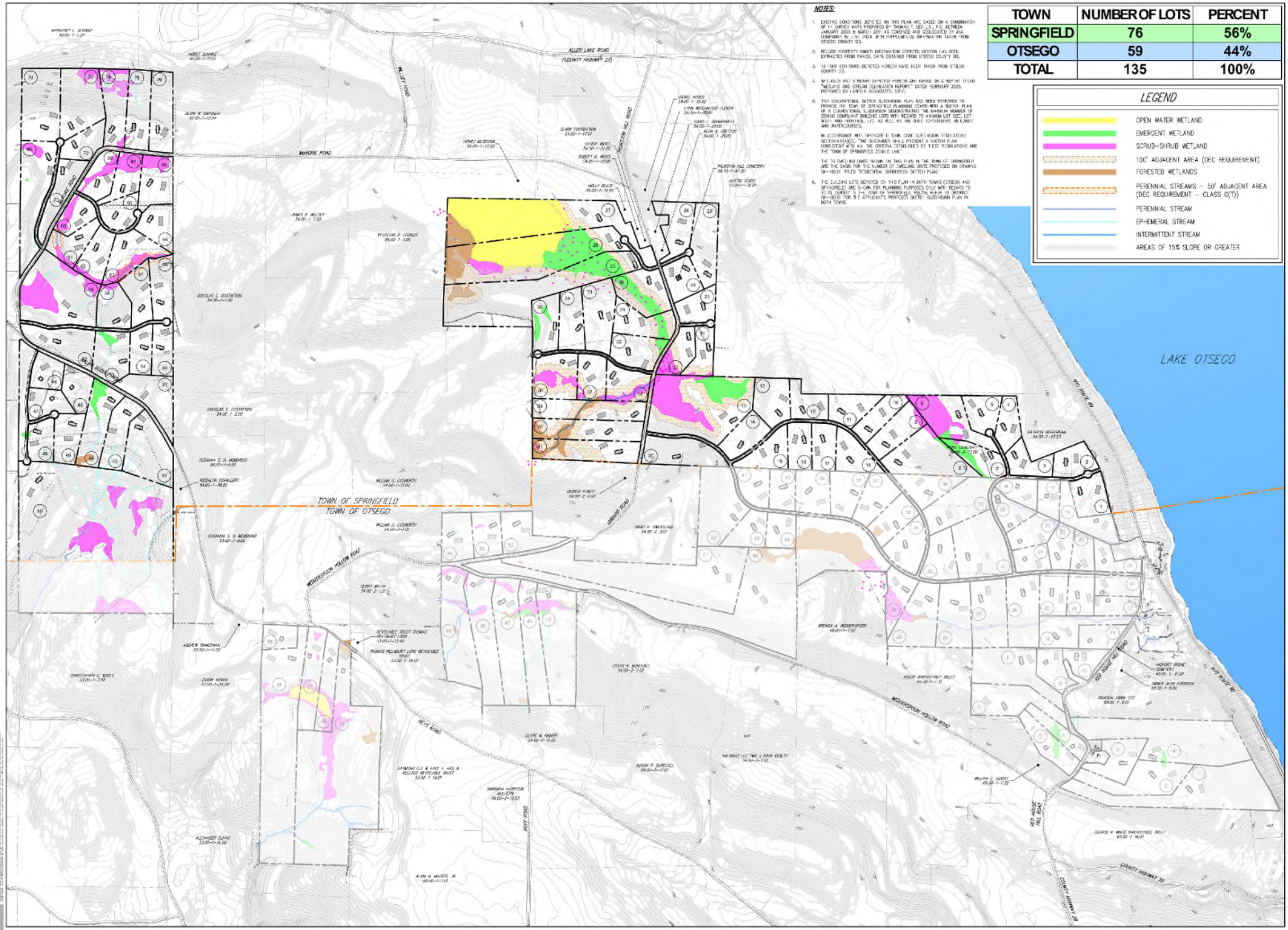
RESIDENTIAL SUBDIVISION
SKETCH PLAN
(80 LOTS + 46 MULTIFAMILY)

LAKE OTSEGO SUBDIVISION
TOWNS OF OTSEGO & SPRINGFIELD, NEW YORK

Date:	DEC 2025
Scale:	1" = 400'
Date:	06/19/2025
Project No.:	23025
Drawing No.:	SK-100.01

SK-100.01

DO NOT USE FOR CONSTRUCTION



TOWN	NUMBER OF LOTS	PERCENT
SPRINGFIELD	76	56%
OTSEGO	59	44%
TOTAL	135	100%

GRAPHIC SCALE

PREPARED FOR:
FRAYDUN MANOCHERIAN C/O PAN AM EQUITIES
15 E 26TH STREET
NEW YORK, NY 10022

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
Lake Bryan Consortium, LLC
120 BROADWAY, SARATOGA SPRINGS, NY 12866
PHONE: 518.581.2222 • FAX: 518.773.7782
www.jmcpllc.com

TOWN OF SPRINGFIELD CONVENTIONAL SUBDIVISION SKETCH PLAN
(135 LOTS)
LAKE OTSEGO SUBDIVISION
TOWNS OF OTSEGO & SPRINGFIELD, NEW YORK

SK-101.01

Full Environmental Assessment Form

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies that would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No." If the answer to the initial question is "Yes," complete the following sub-questions. If the answer to the initial question is "No," proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Lake Otsego Properties - Residential Subdivision		
Project Location (describe and attach a general location map): Town of Springfield and Town of Otsego, New York		
Brief Description of Proposed Action (include purpose or need): The Proposed Action is a residential subdivision of approximately ±1,525 acres yielding a total density of 126 dwelling units. This would consist of 80 zoning compliant single-family lots and a 46-unit multi-family component by Special Permit in the Town of Springfield. The subject properties are divided within the Towns of Springfield (±760 acres) and Otsego (±765 acres). The Town of Springfield would contain a density of 76 units (30 single family lots and 46 multi-family dwelling units) and the Town of Otsego would contain a total of 50 single family lots. Significant portions of the properties in both Towns are being considered for designation as open space which could consist of up to ±451 acres in Springfield and ±425 acres in Otsego. This creates an opportunity for approximately ±876 acres or 57% of the properties to be conserved as potential open space. The subdivision will include on-site groundwater wells, septic systems and stormwater management. Approximately ±1.74 miles of new roads would be constructed to provide access (±0.81 miles in Springfield and ±0.93 miles in Otsego). Improvements to existing gravel and seasonal roads are also to be studied. Review and approval from several local, County and State agencies is required to implement the Proposed Action.		
Name of Applicant/Sponsor: Fraydun Manocherian & Pamela Equities, Corp.	Telephone: E-Mail:	
Address: 18 E 50th Street		
City/PO: New York	State: NY	Zip Code: 10022
Project Contact (if not same as sponsor; give name and title/role): JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC	Telephone: 914-273-5225 E-Mail: mail@jmcpllc.com	
Address: 120 Bedford Road		
City/PO: Armonk	State: NY	Zip Code: 10504
Property Owner (if not same as sponsor): Same as Applicant/Sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑Yes ☐No	Springfield Town Board, Otsego Town Board. Dedication of certain project infrastructure.	TBD
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Springfield Town Planning Board, Otsego Town Planning Board.	Spring, 2026
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Springfield Building Dept., Otsego Building Dept., Springfield Highway Dept., Otsego Highway Dept.	TBD
e. County agencies ☑Yes ☐No	Otsego County Planning Department	TBD
f. Regional agencies ☐Yes ☑No		TBD
g. State agencies ☑Yes ☐No	NYSDEC (Involved), NYSDOH (Involved), NYSDOT (Interested), NYSOPRHP (Interested)	TBD
h. Federal agencies ☑Yes ☐No	USACOE	TBD

i. Coastal Resources.

i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)? ☑Yes ☐No

If Yes, identify the plan(s):

NYS Major Basins:Upper Susquehanna

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☐ Yes ☑ No

If Yes , identify the elements of the plan that are relevant to the action:

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Town of Springfield: Residential AG District & Lake District. Town of Otsego: RA-1 District.

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes, what is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Cherry Valley-Springfield, Richfield Springs & Cooperstown School Districts.

b. What police or other public protection forces serve the project site?
New York State Police & Otsego County Sheriff's Department. Otsego County Office of Emergency Services.

c. Which fire protection and emergency medical services serve the project site?
Springfield Center Fire District, Fly Creek Fire District and Cooperstown Fire District. Otsego County Emergency Medical Services (Ambulance)

d. What parks serve the project site?
NYS Parks, Glimmerglass State Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
Residential Single & Multi-Family Subdivision.

b. a. Total acreage of the site of the proposed action? ±1,525 acres
b. Total acreage to be physically disturbed? TBD acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±1,525 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? %_____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential Single & Multi-Family Subdivision.
ii. Is a cluster/conservation layout proposed? ☑ Yes ☐ No
iii. Number of lots proposed? 126*
iv. Minimum and maximum proposed lot sizes? Minimum ±3.2 Ac. Maximum ±176 Ac.* *(Largest potential open space lot)

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No

i. If No, anticipated period of construction: TBD months

ii. If Yes:

- Total number of phases anticipated TBD
- Anticipated commencement date of phase 1 (including demolition) TBD month TBD year
- Anticipated completion date of final phase TBD month TBD year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

TBD.

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	TBD	TBD		
At completion of all phases	80	46		

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No

If Yes,

i. Purpose of the impoundment: Potential stormwater management pond(s).

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ■ Other specify: Stormwater runoff.

iii. If other than water, identify the type of impounded/contained liquids and their source.
N/A.

iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: TBD acres

v. Dimensions of the proposed dam or impounding structure: TBD height; TBD length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

TBD.

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☑ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):
The properties contain wetlands of various jurisdictional status. Additional jurisdictional determinations are to be made.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks, and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

Potential driveway crossings of wetland areas for parcel access, minor site grading in adjacent areas to implement project design.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☑ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☑ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: ±15,180 GPD for 46 dwelling units & ±440 GPD per each single family lot gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☑ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____
Private residential groundwater wells.

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: TBD gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No

If Yes:

±15,180 GPD for 46 dwelling units &
±440 GPD per each single family lot

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): NYSDEC sanitary residential wastewater generation rate is 110 GPD per bedroom. 80 single family homes with 4 bedrooms would generate ±440 GPD each. 46 duplex units with 3 bedrooms would generate ±330 GPD each.

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☑ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing sewer lines serve the project site? ☐ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

On-site septic systems are proposed for each type of residential development at this time.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

None.

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

TBD Square feet or TBD acres (impervious surface)

TBD Square feet or TBD acres (parcel size)

ii. Describe types of new point sources. New point sources include drainage infrastructure associated with subdivision roads, parcel access drives and building rooftops.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)?

Stormwater runoff from new impervious surfaces (i.e. roads, driveways & buildings) will be conveyed and collected to stormwater management areas in accordance with NYSDEC requirements.

- If to surface waters, identify receiving water bodies or wetlands: _____

TBD

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, boilers, electric generation, surface coating)

g. Will any air emission sources named in D.2.f (above), require an Air Facility Registration, Air State Facility Permit, Title IV Permit or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the proposed action subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231? ☐ Yes ☐ No

ii. As calculated in the air permit application, the proposed action has the potential to emit:

- _____Tons/year (short tons) of carbon monoxide (CO)
- _____Tons/year (short tons) of oxides of nitrogen (NOx)
- _____Tons/year (short tons) of particulate matter (PM-10, PM-2.5)
- _____Tons/year (short tons) of volatile organic compounds (VOC)
- _____Tons/year (short tons) of sulfur dioxide (SO_2)

iii. Will emissions of air contaminants from the proposed action described above exceed the corresponding major source thresholds? ☐ Yes ☐ No

iv. Does the proposed action have the potential to emit 10 tons/year or more of any one designated hazardous air pollutant or 25 tons/year or more of any combination of such hazardous air pollutants (6NYCRR 200.1(ag))? ☐ Yes ☐ No

If Yes, provide the total potential to emit hazardous air pollutants in short tons/year: _____

h. Will the proposed action generate or emit annual direct and indirect greenhouse gas emissions, such as carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, or perfluorocarbons in excess of 10,000 metric tons of total carbon dioxide equivalents per year at any point in the lifetime of the proposed action (estimated using the carbon dioxide equivalent definition and global warming potentials provided in 6 NYCRR Part 496)? ☐ Yes ☑ No

If Yes:

i. Estimate the proposed action's metric tons of carbon dioxide equivalents in tons/year (metric): _____

ii. Describe any greenhouse gas capture, control, or elimination measures included in project design: _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☑ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑ Yes ☐ No

ULI Land Use Code 210 "Single Family Detached Housing" generates 66 peak AM hour trips and 83 peak PM hour trips for 80 lots. ULI Land Use Code 215 "Single Family Attached Housing" generates 27 peak AM hour trips and 30 PM hour trips for 46 units.

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ✔ Evening ☐ Weekend

Randomly between hours of_____to_____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks):

iii. Parking spaces: Existing N/A Proposed N/A Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☑ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

±1.74 miles of new roads proposed. Improvements to existing gravel and seasonal roads are also to be studied.

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☑ No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☑ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☑ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☐Yes ☐No
If Yes:
i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:
- Monday - Friday: 8AM - 5PM
- Saturday:_____
- Sunday:_____
- Holidays:_____

ii. During Operations:
- Monday - Friday: Proposed Action is Residential
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑Yes ☐No
If yes:
i. Provide details including sources, time of day and duration:

The Proposed Action will produce temporary noise associated with typical residential construction activities.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐Yes ☑No
Describe:

n. Will the proposed action have outdoor lighting? ☑Yes ☐No
If yes:
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Outdoor lighting associated with Residential dwellings.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐Yes ☑No
Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐Yes ☑No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐Yes ☑No
If Yes:
i. Product(s) to be stored _____
ii. Volume(s)_____ per unit time_____(e.g., month, year)
iii. Generally, describe the proposed storage facilities:_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐ Yes ☐No
If Yes:
i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐Yes ☐No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐Yes ☐No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction:_____tons per_____(unit of time)
- Operation : _____ tons per_____(unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:

_____

- Operation:

_____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:

_____

- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life:_____years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐Yes ☑No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled, or managed at facility: _____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents:

iii. Specify amount to be handled or generated_____tons/month

iv. Describe any proposals for on-site minimization, recycling, or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐Yes ☑No

If Yes: provide name and location of facility:_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

The Proposed Action is residential and will not generate hazardous waste.

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐Urban ☐Industrial ☐Commercial ■Residential (suburban) ■Rural (non-farm)
■Forest ■Agriculture ■Aquatic ☐Other (specify):

ii. If mix of uses, generally describe:

b. Land uses and cover types on the project site.

Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total)	±9.0	±39.6	+30.6
• Industrial or manufacturing	0.00	0.00	0.00
• Commercial	0.00	0.00	0.00
• Residential	±9.0	±39.6	+30.6
• Forested	±1,030.5	±974.9	-55.6
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	±330.6	±356.1	+25.5
• Agricultural (includes active orchards, field, greenhouse, etc.)	0.00	0.00	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	±39.9	±39.9	0.00
• Wetlands (freshwater or tidal)	±115.0	±114.5	-0.5
• Non-vegetated (bare rock, earth, or fill)	0.00	0.00	0.00
• Other, Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ■ No

i. If Yes: explain: The subject properties are private lands.

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ■ No

If Yes,

i. Identify facilities:

e. Does the project site contain an existing dam? ☐ Yes ■ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that is now, or was at one time, used as a solid waste management facility? ☐ Yes ■ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If Yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ■ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ■ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ■ No

If Yes, provide DEC ID number(s): _____

iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ■No

- If Yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? Varies: ±1.25 to ±6.50 feet

b. Are there bedrock outcroppings on the project site? ☐Yes ■No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Le: Lansing Silt Loam	20.24 %
LrE: Lordstown, Chadakoin, Manlius	11.27 %
Mn: Mongaup-Hawksnest Complex	9.12 %

d. What is the average depth to the water table on the project site? Average: ±0 to 6.50 feet

e. Drainage status of project site soils:

☑ Well Drained:	68.75% of site
☑ Moderately Well Drained:	10.82% of site
☑ Poorly Drained	20.43% of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	38.95% of site
☑ 10-15%:	19.31% of site
☑ 15% or greater:	41.73% of site

g. Are there any unique geologic features on the project site? ☐Yes ■No
If Yes, describe:

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ■Yes ☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ■Yes ☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ■Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 931-1967, 931-1971, 931-1927 Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ■No

If Yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ■No

j. Is the project site in the 100-year Floodplain? ☐Yes ■No

k. Is the project site in the 500-year Floodplain? ☐Yes ■No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ■Yes ☐No
If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
White-tailed Deer, Black Bear | Coyote, Eastern Gray Squirrel | Red Squirrel. Eastern Wild Turkey
American Robin, Blue Jay | Common Crow | Black capped chickadee

n. Does the project site contain a designated significant natural community? ☐ Yes ■ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ■ No
If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ■ No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ■ No
If Yes, give a brief description of how the proposed action may affect that use: _____
The subject properties are private lands.

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ■ Yes ☐ No
If Yes, provide county plus district name/number: OTSEc01

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ■ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ■ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ■ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSOffice of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ■Yes ☐No

If Yes:

i. Nature of historic/archaeological resource: ☐Archaeological Site ■Historic Building or District

ii. Name: Glimmerglass Historic District

iii. Brief description of attributes on which listing is based:

The Glimmerglass Historic District includes local features of historical, literary, architectural and cultural interest.

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory? ■Yes ☐No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ■Yes ☐No

If Yes:

i. Describe possible resource(s): Map Documented Structures, Cemeteries, Glimmerglass Historic District.

ii. Basis for identification: Phase 1A Literature Review & Archeological Sensitivity Assessment prepared by Hartgen Archeological Associates Inc.

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ■Yes ☐No

If Yes:

i. Identify resource: Otsego Lake.

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): Glimmerglass State Park, Cooperstown Baseball Hall of Fame.

iii. Distance between project and resource: 2-3 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐Yes ■No

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐Yes ☐No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within ½ mile of, a disadvantaged community? ☐Yes ■No

If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? ☐Yes ■No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☐Yes ☐No

i. new noise sources or expansions/modification of existing noise sources;
- noise from operational sources
- noise from construction activities

ii. emissions of air pollutants including, mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts:

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)	■Yes	☐No
Solid Waste Management Facility	☐Yes	☐No
Hazardous Waste Management Facility	☐Yes	☐No
Air Pollution Control (Title V or Air State Facility)	☐Yes	☐No
Water Withdrawal over 20 MGD for Cooling Water	☐Yes	☐No
Waste Transporter	☐Yes	☐No

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐Yes ■No

b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐Yes ■No

c. Is the proposed action in an area potentially affected by sea level rise? ☐Yes ■No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

i. drought? ☐Yes ■No

ii. temperature extremes (hot or cold)? ☐Yes ■No

iii. extreme storms, including high winds? ☐Yes ■No

iv. landslides? ☐Yes ■No

v. coastal erosion? ☐Yes ■No

vi. stormwater flooding? ☐Yes ■No

vii. other climate or weather hazards? ☐Yes ■No If Yes, describe: _____

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

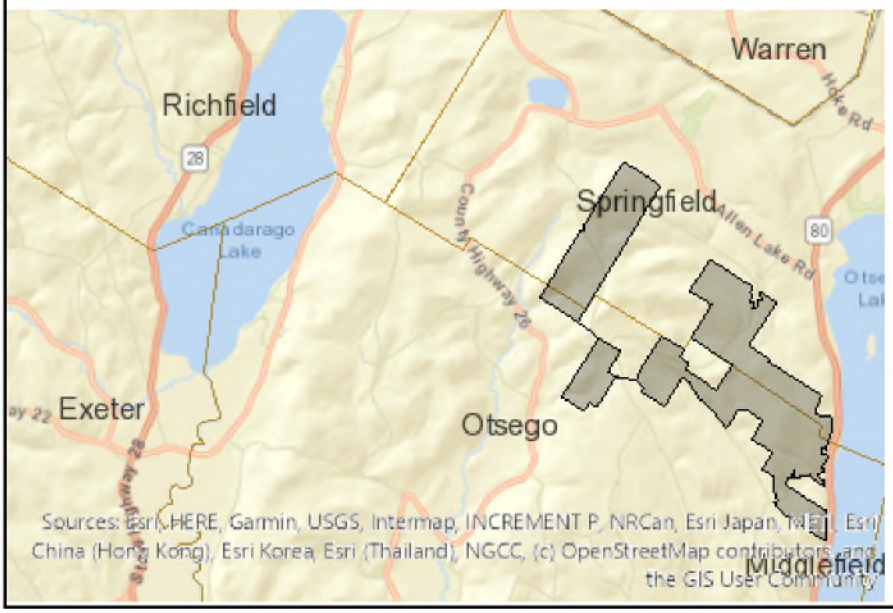
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC Date 06/19/2026

Signature James Caris, AICP Title Planner

EAF Mapper Summary Report

Wednesday, June 17, 2026 12:04 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.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Major Basins:Upper Susquehanna
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	931-1967, 931-1971, 931-1927
E.2.h.iv [Surface Water Features - Stream Classification]	C, C(T)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters

E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	OTSEc01
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Glimmerglass Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No
E.4.a [Disadvantaged Community]	No

B. Government Approvals, Funding, or Sponsorship from Interested and/or Involved Agencies.

Government Entity	Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees	1. Town of Springfield Town Board: a. Dedication of certain project infrastructure, i.e. roads & stormwater utilities 2. Town of Otsego Town Board: a. Dedication of certain project infrastructure, i.e. roads & stormwater utilities	TBD
b. City, Town or Village Planning Board or Commission	1. Town of Springfield Planning Board: a. Preliminary Subdivision Approval b. Special Permit Approval c. Final Subdivision Approval 2. Town of Otsego Planning Board: a. Preliminary Subdivision Approval b. Final Subdivision Approval	Spring, 2026
c. City, Town or Village Zoning Board of Appeals	N/A	
d. Other local agencies	1. Town of Springfield Building Department: a. Building Permit(s) 2. Town of Springfield Highway Department: a. Road Work Permit (s) b. Driveway Permit(s) 3. Town of Otsego Building Department: a. Building Permit(s) 4. Town of Otsego Highway Department: a. Road Work Permit b. Driveway Permit(s)	TBD
e. County agencies	1. Otsego County Planning Department (Interested): a. GML 239-m Referral/ Recommendation	TBD
f. Regional agencies	N/A	
g. State agencies	1. NYS Dept. of Environmental Conservation (Involved): a. SPDES Permit Approval b. Article 24 Freshwater Wetlands Permit	TBD

Government Entity	Agency and Approval(s) Required	Application Date (Actual or projected)
g. State agencies continued	c. Article 15 Protection of Waters Permit 2. NYS Dept. of Health (Involved): a. Realty Subdivision Approval 3. NYS Office of Parks, Recreation & Historic Preservation (Interested): a. Review under Section 14.09 of the NYS Historic Preservation Act.	
h. Federal agencies	2. United States Army Corps of Engineers: a. Joint Permit Application b. Section 404 Authorization - Clean Water Act	TBD

Other Interested Agencies

- Lake Otsego Watershed Advisory Board
- Otsego County Agriculture & Farmland Protection Board
- New York State Department of Transportation

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1 COMMERCE PLAZA

ALBANY, NY 12260
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OTSEGO COUNTY
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COOPERSTOWN NY 13326
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OTSEGO COUNTY
140 COUNTY HIGHWAY 33 WEST
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CHARLES J. GOTTLIEB, ESQ.
WHITEMAN OSTERMAN & HANNA LLP
1 COMMERCE PLAZA

ALBANY, NY 12260
UNITED STATES US

SHIP DATE: 23JUN26
ACTWGT: 0.50 LB
CAD: 256124264/INET4535

BILL SENDER

TO **HEALTH DEPARTMENT**
OTSEGO COUNTY
140 COUNTY HIGHWAY 33 WEST
SUITE 3
COOPERSTOWN NY 13326
(607) 547-4225

REF: 117363-003
INV:
PO:
DEPT:

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ALBANY, NY 12260
UNITED STATES US

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44 HAWLEY STREET

BINGHAMTON NY 13901
(607) 721-8116 REF: 117363-003
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PO: DEPT:

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FedEx Express

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0201

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CHARLES J. GOTTLIEB, ESQ.
WHITEMAN OSTERMAN & HANNA LLP
1 COMMERCE PLAZA

ALBANY, NY 12260
UNITED STATES US

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TO **NYS OPRHP**

625 BROADWAY

ALBANY NY 12207

(518) 474-0456
INV:
PO:

REF: 117363-003

DEPT:

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WHITEMAN OSTERMAN & HANNA LLP
1 COMMERCE PLAZA

ALBANY, NY 12260
UNITED STATES US

SHIP DATE: 23JUN26
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BILL SENDER

TO **WATERSHED SUPERVISOR COMMITTEE**
OTSEGO COUNTY
22 MAIN STREET

COOPERSTOWN NY 13326
(607) 547-2411 REF: 117363-003
INV:
PO: DEPT:

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CHARLES J. GOTTLIEB, ESQ.
WHITEMAN OSTERMAN & HANNA LLP
1 COMMERCE PLAZA

ALBANY, NY 12260
UNITED STATES US

SHIP DATE: 23JUN26
ACTWGT: 0.50 LB
CAD: 256124264/INET4535

BILL SENDER

TO **AGRICULTURE & FARMLAND PROTECTION**
OTSEGO COUNTY
197 MAIN STREET

COOPERSTOWN NY 13326
(518) 487-7600
INV:
PO:
REF: 117363-003
DEPT:

58KJ5/6A57/484B

FedEx Express

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1 COMMERCE PLAZA

ALBANY, NY 12260
UNITED STATES US

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BILL SENDER

TO **STATE UNIVERSITY OF NY ONEONTA**
BIOLOGICAL FIELD STATION
5838 NEW YORK 80

COOPERSTOWN NY 13326

(518) 487-7600
INV:
PO:

REF: 117363-003

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Exhibit H

July 06, 2026

Dear Customer,

The following is the proof-of-delivery for tracking number: 873883072152

Delivery Information:

Status:	Delivered	**Delivered To:**	Shipping/Receiving
Signed for by:	O.Otsegohwydepartment	**Delivery Location:**	
Service type:	FedEx 2Day		
Special Handling:	Deliver Weekday		Fly Creek, NY,
		Delivery date:	Jul 6, 2026 12:42

Shipping Information:

Tracking number:	873883072152	**Ship Date:**	Jul 2, 2026
		Weight:	1.0 LB/0.45 KG

Recipient:	**Shipper:**
FLY CREEK, NY, US,	Albany, NY, US,

Reference 117363-003

FedEx Express proof-of-delivery details appear below; however, no signature is currently available for this shipment. Please check again later for a signature.

Thank you for choosing FedEx

George, Sara

From: FedEx Tracking <TrackingUpdates@fedex.com>
Sent: Monday, July 6, 2026 12:52 PM
To: George, Sara
Subject: Your shipment was delivered 873883072152

CAUTION: This email originated from outside of the firm. Do not click links or open attachments unless you recognize the sender and are expecting the message.

Your shipment was delivered.

Delivery Date

Mon, 07/06/2026
12:42pm

Delivered to

811 COUNTY HIGHWAY 26, Fly Creek, NY 13337

Received by

O.Otsegohwydepartment

Report missing package

How was your delivery?

Tracking details

Tracking ID	873883072152
From	Charles J. Gottlieb, Esq. WHITEMAN OSTERMAN & HANNA LLP 1 Commerce Plaza Suite 1900 Albany, NY, US 12260
To	Town of Otsego Planning Board 811 County Road 26 Fly Creek, NY, US 13337

Ship date	Thu 7/02/2026 06:05 PM
Number of pieces	1
Total shipment weight	1.00 LB
Service	FedEx 2Day®
Reference	117363-003
Shipper reference	117363-003

TRACK SHIPMENT

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When you need to make a return, drop it off at one of over 10,000 locations. And if you received a QR code for your return, we can print your label.

FIND LOCATIONS

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All weights are estimated.

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Thank you for your business.

ID 1026

Exhibit I

Department of Environmental Conservation

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

July 23, 2026

Town of Springfield Planning Board
P.O. Box 176
Springfield Center, NY 13468
Emailed to: townplanning@springfieldny.org

Re: Lead Agency Coordination Response
Fraydun Manocherian and Pamela Equities, Corp.
Cluster Subdivision
Multiple Parcels, ~1,525 acres
Towns of Springfield and Otsego, Otsego County

Dear Town of Springfield Planning Board:

This letter responds to your correspondence received June 24, 2026, regarding lead agency coordination for the project referenced herein, under Article 8 (State Environmental Quality Review – SEQR) of the Environmental Conservation Law (ECL) and 6 NYCRR Part 617. The New York State Department of Environmental Conservation (DEC) has the following interest in this project:

Name of Action: **Fraydun Manocherian and Pamela Equities, Corp. Subdivision**

DEC Contact Person: Corinne Armstrong, Environmental Analyst I

SEQR Classification: ☒ Type I ☐ Unlisted ☐ Type II

DEC Position: Based on the information provided:

- ☒ DEC has no objection to your agency assuming lead agency status for this action.
- ☐ DEC wishes to assume lead agency status for this action.
- ☐ DEC needs additional information to respond (see comments).
- ☐ DEC cannot serve as the lead agency because it lacks jurisdiction in this action.

The DEC must be notified immediately if the project/proposed action scope changes or the Environmental Assessment Form (EAF) is revised.

Please note that the SEQR FEAF provided was indicated to be preliminary. Potential environmental impacts cannot be adequately reviewed and evaluated given the lack of information on the SEQR form. When the FEAF is **finalized**, please resubmit to our office for further review.

Possible DEC Permitting Requirements

A review of NYS protected resources near or within the project site was conducted using existing GIS data. Please note that jurisdictional maps are intended to provide approximate sizes and locations of resources. Actual field conditions may differ from those shown on the maps. The following summarizes potential State permitting requirements for the project, based on the results of the protected resources review and the project information submitted with your correspondence.

Freshwater Wetlands Program

Portions of New York State-regulated freshwater wetlands and their adjacent areas may be located within the project area. Although some limited activities are exempt from permitting, most activities that disturb a wetland or its 100-foot adjacent area require a permit from DEC under the Environmental Conservation Law (ECL) Article 24, Freshwater Wetlands. Information on regulated activities within freshwater wetlands and adjacent areas is available on DEC's website (see Regulated Activities), which contains examples of regulated activities and those exempt from wetland permits.

If the property contains regulated freshwater wetlands or adjacent areas, further delineation of the wetland boundaries may be required. Jurisdictional requests should be sent to the regional Bureau of Habitat (BOH), formerly Ecosystem Health, where the project is located. Regional BOH email addresses and a map of regional offices are also available on the DEC website via the jurisdictional determination link above.

If regulated freshwater wetlands or adjacent areas are present, all efforts must be made to avoid disturbing them. If disturbance to the wetland and/or adjacent area cannot be avoided, the project sponsor must submit a Freshwater Wetland permit application and obtain a permit to conduct a regulated activity. In accordance with DEC's Freshwater Wetlands Permit Requirements Regulations (6 NYCRR Part 663), the applicant would need to justify the disturbance, discuss alternatives, and minimize impacts as part of the Freshwater Wetlands permit application. More information on application procedures and permit issuance standards is available on DEC's website at: https://dec.ny.gov/regulatory/permits-licenses/waterways-coastlines-wetlands/freshwater-wetlands#Determine.

Protection of Waters Program

A stream with a water quality classification of AA, A, or B, or with a classification of C with a standard of (T) or (TS), meaning trout or trout-spawning waters, is a protected stream under 6 NYCRR Part 608 - Use and Protection of Waters. If disturbance to the bed and/or banks of a protected stream will result from the proposed project, a Stream Disturbance Permit must first be obtained from DEC. If the proposed project involves excavation or fill below the mean high

water (MHW) level in a Class C stream that is considered navigable according to 6 NYCRR Part 608.1(u), an Excavation and Fill Permit is required from DEC before commencing any work.

General information on streams and the permitting process can be located on our website at www.dec.ny.gov/permits/6042.html

Water Quality Certification

It appears that federally regulated wetlands and/or waterbodies may be located on the subject property. Work within certain wetlands and other waters of the U.S. may require a permit from the US Army Corps of Engineers (USACE). A Water Quality Certification, pursuant to Section 401 of the Federal Clean Water Act, may be required from DEC when a USACE permit is issued. DEC recommends that you contact the USACE directly regarding federal wetlands and the waters of the U.S. regulatory jurisdiction and permitting requirements. The USACE Upstate Regulatory Field Office in Watervliet, NY, administers the USACE NY District regulatory program for this area. The Regulatory Field Office general phone number is (518) 266-6351, and the general email address is cenan-r-permit-app@usace.army.mil. Please refer to this DEC website: http://www.dec.ny.gov/permits/6546.html for more information on Water Quality Certifications, including state procedures implemented in response to new USEPA rules.

SPDES General Permit for Construction Activities Stormwater Discharge

Any project that results in a disturbance of one acre or more of land must comply with the State Pollutant Discharge Elimination System (SPDES) Phase II regulations for Stormwater Discharges Associated with Construction Activities. Information regarding the SPDES General Permit for Stormwater Discharges can be found on the DEC's website at http://www.dec.ny.gov/chemical/8468.html.

SPDES Wastewater Discharge

A SPDES permit is required for any facility that has a surface discharge (i.e., wastewater discharges to a surface water such as a stream) or discharges more than 1,000 gallons per day of sewage/wastewater into the groundwater of the State (i.e., septic system). Information regarding wastewater discharges approval requirements can be found on the DEC's website at http://www.dec.ny.gov/permits/6054.html.

Water Withdrawal Program

If this project requires a new potable water supply system with a limiting maximum capacity of 100,000 gallons or more per day, a Water Withdrawal Permit may be required, pursuant to 6 NYCRR Part 601.

Mined Land Reclamation

If more than 1,000 tons or 750 cubic yards of material will be excavated from this site over twelve months and the material will be removed from the site, a Mined Land Reclamation Permit may be required. This includes pond construction projects if the excavated material will be removed from the project site. Information regarding the Mined Land Reclamation program can be found on the DEC's website at http://www.dec.ny.gov/lands/5020.html.

Dam Safety Regulations

A Dam Safety Permit may be required for this proposed project. A Dam Safety Permit is required for any water impoundment structure unless that structure can satisfy one of the following permit exemption criteria: 1) maximum height is six feet or less, 2) maximum impounding capacity is one million gallons or less, or 3) maximum height is between six feet and 15 feet, and the maximum impounding capacity is less than three million gallons. Information regarding dams can be found on the DEC's website at http://www.dec.ny.gov/lands/4991.html.

Additional Information

Cultural Resources

Portions of the project site appear to be located within an area of potential historical or archeological significance. If approvals or permits are ultimately required from DEC, consulting with the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) will likely be necessary to better assess this project's impacts on these resources. To initiate consultation with OPRHP, please visit their project submission website at https://cris.parks.ny.gov/. Please add Corinne Armstrong at corinne.armstrong@dec.ny.gov to the list of contacts for your project.

Please note that construction activities that could impact historic or archaeological resources are not eligible for coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-25-001) unless documentation of satisfactory compliance with Section 106 of the National Historic Preservation Act is received from OPRHP for the project site.

Threatened or Endangered Species and/or Significant Habitats

No records of known occurrences were found in the (immediate) vicinity of the project site. However, the absence of data does not necessarily mean that rare or state-listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently contain no information indicating their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement

on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and site conditions, additional information from on-site surveys or other sources may be necessary to evaluate the impacts on biological resources thoroughly.

Bald Eagle

According to the NYNHP database, the project site is located in an area with a known occurrence of bald eagles. However, the project site is far enough from the known occurrence location (over 0.25 miles) that no adverse impacts are anticipated from the project's construction. If at any time before or during the project, a bald eagle nest is found closer than 0.25 miles of the project site, all work must stop, and the DEC Wildlife office must be notified immediately at (518) 357-2355. Work cannot continue until DEC grants written permission.

Agricultural Districts

The project site is within an agricultural district. Please contact the New York State Department of Agriculture and Markets (Ag and Markets) to determine if this project is in compliance with the provision of subdivision (4) of section 305 of Article 25-AA of the Agriculture and Markets Law and copy the DEC on Ag and Markets response.

Sincerely,

Corinne Armstrong
Environmental Analyst

Town of Springfield Planning Board
P.O. Box 176
Springfield Center, New York 13468
315-985-3883

CONSENT TO SEQRA LEAD AGENCY

Name of Involved Agency: Otsego County Agriculture + Farmland Protection Board

Proposed Lead Agency: Town of Springfield Planning Board

Name of Action: Application of Fraydun Manocherian and Pamela Equities, Corp. for a Cluster Subdivision

Preliminary Classification of Action: Type I

On behalf of Otsego County Agriculture + Farmland Protection Board (involved agency), I acknowledge receipt of the enclosed Notice of Intent to Designate SEQRA Lead Agency in this matter.

The above-named involved agency hereby: (please check one)

(X) **CONSENTS** to the Town of Springfield Planning Board acting as the SEQRA Lead Agency for the proposed Action and requests that the undersigned continue to receive copies of all SEQRA determinations, SEQRA documents and notices in this matter.

( ) **DOES NOT CONSENT** to the Town of Springfield Planning Board acting as SEQRA Lead Agency for the proposed Action and desires that

_____

serve as Lead Agency. To contest Lead Agency designation, the undersigned intends to follow the procedures outlined in the SEQRA regulations (*see* 6 NYCRR § 617.6(b)(5)).

( ) **TAKES NO POSITION** on Lead Agency designation.

7/2/26
Date

Signature

Otsego County Agriculture + Farmland Protection Board
Involved Agency name (printed)

Chair
Title

Please return to: Town of Springfield Planning Board
P.O. Box 176
Springfield Center, New York 13468
315-985-3883
townplanning@springfieldny.org

Town of Springfield Planning Board
P.O. Box 176
Springfield Center, New York 13468
315-985-3883

CONSENT TO SEQRA LEAD AGENCY

Name of Involved Agency: NYS DOH BWSP

Proposed Lead Agency: Town of Springfield Planning Board

Name of Action: Application of Fraydun Manocherian and Pamela Equities, Corp. for a Cluster Subdivision

Preliminary Classification of Action: Type I

On behalf of NYS DOH BWSP (involved agency), I acknowledge receipt of the enclosed Notice of Intent to Designate SEQRA Lead Agency in this matter.

The above-named involved agency hereby: (please check one)

(X) **CONSENTS** to the Town of Springfield Planning Board acting as the SEQRA Lead Agency for the proposed Action and requests that the undersigned continue to receive copies of all SEQRA determinations, SEQRA documents and notices in this matter.

( ) **DOES NOT CONSENT** to the Town of Springfield Planning Board acting as SEQRA Lead Agency for the proposed Action and desires that

_____

serve as Lead Agency. To contest Lead Agency designation, the undersigned intends to follow the procedures outlined in the SEQRA regulations (*see* 6 NYCRR § 617.6(b)(5)).

( ) **TAKES NO POSITION** on Lead Agency designation.

7-9-26
Date

Signature

JORDAN BENSEN
Involved Agency name (printed)

PROGRAM AIDE
Title

Please return to: Town of Springfield Planning Board
P.O. Box 176
Springfield Center, New York 13468
315-985-3883
townplanning@springfieldny.org

NEW YORK STATE | Department of Transportation

KATHY HOCHUL
Governor

MARIE THERESE DOMINGUEZ
Commissioner

ANDREW D. STILES, P.E.
Regional Director

July 20, 2026

Town of Springfield Planning Board
P.O. Box 176
Springfield Center, New York 13468

Dear Chairman Miller,

RE: SEQRA Lead Agency Designation
Lake Otsego Properties – Residential Subdivision
Town of Springfield and Town of Otsego, Otsego County
SEQR #26-015

The New York State Department of Transportation (NYSDOT) has no objection to the Town of Springfield Planning Board serving as Lead Agency for this action. A signed concurrence form is attached. Please consider NYSDOT as an Involved Agency regarding notifications and review of environmental determinations, site plans and project documents, especially activities that pertain to, or impact State Route 80.

NYSDOT reviewed the environmental assessment form and preliminary site plan. Our comments are outlined below for the town's consideration:

- NYSDOT will require the applicant to submit the project's Stormwater Pollution Prevention Plan (SWPPP) for review prior to development of the site. Please note that post-development stormwater outflows to the State right-of-way may not exceed the pre-development conditions, and the applicant may be responsible for mitigation of any impacts to the State drainage system resulting from this development. The applicant can contact the Region 9 Permit Office at 607-721-8082 for clarification

- No items, including signage, shall be placed in State right-of-way. Please note, State right-of-way may vary, and the location of the highway boundary should not be assumed by the applicant based on roadway characteristics or other features. Unpermitted items that are placed within State right-of-way are in violation of NYS Highway Law Section 52 and will require removal by the applicant or property owner, who may also be subject to fines.

Additional comments will be provided for any updates to environmental determinations, site plans, and other project documents that are sent to NYSDOT in the future. If you have any questions regarding this SEQR response, please do not hesitate to contact me by email at Kathryn.Mangan@dot.ny.gov or by phone at 607-721-8254.

Sincerely,

Kathryn Mangan
Regional Planning and Program Manager

Town of Springfield Planning Board
P.O. Box 176
Springfield Center, New York 13468
315-985-3883

CONSENT TO SEQRA LEAD AGENCY

Name of Involved Agency: New York State Department of Transportation

Proposed Lead Agency: Town of Springfield Planning Board

Name of Action: Application of Fraydun Manocherian and Pamela Equities, Corp. for a Cluster Subdivision

Preliminary Classification of Action: Type I

On behalf of New York State Department of Transporation (involved agency), I acknowledge receipt of the enclosed Notice of Intent to Designate SEQRA Lead Agency in this matter.

The above-named involved agency hereby: (please check one)

(✓) **CONSENTS** to the Town of Springfield Planning Board acting as the SEQRA Lead Agency for the proposed Action and requests that the undersigned continue to receive copies of all SEQRA determinations, SEQRA documents and notices in this matter.

( ) **DOES NOT CONSENT** to the Town of Springfield Planning Board acting as SEQRA Lead Agency for the proposed Action and desires that

_____

serve as Lead Agency. To contest Lead Agency designation, the undersigned intends to follow the procedures outlined in the SEQRA regulations (*see* 6 NYCRR § 617.6(b)(5)).

( ) **TAKES NO POSITION** on Lead Agency designation.

7/20/2026
Date

Signature

New York State Dept of Transportation, Region 9
Involved Agency name (printed)

Kathryn Mangan, Regional Planning & Program Manager
Title

Please return to: Town of Springfield Planning Board
P.O. Box 176
Springfield Center, New York 13468
315-985-3883
townplanning@springfieldny.org

Town of Springfield Planning Board
P.O. Box 176
Springfield Center, New York 13468
315-985-3883

CONSENT TO SEQRA LEAD AGENCY

Name of Involved Agency: Otsego County Planning Dept.

Proposed Lead Agency: Town of Springfield Planning Board

Name of Action: Application of Fraydun Manocherian and Pamela Equities, Corp. for a Cluster Subdivision

Preliminary Classification of Action: Type I

On behalf of Otsego County Planning Dept. (involved agency), I acknowledge receipt of the enclosed Notice of Intent to Designate SEQRA Lead Agency in this matter.

The above-named involved agency hereby: (please check one)

(X) **CONSENTS** to the Town of Springfield Planning Board acting as the SEQRA Lead Agency for the proposed Action and requests that the undersigned continue to receive copies of all SEQRA determinations, SEQRA documents and notices in this matter.

( ) **DOES NOT CONSENT** to the Town of Springfield Planning Board acting as SEQRA Lead Agency for the proposed Action and desires that

_____

serve as Lead Agency. To contest Lead Agency designation, the undersigned intends to follow the procedures outlined in the SEQRA regulations (*see* 6 NYCRR § 617.6(b)(5)).

( ) **TAKES NO POSITION** on Lead Agency designation.

7/2/20
Date

T. Pk
Signature

Otsego County Planning Dept.
Involved Agency name (printed)

Director
Title

Please return to: Town of Springfield Planning Board
P.O. Box 176
Springfield Center, New York 13468
315-985-3883
townplanning@springfieldny.org

Exhibit J

Tom Huntsman, Chair
Town of Otsego Planning Board
811 County Highway 26
Fly Creek, NY 13337

July 30, 2026

Town of Springfield Planning Board
Henry Miller, Chair
P.O. Box 176
Springfield Center, NY 13468

RE: SEQR Lead Agency Coordination – Notice of Objection
Applicant: Fraydun Manocherian and Pamela Equities
Submission Phase: Sketch Plan / Draft Environmental Assessment Form (EAF)

Dear Chairman Miller:

The Town of Otsego Planning Board (the "Otsego Planning Board") acknowledges receipt of the Town of Springfield Planning Board's (the "Springfield Planning Board") July 2, 2026 correspondence of its "Notice of Intent to Designate SEQRA Lead Agency." This correspondence purports to provide notice that the Springfield Planning Board is coordinating State Environmental Quality Review Act (SEQR) review for a sketch plan proposal filed in both the Town of Otsego and Town of Springfield.

The Otsego Planning Board formally objects to the Springfield Planning Board's intention to designate itself as SEQR Lead Agency. By definition, a SEQR Action is one that involves a new or modified approval by a state or local agency. See 6 NYCRR 617.2(b)(1)(iii). Sketch plan review is an informal process that does not incorporate any formal approval, nor does it commit a planning board to any definite course of action.

Our objection is based on the fact that the "applicant" has only submitted a preliminary sketch plan and a draft Environmental Assessment Form (EAF), subject to significant change and modification. This submission is legally incomplete and insufficient to establish Lead Agency status for the following reasons:

- **Premature Designation and Lack of Finalized Plans:** A preliminary sketch plan lacks the detailed engineering, grading, stormwater, and architectural plans necessary to accurately assess the scope of environmental impacts. Without a complete Site Plan application, any determination regarding which community may sustain the greatest environmental impacts and which agency has the broadest governmental powers to investigate such impacts is premature.

- **Lack of Defined Jurisdiction and Required Approvals:** Because the submission is limited to a sketch plan, the full scope of required and discretionary permits, regulation and oversight from other involved agencies cannot yet be verified.

As such, there is no SEQR Action currently pending before either Board and any SEQR Action would only be triggered by the formal application step. Springfield Planning Board's classification of the sketch plan submission as an Action and its declaration of intention to serve as Lead Agency is premature and improperly rendered. The Otsego Planning Board respectfully requests that Springfield Planning Board cease all action to declare itself Lead Agency and/or continue a coordinated review of this prospective project.

As we are both aware, the underlying concept, once any project plan is crystalized, is likely to create significant environmental and other impacts in both the Towns of Otsego and Springfield. Accordingly, the Otsego Planning Board reserves all rights to interpose and serve as SEQR Lead Agency relative to the prospective project, once and if a formal application is submitted.

Please advise at your convenience if you would like to discuss this matter with me further.

Very truly yours,

/s/ Tom Huntsman
Tom Huntsman
Town of Otsego Planning Board
Chair

cc: New York State Department of Environmental Conservation (Regional Permit Administrator)

Exhibit K

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

50 Century Hill Drive, Latham, NY 12110
518.786.7400 FAX 518.786.7299 www.ctmale.com

July 20, 2026

Mr. Henry Miller, Planning Board Chairman
Town of Springfield
PO Box 176
Springfield Center, NY 13468

Re: Sketch Plan Comment Letter
Proposed Residential Subdivision
Town of Springfield, New York
C.T. Male Project No.: 25.1302

Dear Mr. Gottlieb:

C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. (C.T. Male) has conducted a review of the proposed residential subdivision in the Towns of Springfield, and Otsego. It should be noted we have been hired by the Town of Springfield for this review. The application materials included:

- FEAF dated 5/19/2026
- Tax Parcel Map dated 5/19/2026
- Existing Conditions Map dated 5/19/2026
- Conventional Subdivision Sketch Plan dated 5/19/26
- Residential Subdivision Sketch Plan dated 5/19/26

The purpose of our review is to advise the Town Planning Board for their consideration if the applicant's submission is complete and accurately provides sufficient information for the Board to move the project forward to the preliminary design stage. In addition, this review includes compliance with the Town's cluster subdivision regulations. The following are our comments:

Tax Parcel Map

The tax parcel map shows a collection of parcels: six (6) fully in the Town of Springfield, seven (7) fully in the town of Otsego, and one (1) split by the Town line. By land area, the total 1525 acres is divided as 776 acres in Springfield, and 749 acres in Otsego.

Nine (9) parcels, on the eastern side are contiguous. Another four (4) lots are also contiguous on the western side. One (1) is fully separated. It is an unusual situation to combine non-contiguous lots for a single subdivision. We believe this is more of a legal issue but raise it here for consideration. However, more information should be provided by the Applicant as to the intent of combining non-contiguous lots.

Existing Conditions Map

The existing conditions plan contains 10 ft. contour intervals taken from the Otsego county GIS. It also has a legend showing a light gray shading for slopes 15% or greater. This shading is almost imperceptible on the plans. The SEQR FEAF notes that nearly 42% of the site consist of these steep

slopes. They need to be clearly denoted on the plan as they will have significant impact on the placement and viability of the septic systems.

The existing conditions plan also notes a "Wetland and Stream Delineation Report" was prepared by LaBella Associates in February of 2025. This report should be submitted with the application to verify the methods of delineation and mapping.

The FEAF also lists the known soils on the property, but these are not designated on the Existing Conditions Plan. The combination of slopes, wetland setbacks, and soils are factors in the viability of the potential septic systems shown on the development plans. The existing conditions plan should be revised to clearly show the features listed above.

Comments on Conventional Subdivision Sketch Plan (CSSP)

Overall comment: The applicant's provided documents, although only considered sketch plans, are intended to support the total allowable lot/dwelling count. The scale of the provided plans attempts to show all land holdings included in the project on a single sheet. This is acceptable for an overall plan, but the lots need to be presented at a scale suitable for critical analysis. A few comments are made below, however, at this time the applicant has not provided plans suitable to determine the density they seek.

1. The CSSP provided to support the Buildable Lots and Dwelling Units was prepared at a scale of 1"=400', with 10 ft. contour intervals. In this case, it is extremely difficult to determine if the lots indicated are actually buildable. Spot checks determined many septic fields are shown in areas with existing slopes greater than 20%. The applicant needs to discuss how they intend to meet NYSDOH design standards for the septic systems on these existing slopes.
2. The CSSP legend provides a light gray shading for 15% or greater slopes. This is not consistent with the spot checks made. The applicant should review and revise the slope map accordingly.
3. The CSSP provides no information on the individual lots nor how they meet the Town code for the existing zoning district(s). Many lots are irregularly shaped and need to be verified so that all yard requirements are met. At a minimum, each lot area should be listed on the lot.
4. The CSSP provides little information on building or septic area setbacks from wetlands and/or streams, or property lines.
5. The applicant should provide additional plan sheets showing the proposed lots at larger scale making the lots, slopes and wetland areas more easily read and analyzed.
6. The existing and proposed roads need to be more clearly identified. The applicant needs to provide a written description of how existing seasonal roads will be maintained and used to service the future lots. The discussion must also discuss the transitions from existing dirt roads to new paved roads. The Ownership, and/or Rights of Way needs to be clearly denoted.
7. The above should be incorporated into any Planning Board review of the sketch plan to ensure that the applicant addresses such concerns when making their preliminary subdivision application to the Planning Board. The Planning Board shall reserve the right in future subdivision submissions to confirm the accuracy and ability to construct the amount of lots proposed in the traditional subdivision plan when making a determination on any cluster subdivision plat.

Comments on Residential Subdivision Sketch Plan (RSSP)

Overall comment: The RSSP is predicated on the lot and dwelling count determined with the CSSP. As noted above, the CSSP does not adequately verify the Lot count the applicant is proposing. While the CSSP needs to be revised, the following comments are provided to the applicant for the next submission of a revised RSS.

1. Many lots appear to have shared driveway access between multiple lots. In one such case, Lots 38 and 39, a driveway for two lots is nearly 1/2 mile long before getting to the first of the two house locations. The applicant needs to present more information on the design and functionality of these types of lots. Functionality should include the fire access compliance utilizing residential driveways.
2. Each proposed lot needs to include the Lot Area and setbacks.
3. Proposed roads cross municipal boundary lines multiple times. The applicant should provide a statement on how such roads are planned to be maintained, and by which municipality. The final road surfaces should also be identified.
4. The applicant provides areas of potential Open Space. The applicant should overlay the existing wetlands, streams and other non-buildable areas within these proposed open spaces and provide the total open space area minus the non-buildable areas.
5. Discussion and clarification should be made for all lots which contain dedicated open space on the lots. In many cases, the remaining buildable areas on these lots are lessened to a point at which development of the lots can be difficult and/or congested (i.e. lots 3, 5, 6 and 8-12).
6. How are lots 51, 52, and 53 accessed? It appears that access is proposed from Pine Ridge Road, a private road.
7. Applicant should provide supporting conceptual design for water and wastewater of the 46-unit multi-family dwelling units. Conceptual building designs for these multi-family units should also be provided.
8. The applicant should identify the location of permanent stormwater management practices identified on the FEAF.

SEQRA-FEAF

It is understood the applicant may already be in the process of providing a revised FEAF with additional supporting documentation, therefore this review is limited. Our comments at this time are:

Description of Proposed Action - The applicant references 57% will be "potential open space". It seems this is considered to be a "benefit" of the proposed project. The open space should be categorized as "Proposed" and should be broken down at a minimum into three areas:

- Total area
- Total area minus Wetlands, streams, and regulated buffers
- Total area of open space on individual proposed lots

The Applicant should identify/propose the intent for land ownership of Open Space lands when the final subdivision would be considered.

Item C.2(b) - Applicant should discuss any specific requirements for subdivision design based upon being within the NYS Major Basins: Upper Susquehanna.

D.1(d)iv- There is no information on the plan sheets to verify the minimum lot size to be 3.2 ac.

D.1(e) – Applicant should discuss the anticipated phasing of the project.

D.2 (c) – Applicant should more thoroughly discuss the water supply for the Multi-family cluster.

D.2 (j)v – It is recommended a separate "Roads" plan be provided by the applicant so the Board can clearly see the projects intent. The EAF response states, "gravel and seasonal roads are also to be studied". This study should be included with the next project submission.

E.2 The answers provided in a-f of this section all have an impact on the septic design parameters. This information needs to be shown on the plans to verify the practicality of septic systems for 126 total dwelling units.

E.2 (j)- Applicant needs to identify impacts of the principal aquifer on the project development.

In closing, at this point in time, factors which could impact the development sketch plan have not been fully vetted and we would not recommend moving past the sketch plan without further information being provided.

Sincerely,

C.T. MALE ASSOCIATES

Mr. Frank Palumbo RLA
Business Development Manager, Land Services

C: Jacob R. Gordon, PE, ENV-SP, C.T. Male Associates
Charles J. Gottlieb, Whiteman Osterman & Hanna, LLP

Exhibit L

SUBDIVISION REGULATIONS

TOWN OF SPRINGFIELD

OTSEGO COUNTY, NEW YORK

EFFECTIVE: October 6, 1986

USE THIS COPY 6/2004

COPY

DEVELOPED FOLLOWING THE "MODEL SUBDIVISION REGULATIONS"

DISTRIBUTED BY THE OTSEGO COUNTY PLANNING DEPARTMENT

COOPERSTOWN, NY 13326

BY

THE TOWN OF SPRINGFIELD PLANNING BOARD

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SUBDIVISION REGULATIONS

TOWN OF SPRINGFIELD

When a tract of land is divided into smaller parts, the process is known as "subdivision". It could be one small parcel being split into two parcels or a large tract of land being divided into many parcels. In some cases, the subdivision of land requires the laying out of one or more new streets to serve some or all of the new parcels created. Since the rate at which land is subdivided and the manner in which new lots are laid out have a direct effect not only on the land directly involved, but also on adjoining or nearby properties and the entire surrounding community, there should be a community interest in the design of each new subdivision.

New lots with new land uses and new streets can change or intensify the traffic on existing roads or streets; they can increase the storm water drainage from an area; they can create a need for more public water supply and more public sewage disposal facilities; they can adversely effect nearby private wells; and they may enlarge the need for a whole series of public facilities and services, and in this way directly affect the public affairs of the community. Too much or too rapid subdivision in a particular section, coupled with inadequate provision of street improvements or other public facilities and services, can cause serious long term problems such as substandard development, wasted land and even "dead" subdivisions if there proves to be no market for the new lots created. From another and more positive viewpoint, a new subdivision can take into consideration all the opportunities presented to obtain the best possible design.

Since the residential subdivision is the most common method of adding to the housing supply of the average community, and the need for new housing will undoubtedly continue far into the future, the subdivisions that are mapped and created will largely shape the character of the future community. It therefore obligates local officials and all others interested or involved in land development to make sure that each new addition to the community is the best that today's design can provide.

ARTICLE 1 ESTABLISHMENT, POLICY AND TITLE

By the authority of the resolution of the Town Board of the Town of Springfield, adopted on October 6, 1986, pursuant to the provisions of Article 16 of the Town Law of the State of New York, the Planning Board of the Town of Springfield is authorized and empowered to approve plats showing lots, blocks or sites, with or without streets or highways, to approve the development of entirely or partially undeveloped plats already filed in the office of the Clerk of the County and to approve preliminary plats, within that part of the Town of Springfield outside the limits of any incorporated city or village. It is declared to be the policy of the Planning Board to consider Land Subdivision Plats as part of a plan for the orderly, efficient and economical development of the town. This means, among other things, that land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace; that proper provision shall be made for drainage, water supply, sewerage and other needed improvements; that all proposed lots shall be so laid out and of such size as to be in harmony with the development pattern of the neighboring properties; that the proposed streets shall compose a convenient system conforming to the Official Map, if such exists, and shall be properly related to the proposals shown on the Master Plan, if such exists, and shall be of such width, grade and location as to accommodate the prospective traffic, to facilitate fire protection and to provide access of firefighting equipment to buildings; and that proper provision shall be made for open spaces for parks and playgrounds. In order that land subdivisions may be made in accordance with this policy, these regulations which shall be known as, and which may be cited as, the "Town of Springfield Land Subdivision Regulations" have been adopted by the Planning Board on August 25, 1986 and approved by the Town Board on October 6, 1986.

ARTICLE 2 DEFINITIONS

For the purpose of these subdivision regulations, words used in the present tense include the future tense, the plural includes the singular, the word "lot" includes the words "plot" and "parcel", the word "building" includes the word "structure", the word "shall" is intended to be mandatory, the word "occupied" includes the words "designed for occupancy" or "intended to be occupied".

Applicant: The owner of the land proposed to be subdivided or his duly appointed representative. Consent shall be required from the legal owner when a representative makes application.

Area Regulation: The regulations of building size, setbacks or yards, parking and loading requirements, and similar regulations which are not related to a specific land use, but excluding performance standards.

Arterial Road: A street or road designated for the high speed movement of large volumes of traffic.

Bond: A written agreement issued by the applicant and a qualified agent which guarantees either the performance of a certain agreed upon activity or an equivalent consideration if the activity is not completed as required of the applicant.

Building: Any structure covered by a roof supported by columns or by walls and intended for shelter, housing or enclosure of persons, animals or chattels.

Cluster Development: A planned development in which lots are platted with less than the minimum lot size and dimension requirements, but which have access to common open space that is a part of the overall development plan approved by the Planning Board.

Collector Road: A street or road designated for the movement of traffic between arterial roads and local roads as well as for serving adjacent land users.

Common Open Space: An area reserved for use by patrons, customers, residents or general public, suitably landscaped and exclusive of building coverage, parking areas or driveways.

Condominium: Parcels under joint dominion. Shall be considered a subdivision.

Crosswalk or Walkway: An accessway designated for pedestrial traffic and dedicated to public use.

Cul-De-Sac: A designated turn-around area for vehicles at the dead end of a street.

Development Administrator: The representative designated by the Town Board to oversee the completion of required improvements in subdivisions.

Easement: Any authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his property.

Engineer: An individual duly qualified and licensed by the State of New York to perform engineering work.

Environmental Assessment Form (EAF): A form used by the Planning Board in the State Environmental Quality Review process to assist in determining the environmental significance or nonsignificance of an action or project.

Environmental Impact Statement (EIS): A written document required for each Type I and Unlisted Action which the Planning Board determines may have a significant effect on the environment.

Final Plat: A drawing, in final form, showing a proposed subdivision containing all information or detail required by law and by these regulations to be presented to the Planning Board for approval, and which if approved, may be duly filed or recorded by the applicant in the office of the County Clerk or Register.

Improvement: A physical change to the land necessary to produce usable and desirable lots from raw acreage including grading, pavement, curb, gutter, storm sewers and drains, and betterments to existing watercourses, sidewalks, street signs, crosswalks, shade trees, sodding or seeding, street name signs and monuments.

Landscaping: The act of altering or changing the natural features of a plot of ground (usually around a building), as by adding lawns, trees, bushes, etc. This term does not include such things as maintenance or replacements.

Local Street: A street or road designated to provide access to abutting property (not intended for through traffic movement).

Lot: A parcel of land having a distinct and defined boundary as described in a separate deed and/or subdivision plat occupied or capable of being occupied by a building or buildings and for accessory buildings and/or uses, including such open spaces as are required by this ordinance and having frontage on an existing or proposed road.

Major Street: A street which serves or is designed to serve heavy flows of traffic and which is used primarily as a route for ytraffic between communities and/or other heavy traffic generating areas.

Major Subdivision: Any subdivision not classified as a Minor Subdivision, including, but not limited to, subdivisions of five (5) or more lots derived from a parent parcel, or any size subdivision requiring any new street or extension of municipal facilities or an existing street.

Master or Comprehensive Plan: A comprehensive plan, prepared by the Planning board pursuant to Section 272-a of the Town Law which indicates the general locations recommended for various functional classes of public works, places and structures and for general physical development of the town and includes any unit or part of such plan separately prepared and any amendment to such plan or parts therein.

Minor Street: A street intended to serve primarily as an access to abutting properties.

Minor Subdivision: Any subdivision containing not more than four (4) lots fronting on an existing street, not involving any new street or road or the extension of municipal facilities and not adversely affecting the development of the remainder of the parcel or adjoining property and not in conflict with any provision or portion of the Master Plan, Official Map, or Zoning Ordinance, if such exists, or these regulations.

Mobile Home Park: Any parcel of land which is planned and improved for the placement of two (2) or more mobile homes which are used for dwelling purposes and which are occupied for more than ninety (90) consecutive days.

Official Map: The map established by the Town Board pursuant to Section 270 of the Town Law, showing streets, highways, parks and drainage, both existing and proposed.

Parcel: Any area of land as described by a deed or other written indenture capable of being recorded pursuant to the law of the State of New York. If such deed or written indenture contains descriptions of more than one area of land, adjoining areas shall be considered one parcel. Separate areas each shall be considered parcels.

Parent Parcel: Any parcel in existence at the date of establishment of these regulations. Thereafter, any parcel that has remained undivided for 20 years.

Planning Board: The Planning Board of the Town of Springfield.

Plat: A plan for developing a piece of undeveloped property.

Preliminary Plat: A drawing prepared in a manner prescribed by these regulations showing the salient features of the proposed subdivision, as specified by these regulations, submitted to the Planning Board for purposes of consideration prior to submission of the plat in final form and of sufficient detail to apprise the Planning Board of the layout of the proposed subdivision.

Resubdivision: A change in map of an approved or recorded subdivision plat if such change affects any street layout on such map or any lot line or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.

Sketch Plan: A sketch of a proposed subdivision showing the information specified in these regulations to enable the subdivider to save time and expense in reaching general agreement with the Planning Board as to the form of the layout and objectives of these regulations.

State Environmental Quality Review Act (SEQR): A process to help government and the public protect and improve the environment. SEQR requires that environmental factors be considered along with social and economic considerations in government decision making.

Street: An existing State, County or Town road or highway, or other private roadway shown on a plat approved by the Planning Board or shown on a plat duly filed and recorded in the office of the County Clerk prior to the effective date of these regulations.

Street Width: The width of rights-of-way measured at right angles to the center line of the street.

Subdivider: The developer or contractor who will subdivide, the owner of the land to be subdivided, or any authorized agent of the developer, contractor or owner.

Subdivision: The division of a parcel of land into two (2) or more lots.

Surveyor: A person licensed as a land surveyor by the State of New York.

Type I Action: An action that is likely to have a significant effect on the environment as listed in Part 617.12 of the SEQR Law.

Unlisted Action: An action that may have a significant effect on the environment as explained in Part 617.2 of SEQR Law.

ARTICLE 3 PROCEDURE FOR FILING SUBDIVISION APPLICATIONS

Whenever any subdivision of land is proposed to be made, and before any contract for the transfer of, or any offer to transfer any lots in such subdivision or any part thereof is made, and before any permit for the erection of a structure in such proposed subdivision shall be granted, the subdivider or his duly authorized agent shall apply in writing to the Planning Board for approval of such proposed subdivision in accordance with the following procedures:

Section 3.1 Submission of Sketch Plan

Any owner of land shall, prior to subdividing or resubdividing land, submit to the Secretary of the Planning Board, at least ten (10) days prior to the regular meeting of the Board, two (2) copies of a sketch plan of the proposed subdivision, for the purposes of classification and preliminary discussion.

a. Meeting with Planning Board:

The subdivider, or his duly authorized representative, may attend the meeting of the Planning Board to discuss the requirements of these regulations for lot size and arrangement, street improvements, drainage, sewerage, water supply, fire protection, and similar aspects, as well as the availability of existing services and other pertinent information.

b. Classification of Sketch Plan:

The Planning Board, in reviewing the sketch plan, shall determine whether the proposed subdivision is a Minor or Major Subdivision as defined in these regulations.

c. Sketch Plan Review and Recommendations:

The Planning Board shall determine whether the sketch plan meets the purposes of the regulations and shall, where it deems it necessary, make specific recommendations in writing to be incorporated by the applicant in the next submission to the Planning Board.

d. State Environmental Quality Review Act (SEQR):

The Planning Board shall also determine the applicability of SEQR. An Environmental Assessment Form (EAF), to be completed by the applicant, is required if the proposed subdivision is classified as a Type I or Unlisted Action according to the SEQR Act. A completed EAF will assist the Planning Board in determining the environmental significance of the project.

Section 3.2 Minor Subdivision Procedure

a. Application:

Within six (6) months after classification of the sketch plan as a minor subdivision by the Planning Board, the subdivider shall submit an application in duplicate for approval of a subdivision plat. Failure to do so shall require resubmission of the sketch plan to the Planning Board for reclassification. The plat shall conform to the layout shown on the sketch plan, plus any recommendations made by the Planning Board.

b. Fee:

Four (4) copies of the proposed subdivision plat shall be submitted for review by the Planning Board at least ten (10) days prior to the Planning Board meeting at which it is to be considered. The subdivider, or his duly authorized representative, shall attend the Planning Board meeting to discuss the subdivision plat. A processing fee of $10.00 (ten) dollars per lot shall accompany the final plat submission.

Four (4) copies of an environmental assessment form for the proposed subdivision, if required, shall also be submitted for review. The statement should consider potential impacts of the development as anticipated by the developer.

The time of submission of the Minor Subdivision Plat shall be considered to be the date of the regular monthly meeting of the Planning Board, at least ten (10) days prior to which the Final Application for plat approval, complete and accompanied by the required fee and all required data, has been submitted to the Planning Board.

c. Public Hearing:

The Planning Board shall review the subdivision plat as submitted by the subdivider at its next scheduled meeting after the date on which the application was filed. The Planning Board will have forty-five (45) days from the date the plat was filed to hold a public hearing. The public hearing must be advertised at least once in a newspaper of general circulation in the town at least five (5) days before is it held.

d. Action on Minor Subdivision Plat:

The Planning Board shall render a decision on the subdivision proposal within forty-five (45) days after the date of the public hearing or within a period extended by the mutual consent of the subdivider and the Planning Board. Such a decision shall consist of a Planning Board resolution directing the chairman of the Planning Board to either sign and approve the final plat indicating any conditions which approval is subject to, or to formally notify the applicant, in writing of the reason(s) for the Planning Board disapproval. Failure of the Planning Board to respond within forty-five (45) days or within the mutually agreed to time period, shall be considered an approval of the application by the Planning Board.

The action of the Planning Board, plus any conditions attached thereto, shall be noted on, or attached to, certified copies of the final plat. One (1) copy shall be returned to the subdivider and one retained by the Planning Board within five (5) days of the approval.

If the final plat is approved subject to conditions set forth by the Planning Board, upon satisfaction of the conditions, the final plat must be signed by the Planning Board chairman before it may be filed. The subdivider shall have one

hundred eighty (180) days to meet the conditions set forth by the Planning Board for final plat approval. The Planning Board may extend this time for up to one hundred eighty (180) additional days.

e. Filing of Minor Subdivision Plat:

The approval of a subdivision plat by the Planning Board, either by a direct statement of approval or by approval due to failure to respond within the specified time, shall expire within sixty (60) days if the subdivider fails to record the approved subdivision with the Otsego County Clerk. No building permits may be issued prior to the time that such a filing is made with the Otsego County Clerk.

Section 3.3 Major Subdivision Procedure

a. Application:

Prior to the filing of an application for the approval of a major subdivision plat, the subdivider shall file two (2) copies of the application for the approval of a preliminary plat of the proposed subdivision. Such preliminary plat shall be clearly marked "Preliminary Plat" and shall be in the form described in these regulations. The preliminary plat shall, in all respects, comply with the requirements set forth in the provision of these regulations, except where a waiver may be specifically authorized by the Planning Board.

b. Fee:

Four (4) copies of the preliminary plat shall be submitted for review by the Planning Board at least ten (10) days prior to the Planning Board meeting at which it is to be considered. A processing fee of $10.00 (ten) dollars, plus $1.00 per lot for each lot in the improved subdivision.

Four (4) copies of an environmental assessment form for the proposed subdivision, if required, shall also be submitted for review. The statement should consider potential impacts of the development as anticipated by the developer.

The time of submission of the Minor Subdivision Plat shall be considered to be the date of the regular monthly meeting of the Planning Board, at least ten (10) days prior to which the Preliminary Application for plat approval, complete and accompanied by the required fee and all required data, has been submitted to the Planning Board.

c. Meeting with the Planning Board:

The subdivider, or his authorized representative, shall attend the meeting of the Planning Board to discuss the preliminary plat. At the meeting, particular attention shall be given to the arrangement, location and width of streets, their relation to the topography of the land, water supply, sewage disposal, drainage, lot sizes and arrangement, the future development of adjoining lands as yet unsubdivided, and the requirements of the Master Plan, the Official Map and Zoning Regulations, if such exist.

d. Public Hearing and Notification of Adjoining Property Owners:

The Planning Board shall have forty-five (45) days from the time that the preliminary subdivision plat was filed to hold a public hearing on the proposal. The public hearing shall be advertised in the official town newspaper at least five (5) days in advance of the meeting date. Failure of the Planning Board to hold a public meeting within the required time period shall be deemed to be the equiva-

lent to Planning Board approval of the preliminary plat. It is the responsibility of the applicant to notify in writing adjoining property owners of the proposed action.

e. Action on Preliminary Plat:

Within forty-five (45) days from the date of such public hearing, the Planning Board shall take action to approve, with or without modifications, or disapprove such preliminary plat and the grounds for disapproval shall be stated upon the records of the Planning Board. The time in which the Planning Board must take action on such preliminary plat may be extended by mutual consent of the subdivider and the Planning Board.

If the Planning Board disapproves the preliminary plat, it shall direct the chairman to notify the applicant, in writing, of the specific reasons for disapproval.

When granting approval to a preliminary subdivision plat, the Planning Board shall state the conditions of such approval, if any, with respect to:

1. The specific changes which will be required in the final subdivision plat;
2. The character and extent of the required improvements for which waivers may have been requested and which, in the Planning Board's opinion, may be waived without jeopardy to the public health, safety and general welfare;
3. The amount of the improvement or the amount of all bonds thereof which will be required as a prerequisite to the approval of the final subdivision plat.

The action of the Planning Board, plus any conditions attached thereto, shall be noted on, or attached to, certified copies of the preliminary subdivision plat. One (1) copy shall be returned to the subdivider and one (1) retained by the Planning Board within five (5) days of the approval.

Approval of a preliminary plat shall not be construed as approval of a final plat. Such acceptance shall merely express the acceptance of the subdivision layout as a guide for the development of the final plat.

Failure of the Planning Board to act on the proposal within forty-five (45) days after the public hearing or within the period mutually agreed upon by the owner and the Planning Board shall be equivalent to the Planning Board having given its approval to the preliminary subdivision approval.

f. Model Homes:

For the purpose of allowing the early construction of model homes in a subdivision, the Planning Board, in its discretion, may permit a portion of a Major Subdivision, involving no more than three (3) lots, to be created in accordance with the procedures for Minor Subdivisions, provided said portion derives access from existing state, county or town highway, and provided no future road or other improvement is anticipated where said lots are proposed. The subdivision plan for the "Minor" portion shall be submitted to the Planning Board simultaneously with the preliminary plat for the entire major subdivision. After preliminary approval, the model may be constructed, subject to such additional requirements that the Planning Board may require.

g. Application:

The subdivider shall, within six (6) months after the approval of the preliminary plat, file with the Planning Board an application in duplicate for approval of the subdivision plat in final form. If the final plat is not submitted within six (6) months after the approval of the preliminary plat, the Planning Board may refuse to approve the final plat and require resubmission of the preliminary plat. Four (4) copies of the final subdivision plat shall be submitted for review by the Planning Board, together with all construction drawings, any required fees, and the original and two (2) copies of all offers of cession, covenants and agreements. The processing fee shall be $100.00 (one hundred) dollars.

The time of submission of the final plat shall be considered to be the date of the regular meeting of the Planning Board, at least ten (10) days prior to which the Final Application for plat approval, complete and accompanied by all required data, has been submitted to the Planning Board.

h. Public Hearing:

The Planning Board may waive holding a public hearing on a final plat, if it finds that the final plat is in substantial agreement with the preliminary plat. If the hearing is waived, the Planning Board shall act within forty-five (45) days from the date that the final plat was filed.

If the Planning Board does not wish to waive the public hearing, such a hearing shall be held within forty-five (45) days of the date of receipt of the final plat. This hearing shall be advertised at least once in a newspaper of general circulation in the town at least five (5) days before such hearing.

If the Planning Board has been empowered to modify the provisions of the Zoning Ordinance at the time of final plat approval (according to the provisions of Section 281 of the Town Law) and wishes to do so in the case of a subdivision proposal, a hearing must be held on the final plat; moreover, in carrying out such a modification, a public hearing by the Planning Board on the zoning amendment is required. Separate but parallel notice of the hearing with respect to the zoning modifications should accompany public notice of the hearing with respect to the final plat.

i. Review of Final Plat:

Unless extended by the mutual consent of the Planning Board and the subdivider, the Planning Board must act on the final subdivision plat within forty-five (45) days of the receipt of the application if the public hearing is waived or within forty-five (45) days after the date of the public hearing. Failure of the Planning Board to take action within either of these required periods will be deemed an act of approval by the Planning Board granting to the subdivider all of the rights and privileges which such approval conveys.

j. Action on Final Plat:

The Planning Board shall review the final subdivision plat in accordance with the guidelines of these regulations. It shall examine the final plat to see that it is consistent with the concept presented in the preliminary subdivision plat and all of the required elements of submission have been placed on file with the Planning Board.

After the public hearing has been held on the final plat, if one is held or within forty-five (45) days of receipt as specified above, the Planning Board shall meet to take action on the final plat submission. If the Board moves to approve the

final plat, as submitted, it shall direct the Planning Board chairman to sign the final plat. The chairman is required to sign the plat subject to the following conditions:

1. All of the requirements for final subdivision plat submission have been met;
2. All required corrections and modifications have been made or a sufficient guarantee has been accepted by the Planning Board for such corrections and modifications. All such conditions must be met before the plat is signed by the chairman of the Planning Board;
3. Any performance bonds requested by the Planning Board have been obtained by the subdivider and are in a form as approved by the Town Attorney;
4. A statement by the Town Attorney approving as to the legal sufficiency of all offers of cession or covenants governing the maintenance of unceded public open space.

The Planning Board may, by resolution, conditionally approve, with or without modifications, the final plat. Upon resolution of conditional approval of such final plat, the Planning Board shall empower a duly authorized officer to sign the plat upon completion of such requirements as may be stated in the resolution. Within five (5) days of such resolution, the plat shall be certified by the clerk of the Planning Board as conditionally approved and a copy retained by the Planning board and a copy mailed to the subdivider. The copy mailed to the subdivider shall include a certified statement of such requirements which, when completed, will authorize the signing of the conditionally approved final plat. Upon completion of such requirements, the plat shall be signed by said duly authorized officer of the Planning Board. Conditional approval of a final plat shall expire one hundred eighty (180) days after the date of the resolution granting such approval unless the requirements have been certified as completed within that time. The Planning Board may, however, extend the time within which a conditionally approved plat may be submitted for signature, if in its opinion such extension is warranted in the circumstances, for not to exceed two (2) additional period of ninety (90) days each.

If the final plat is disapproved, the applicant shall be formally notified, in writing, by the Planning Board chairman of the reason(s) for Planning Board disapproval.

Section 3.4 Review by County Planning Board

a. Plats Requiring County Review:

Plats of real property lying within a distance of five hundred (500) feet from any municipal boundary or from the boundary of any existing or proposed county or state park or other recreation area or from the right-of-way of any existing or proposed county or state parkway, expressway, road or highway or from the existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines or from the existing or proposed boundary of any county or state owned land on which a public building or institution is situated shall be reviewed by the Otsego County Planning Board.

b. Notification of County Planning Board:

The Town Planning Board, upon receipt of any application for preliminary and/or final approval of any such subdivision plat, shall notify the Otsego County Planning Board of said application and submit one (1) copy of any plans, plats or other accompanying documents for review.

c. County Planning Board Report:

Within thirty (30) days, the Otsego County Planning Board will report to the municipality its approval, disapproval or approval subject to conditions pursuant to Sections 239-l and 239-n of Article 12B of the General Municipal Law. The Town Planning Board shall not act contrary to the recommendations of the Otsego County Planning Board except by a vote of a majority plus one of all of the members thereof and after the adoption of a resolution fully setting forth the reasons for such contrary actions.

Section 3.5 Endorsement of State and County Agencies

Whenever the design standards of these regulations require any approval or endorsement of any state or county agency, no subdivision plat shall be approved without having said approval or endorsement. Where unreasonable delay would result in obtaining said approval or endorsement, the Planning Board may make its approval of subdivision plat conditional upon said approval or endorsement by state or county agencies.

Section 3.6 Filing of Approved Subdivision

a. Filing with County Clerk:

Upon satisfaction of the requirements and procedures specified in this article, a subdivision plat shall be deemed to have final approval and shall be properly signed by the duly designated officer of the Planning Board and shall be filed by the applicant in the office of the Otsego County Clerk. Any subdivision plat not so filed or recorded within sixty (60) days of the date upon which such plat is approved or considered approved by reason of the failure of the Planing Board to act shall become null and void.

b. Modifications of Approved Subdivision:

No changes, erasures, modifications or revisions shall be made in any subdivision plat after approval has been given by the Planning Board and endorsed in writing on the plat, unless the said plat is first resubmitted to the Planning Board, and such Planning Board approves any modifications. In the event that any such subdivision plat is recorded without complying with this requirement, the same shall be considered null and void, and the Planning Board shall institute proceedings to have the plat stricken from the records of the Otsego County Clerk.

Section 3.7 Resubdivision

A resubdivision, as defined herein, is subject to the same procedures, rules and regulations applicable to an original subdivision.

Section 3.8 Documents to be submitted

a. Sketch Plan:

The sketch plan initially submitted to the Planning Board shall be based on tax map information or some other similarly accurate base map at a scale (preferably not less than 200 feet to the inch) to enable the entire tract to be shown on one sheet. A key map, which shall show location of the proposed subdivision within the town, shall accompany the sketch plan. The sketch plan shall be submitted showing the following information:

1. Name and address of subdivision, north arrow, scale and date;
2. Name of the owner of the subdivision and of all adjoining property owners;
3. The specific boundary of the area to be subdivided;

4. The tax map sheet, block and lot numbers;
5. All existing structures, wooded areas, streams and other significant physical features, within the portion to be subdivided and within 200 feet thereof. If topographic conditions are significant, contour shall be indicated at intervals of not more than 20 feet, based upon available U.S. Geological Survey data;
6. All the utilities, streets, and rights-of-way which are existing;
7. All existing restrictions on the use of the land including easements, covenants and/or zoning district boundaries;
8. The proposed pattern of lots, street layout, recreation areas and systems of drainage, sewerage and water supply within the subdivided area;
9. Existing platting, if a resubdivision.

b. Minor Subdivision Plat:

With the exception of sketch plans, all subdivision plats shall be printed or drawn in pen and India Ink upon transparent tracing cloth or polyester film and be not less than eight and one-half (8 1/2) inches by fourteen (14) inches nor more than thirty (30) inches by forty-two (42) inches in size. Said subdivision plats shall be drawn at a scale of not less than one hundred (100) feet to the inch and shall be oriented with the north point at the top of the map. When more than one sheet is required, an additional index sheet shall be filed showing to scale the entire subdivision with lot and block numbers clearly legible. Also, all subdivision plats shall be accompanied by a key map which shall show the location of the subdivision within the town and the distance to the nearest existing street intersection. Said subdivision plats shall be prepared by a land surveyor licensed by New York State and show the following information:

1. The proposed subdivision name, the name of the town and county, the date the plat was prepared or revised, true northpoint and scale;
2. The name and address of the owner of the property being subdivided and the subdivider, if different from the owner;
3. The name, address, license number, signature and seal of the surveyor preparing the plat;
4. The name and owner of all adjoining property and the name of any adjacent subdivision;
5. An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances made and certified by a licensed land surveyor;
6. The deed book and page numbers on which the tract being subdivided is recorded;
7. The tax map sheet, block and lot numbers;
8. All existing structures which are to remain, wooded areas, streams and other significant physical features within the tract and within two-hundred (200) feet of the boundaries thereof;
9. All existing or proposed utilities and streets, all mapped but undeveloped streets or roads and all easements or rights-of-way across any parts of the tract;
10. The proposed lot lines, dimensions and area of each lot being created by the subdivision. References shall be made to indicate the corners of each lot;
11. All restrictions upon the use of land, including covenants and zoning district boundaries;
12. Evidence that all on-site sanitation and water supply facilities are designed to meet the minimum specifications of the New York State Health Department;
13. Test hole data as required by the appropriate municipal or state agency:

a) Date of testing and location of test holes on site;
b) Graphic representation of findings for all test holes;
c) The Planning Board shall have the authority to require more test holes to be dug and to specify the location of such new holes if it deems it necessary.

14. Any additional information required by the Planning Board to assure compliance with these regulations.

c. Major Subdivision Preliminary Plat:

In addition to the information required under Section 3.8b, subdivision plats submitted for major subdivision preliminary plat approval by the Planning Board shall show the following:

1. The location and dimensions of all parcels of land proposed to be dedicated to the public use and the conditions of such dedication;
2. The location of existing buildings, rock out-croppings, wooded areas, single trees with a circumference of greater than twenty-four (24) inches measured at chest height;
3. The location of existing sewers, water mains, storm drains, culverts and drains on the tract with pipe sizes, grades and direction flow; the approximate location and size of all proposed waterlines, valves, fire hydrants, fire ponds, storm drains, and sewer lines; profiles of all proposed water and sewer lines and storm drains; capacity of any storage or treatment facilities;
4. Topographic contours at vertical intervals of not more than five (5) feet; approximate grading plan if natural contours are to be changed more than two (2) feet;
5. The width and location of any streets, or public ways or places within or adjoining the subdivision; the width, location, grades and profiles of all streets or public ways proposed within the subdivision;
6. Plans and cross sections showing construction details of all streets, sidewalks, curbs, water mains, sanitary sewers, storm drains, manholes, basins and underground facilities, necessary to demonstrate compliance with the design standards of these regulations;
7. Preliminary designs of any bridges or culverts required in the subdivision;
8. All lands falling within the 100 year flood limit as depicted on the latest federal Flood Hazard Boundary Maps or Flood Insurance Rate Maps;
9. If septic systems are proposed, the results of soil bearing and soil percolation tests shall accompany the Preliminary Plat. Where on-site water supply systems are proposed, the quality and quantity of water available shall be indicated.

d. Major Subdivision Final Plat:

In addition to the information required under Sections 3.8b and 3.8c, subdivision plats submitted for final major subdivision plat approval by the Planing board shall show the following:

1. Sufficient data, acceptable to the town highway superintendent to determine readily the location bearing and length of every street line, lot line, boundary line, and to reproduce such lines upon the ground. Where applicable, these should be referenced to monuments

included in the New York State system of plane coordinates and in any event should be tied to reference points previously established by a public authority;

2. The length and bearing of all straight lines, radii, length of curves and central angles of all curves, tangent bearings for each street; all dimensions and angles of the lines of each lot;
3. All public open spaces for which deeds are included and those spaces title to which is reverted by the developer; for any of the latter, there shall be submitted with the subdivision plat copies of agreements or other documents showing the manner in which such areas are to be maintained and the provisions made therefor;
4. Construction drawings including plans, profiles and typical cross sections of streets, sidewalks, curbs, water supply and sewage disposal systems, storm drains, manholes, catch basins and other facilities as required.

e. The following documents shall be submitted with any major or minor subdivision plat under review for final approval;

1. Offers of cession and covenants governing the maintenance of unceded open space which shall bear the certificate of the town attorney as to their legal sufficiency;
2. Copies of any covenants or deed restrictions being applied to any lots in the subdivision;
3. Any certification required by these regulations to verify that the proposed subdivision complies with applicable local and state laws.

f. Where these regulations require the submission of multiple copies of any plans or plats, these may be paper prints or reproductions of originals conforming to the foregoing specifications.

g. All plats shall have provided a space not less than three (3) inches square for the Planning Board endorsement of approval.

Section 3.9 Required Improvements and Performance Bond

a. Performance Bond:

Prior to final approval of a subdivision plat by the Planning Board, the subdivider shall complete all required improvements or file a performance bond or certified check to assure completion of all required improvements in accordance with the following procedures:

1. The subdivider shall complete all required improvements to the satisfaction of the town highway superintendent or other representative designated by the Town Board to fulfill such duties (hereafter referred to as Development Administrator) who shall file with the Planning Board a letter signifying the satisfactory completion of all improvements required by the Planning Board;
2. In lieu of completing some or all required improvements, the subdivider shall either file with the town clerk a certified check to cover the full cost of the required improvements or the subdivider shall file with the town clerk a performance bond to cover the full cost of the required improvements. Any such bond shall be satisfactory to the Town Board and town attorney as to form, sufficiency, manner of execution and surety. A period of one (1) year or such other period as the Planning Board may determine appropriate, not to exceed three (3) years, shall be set forth in the bond within which required improvements must be completed;

3. The required improvements shall not be considered to be completed until the installation of the improvements has been approved by the Town Highway Superintendent or Development Administrator and a map satisfactory to the Planning Board has been submitted indicating the location of monuments marking all underground utilities as actually installed. If the subdivider completes all required improvements, then said map shall be submitted prior to endorsement of the plat by the appropriate Planning Board officer. However, if the subdivider elects to provide a bond or certified check for all required improvements, such bond or check shall not be released until such a map is submitted.

b. Modification of Required Improvements:

If at any time before or during the construction of the required improvements it is demonstrated to the satisfaction of the Town Highway Superintendent or Development Administrator that unforeseen conditions make it necessary or preferable to modify the location or design of such required improvements, the Town Highway Superintendent or Developer Administrator may, upon approval by the Planning Board, authorize modifications provided these modifications are within the spirit and intent of the Planning Board's approval and do not extend to the waiver or substantial alteration of the function of any improvements required by the Planning Board. The Town Highway Superintendent or Development Administrator shall issue any authorization under this section in writing and shall transmit a copy of such authorization to the Planning Board at their next regular meeting.

c. Final Inspection:

A final inspection of all improvements will be made to determine whether the work is satisfactory and in agreement with the approved final plat and construction drawings. Upon a satisfactory final inspection report, action will be taken to release the performance bond covering such improvements and utilities, if a bond was filed. The Town Highway Superintendent or Development Administrator shall also notify the Planning Board that all work has been completed to his satisfaction.

d. Unacceptable Improvements:

If the Town Highway Superintendent or Development Administrator shall find, upon inspection of the improvements performed before the expiration date of the performance bond, that any of the required improvements have not been constructed in accordance with plans and specifications filed by the subdivider, he shall so report to the Town Board and Planning Board. The Town Board then shall notify the subdivider and, if necessary, the bonding company and take all necessary steps to preserve the town's rights under the bond. No plat shall be approved by the Planning Board as long as the subdivider is in default on a previously approved plat.

e. Inspection Fee:

An inspection fee related to the estimated cost of improvements as determined by the Planning Board or to the amount of the performance bond, if filed, shall be paid to the town prior to the time that the Planning Board signs the final plat.

Section 3.10 Streets and Recreation Areas

a. Acceptance of Streets:

The approval by the Planning Board of a subdivision plat shall not be deemed to constitute or be evidence of any acceptance by the town of any street, easement or other open space shown on such subdivision plat.

In the event that no offer of cession to the public is made for any street, easement or other open space shown on the plat, there shall be submitted with the application for plat approval copies of agreements or other documents providing for an fixing responsibility for suitable maintenance of such facilities and statements of all rights which exist with respect to the use of such property (ies). The adequacy of such documents shall be subject to Planning Board approval, based upon recommendations of the Town Attorney.

b. Acceptance of Recreation Areas:

When a park, playground or other recreation area shall have been shown on a plat, the approval of said plat shall not constitute an acceptance by the town of such area. The Planning Board shall require the plat to be endorsed with appropriate notes to this effect. The Planning Board may also require the filing of a written agreement between the applicant and the Town Board or other documents covering future deed and title, dedication and provision for the cost of grading, development, equipment and maintenance of such recreation area.

ARTICLE 4 DESIGN STANDARDS

Section 4.1 General

a. Character of Land:

Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace.

b. Conformance:

Subdivisions shall conform to the Official Map of the Town and shall be in harmony with the Master Plan, if such exists.

c. Town Specifications:

All required improvements shall be constructed or installed to conform to the town's specifications.

Section 4.2 Lot Size, Layout and Monumentation

a. Conformance with Zoning Law: All lots shall conform to the lot area regulations of the town zoning law, if such exists, as a minimum. Minimum lot area may be varied according to the following rules:

1. Where additional lot area is required to support private on-site water supply or sewage disposal systems, such additional lot area shall be provided and made a part of any or each lot being created. The need for additional lot area shall be determined by the New York State Department of Health;

2. Where a lot or lots are being created for the purpose of adding to an adjoining property , such lots may contain less area or frontage than is required by the zoning ordinance provided each and every such lot is clearly labeled on the subdivision plat as being unbuildable unless combined with an adjacent property such that such combined lots have an area or frontage complying with the minimum requirements of the zoning district in which they are located;
3. Where a subdivision is being proposed as a cluster development, the area of individual lots may be varied from that required under the zoning regulations, subject to the requirements for cluster development in these regulations;
4. If no zoning law exists, lots shall be of sufficient size to accommodate buildings and individual sanitary sewage disposal systems designed in accordance with the New York State Health Department Sanitary Code and The New York State Code of Rules and Regulations, Parts 74 and 75.

b. Variances:

All lot lines shall be buildable in accordance with the yard and setback requirements of the zoning law, if such exists. By reason of topographic or natural considerations, variances to the zoning law would be required. The need for said variances shall be noted upon the subdivision plat citing the type of variance request anticipated for each lot. Where the type or number of such anticipated variance requests is determined by the Planning Board to be excessive, the Planning Board may require that the proposed layout be changed or that the proposed subdivision be treated as a cluster development under these regulations.

c. Natural Limitations:

Lots shall be laid out so as to avoid conflict with the natural limitations of the land. Buildable portions of lots shall not include Special Flood Hazard Areas, stream beds, swamps or marshlands, or slopes in excess of fifteen (15) percent. Such areas shall be shown on the subdivision plat and clearly labeled as being unbuildable. Where these restrictions and the regulations regarding setbacks and required yards would result in unbuildable lots, the Planning Board may require that the proposed subdivision be treated as a cluster development under these regulations.

d. Design Specifications:

The following design specification shall be followed in laying out lots, except where the shape of the parcel being subdivided, the natural limitations of the site or efficient use of the land require otherwise:

1. Side lot lines shall be at right angles to straight lines and radial to curved street lines;
2. Lots should not be of such a depth as to encourage creation of a second building lot in the front or rear portion of a lot;
3. Corner lots should be larger than interior lots to provide for proper building setback from each street.

e. Future Resubdivisions:

Where a tract is subdivided into lots substantially larger than the minimum size required in the zoning district in which a subdivision is located, the Planning Board may require the lots to be laid out so as to permit future resubdivision in accordance with these regulations.

f. Street Access:

Every lot being created, with the exception of lots created for the purposes of combination with adjacent properties pursuant to 4.2a2, shall have access to a public street or highway. Access from private streets shall be acceptable only if such streets are designed and improved in accordance with these regulations.

g. Monuments:

Permanent monuments meeting specifications approved by the Town Highway Superintendent or Development Administrator as to size, type and installation shall be set at such block corners, angle points, points of curves in streets and other points as the Town Highway Superintendent or Development Administrator may require. The location of these monuments shall be shown on the subdivision plat.

h. Driveways:

For driveways with steep grades (portions of driveway with grade of twelve percent (12%) or more) the Planning Board may require one or more off-street parking spaces at the base of the driveway to facilitate parking in inclement weather.

i. Soil Preservation:

Land to be subdivided shall be designated in reasonable conformity to existing topography in order to minimize grading, cut and fill, to retain the natural contours, to limit storm water runoff, and to conserve the natural vegetative cover and soil. No trees, topsoil or excavated material shall be removed from its natural position except where necessary to the improvement of lots and the construction of streets and related facilities in accordance with the approved plan. Topsoil shall be restored to its original depth and properly seeded and fertilized in those disturbed areas not occupied by buildings or structures.

Section 4.3 Street Layout and Design

a. Street Layout:

Streets shall be suitably located to accommodate prospective traffic created by the subdivision and afford access for fire fighting, snow removal and other road maintenance equipment. The arrangement of streets shall conform to the street design requirements of subsection 4.3b of these regulations and the following requirements:

1. Arrangement of streets shall provide for the continuation of principal streets of adjoining properties or subdivisions and for proper projections of principal streets into adjoining properties which are not yet subdivided;
2. Minor streets shall be so laid out that their use by through traffic will be discouraged;
3. The creation of dead-end or loop residential streets will be encouraged wherever the Planning Board finds that such type of development will not interfere with normal traffic circulation in the area. In the case of dead-end streets, where needed or desirable, the Board may require the reservation of a twenty (20) foot wide easement to provide for continuation of pedestrian traffic and utilities to the next street. Subdivisions containing twenty (20) lots or more shall have at least two (2) streets shown on an approved submission plat for which a bond has been filed;
4. Blocks shall not be less than four hundred (400) feet nor more than twelve hundred (1200) feet in length, and no block width shall be less than twice the normal lot depth. In blocks exceeding eight

hundred (800) feet in length, the Planning Board may require the reservation of a twenty (20) foot wide easement through the block to provide for the crossing of underground utilities and pedestrian traffic where needed or desirable and may further specify at its discretion that a foot path be included.

5. Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall be avoided.
6. All streets shall join each other so that for a distance of at least one hundred (100) feet the street is approximately at right angles to the street it joins.
7. The street plan of a proposed subdivision shall bear a logical relationship to the topography of the property, and all streets shall be arranged so as to obtain as many of the building sites as possible at or above the grade of the streets. Grades of streets shall conform as closely as possible to the original topography.

b. Street Design:

Streets shall be designed to conform to the specifications of the Town Highway Superintendent. Minimal standards are listed below for optimal site conditions. The list is not complete; it is illustrative, not inclusive, and is presented for informative purposes only:

1. Minimum Right-of-Way: Forty-eight (48) feet, cleared of all obstructions and appropriately graded and drained;
2. Minimum Pavement Width: Eighteen (18) feet;
3. Minimum Shoulder Width: Five (5) feet;
4. Minimum Ditch Width: Four (4) feet per ditch, from shoulder to opposite or back side of ditch;
5. Slope Grade (cut and fill): 1 on 2 - If banks have more than five (5%) percent slope, they will have to be reinforced with concrete or treated wood. All banks seeded with grass seed and protected against erosion;
6. Crown Slope: 1/2 inch per foot or more;
7. Maximum Grade: ten (10%) percent - Grades up to twelve (12%) percent may be allowed for short, straight runs, but will not be permitted within sixty (60) feet of intersections;
8. Minimum Grade: 1% for reasonable drainage;
9. Turnaround Diameter on Dead-End Street: sixty (60) feet pavement minimum; one hundred (100) feet right-of-way minimum;
10. Minimum Centerline Radius of Curve: two hundred (200) feet;
11. Minimum Radius at Intersection: Twenty (20) feet right-of-way; thirty (30) feet pavement;
12. Minimum Tangent Length: One hundred (100) feet;
13. Minimum Sight Distance: one hundred-fifty (150) feet along street; seventy-five (75) feet across corner at intersection;
14. Culverts: To be constructed of steel or galvanized metal not less than twelve (12) inches in diameter and thirty (30) feet long. Driveway culverts should meet the above specifications, however, a minimum length of twenty (20) feet is permitted;
15. Sub-Base: To be constructed of approved gravel a minimum of two (2) feet deep where drainage is optimal. Greater depths will be needed under other soil and drainage conditions;
16. Base: To be constructed of at least six (6) inches of crushed gravel and rolled;
17. Surface Treatment: Surface must be stabilized. Minimal action (for dust control) will be double-surfaced with stone on oil. Black top or concrete may be required;

18. Fire Ponds: If ponds are necessary for fire protection, an access road of twenty (20) feet in width will be built to a town road made of the same materials as an approved town road;
19. Traffic Signs: All signs deemed necessary by the Town Highway Superintendent will be erected, as will guard rails and any other structures necessary to avoid hazards.
20. Final Inspection: By the Town Highway Superintendent and approved before the town will accept it for a town road.

c. Intersections with County Roads:

All proposed intersections between streets in a subdivision and any county highway shall be submitted to and approved by the Otsego County Highway Superintendent. All proposed intersections between streets in a subdivision and any state highway shall be submitted to and approved by the resident engineer of the New York State Department of Transportation.

d. Intersections:

No more than two (2) streets shall intersect or meet on any point. No street shall intersect or meet at any angle of less than seventy-five (75) degrees or more than one hundred twenty (120) degrees.

e. Street Improvements:

Streets shall be graded and improved with pavements, curbs and gutters, sidewalks, storm drainage facilities, water mains, sewers, street lights and signs, street trees, and fire hydrants, except where waivers may be requested, and the Planning Board may waive, subject to appropriate conditions, such improvements as it considers may be omitted without jeopardy to the public health, safety and general welfare. Pedestrian easements shall be improved as required by the Town Engineer. Such grading and improvements shall be approved as to design and specifications by the Town Highway Superintendent or Development Administrator.

f. Street Names:

All street names shall be shown on a preliminary plat or subdivision plat and shall be subject to approval by the Planning Board. Proposed street names shall be substantially different so as not to be confused in sound or spelling with present names.

g. Underground Utilities:

The Planning Board shall, wherever possible, require that underground utilities be placed in the street right-of-way between the paved roadway and street line to simplify location and repair of lines when they require attention. The subdivider shall install underground service connections to the property line of each lot within the subdivision for such required utilities before the street is paved. Where topography is such as to make impractical the inclusion of utilities within the street right-of-way, perpetual unobstructed easements at least twenty (20) feet in width shall be otherwise provided with satisfactory access to the street. Wherever possible, easements shall be continuous from block to block and shall present as few irregularities as possible. Such easement shall be cleared and graded where required.

h. Commercial Streets:

Paved rear service streets of not less than twenty (20) feet in width, or in lieu thereof, adequate off-street loading space, suitably surfaced, shall be provided in connection with lots designed for commercial use.

i. Watercourses:

Where a watercourse separates a proposed street from abutting property, provision shall be made for access to all lots by means of culverts or other structures of design approved by the Town Engineer. Where a subdivision is traversed by a watercourse, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way as required by the Town Engineer and in no case less than twenty (20) feet in width.

j. Debris and Waste:

No cut trees, stumps, timber, debris, junk, rubbish or other waste materials of any kind shall be buried under any proposed street.

k. School Bus Pickup Areas:

Where a subdivision contains or abuts a major or collector street, the Planning Board may require that the subdivider reserve, clear, grade, pave or otherwise improve an area of such size and location as will provide a safe and suitable place for use by children awaiting school buses. In general, the size of such area shall not be less than one hundred (100) square feet, and no dimension shall be less than ten (10) feet. Such area shall be included within the street right-of-way and shall be maintained by the holder of fee title to the street. The layout and design shall be subject to Planning Board approval.

Section 4.4 Drainage

a. Removal of Spring and Surface Water:

The subdivider may be required by the Planning Board to carry away by pipe or open ditch any spring or surface water that may exist either previous to or as a result of the subdivision. Such drainage facilities shall be located in the street

right-of-way where feasible or in perpetual unobstructed easements of appropriate width.

b. Accommodation of Upstream Drainage Areas:

A culvert or other drainage facility shall in each case be large enough to accommodate potential run-off from its entire upstream drainage area, whether inside or outside the subdivision. The Town Highway Superintendent or Development Administrator shall approve the design and size of the facility based on anticipated run-off from a "ten (10) year" storm under conditions of total potential development permitted by the zoning law in the watershed.

c. Direction of Drainage:

Drainage facilities proposed for any subdivision shall direct run-off into any established storm drain or into any existing natural stream channel and in no case shall drainage be directed onto any abutting property except within such drain or channel.

Section 4.5 Parks and Open Spaces

a. Recreation Areas Shown on Plats:

The Planning Board may require that sites of a character, extent and location suitable for the development of a park, playground or other recreational purpose be shown on the subdivision plat. Such areas shall be required for all cluster developments and may be required for any other proposed subdivision involving the creation of fifty (50) or more lots of any size or the creation of five (5) or more lots less than one half (1/2) acres in size. Except for cluster developments, required park, playground and recreation areas shall not exceed ten (10) percent of the total area of the subdivision and such areas may be dedicated to the town, subject to the acceptance by the Town Board. In lieu of dedication of such required park, playground and recreational areas may be held in common ownership among the purchasers of lots within the subdivision in accordance with the conditions specified for common open space for cluster developments.

b. Payment in Lieu of Dedication:

Where the Planning Board finds that land for park, playground or other recreational purpose cannot be properly located in a subdivision, or if in the opinion of the Planning Board, provision of such lands would result in areas too small or of insufficient layout to achieve the objective of providing recreational facilities for purchasers of lots within the subdivision, the Planning Board may require a payment in lieu of dedication in an amount not to exceed one hundred (100) dollars per lot. Moneys from such payments in lieu of dedication shall be held by the Town Board in a special Town Recreation Site Acquisition and Improvements Fund to be used for the purpose of acquisition or improvement of parks, playgrounds or recreational areas serving the general neighborhood in which the subdivision is located. Such money may also be used for the physical improvement of existing parks or recreation areas serving the general neighborhood in which the land shown on the plat is situated.

Section 4.6 Fire Protection and Emergency Access

a. Fire Protection:

Subdivisions containing twenty (20) or more lots or building sites or any number of lots for commercial or industrial development shall provide a supply of water for fire fighting purposes. This supply may be provided through fire hydrants connected to a community water supply system or by means of fire ponds. Such

hydrants and ponds shall conform to the following specifications and shall be acceptable to the chief of the fire department in whose district the subdivision is located.

1. Installation of fire hydrants shall be in conformity with all requirements of standard thread and not as specified by the New York Fire Insurance Rating Organization and the New York State Division of Fire Safety;
2. Fire ponds, tanks or other water storage facilities shall have a capacity of not less than thirty thousand (30,000) gallons plus two thousand (2,000) gallons for every lot or building site served. Said ponds, tanks or storage facilities shall be provided with a hydrant, the design and location of which is acceptable to the local fire chief;
3. Hydrants at any fire ponds, tanks or other water storage facilities or community water supply system shall be readily accessible from a street. Where such hydrants are located outside of any existing street right-of-way, access to such hydrants shall be provided by a twenty (20) foot wide right-of-way and a service drive of at least ten (10) feet in width. Such a service drive shall be of construction and design suitable for use by fire fighting equipment and shall be posted by a permanent sign restricting use to emergency vehicles only;
4. Hydrants or sources of water supply shall be located so that no buildable portion of a lot is located more than five hundred (500) feet from any such hydrant or source of water supply.

b. Emergency Access:

Where the physical arrangement of lots or building sites is such that emergency access would be unreasonably difficult in the opinion of the chief of the fire department in whose district the subdivision is located, the Planning Board may require that the subdivider provide for alternative means of emergency access.

c. Water Supply:

Fire hydrants and sources of water supply shall be capable of sustaining a flow of five hundred (500) gallons per minute for at least one (1) hour, except that where multiple family, commercial or industrial use of lots is anticipated, the chief of the fire department in whose district the subdivision is located may specify a higher minimum standard.

d. Maintenance:

When any fire hydrants, fire ponds or emergency access roads shall have been shown on a plat, the approval of said plat shall not constitute an acceptance by the town of such facilities or areas. The Planning Board shall require the plat to be endorsed with appropriate notes to this effect. The Planning Board may also require the filing of a written agreement between the applicant and the Town Board or other documents covering future deed and title, dedication and provision for the cost of grading, development, equipment and maintenance of such facilities or areas.

Section 4.7 Environmental Considerations

a. Preservation of Natural Features:

The Planning Board shall, wherever possible, establish the preservation of all natural features which add value to residential developments and to the community,

such as large trees or groves, water courses and falls, beaches, historic spots, vistas and similar irreplaceable assets.

1. A conscious effort shall be made to preserve all worthwhile trees and shrubs which exist on the site. On individual lots or parcels, care shall be taken to preserve selected trees to enhance the landscape treatment of the development.
2. Soil - Natural fertility of the soil shall be preserved by disturbing it as little as possible, and no topsoil shall be removed from the site.
3. Adherence to Public Health Law 1100-1107 Rules and Regulations for Protection From Contamination of the Public Water Supply of the Village of Cooperstown, County of Otsego. See Appendix A.

b. Flood Areas:

Land subject to serious or regular flooding shall not be subdivided for residential occupancy or for such other uses as may increase danger to life or property or aggravate the flood hazard, but such land may be used for such uses, subject to any zoning regulations, or in such a way that the flood danger to this property and other upstream or downstream properties will not be increased and periodic or occasional inundation will not be a substantial threat to life or property. The provisions of this section shall apply to all land falling within the 100 year flood limit as shown on maps prepared by the town and the Department of Housing and Urban Development as periodically amended. All development within these flood hazard areas shall be in accordance with applicable local regulations on record with the Town Clerk.

c. Steep Slopes:

Development of steep slope (over fifteen percent (15%)) sites will be conditionally acceptable only if there is no prudent or feasible alternative site, and erosion and sedimentation control measures are incorporated in the design, construction, and operation of the development according to standards set by the U.S. Soil Conservation Service.

d. Sediment Control:

The subdivider shall provide effective sediment control measures for planning and construction of subdivisions. Use of the following technical principles shall be applied as deemed appropriate by the County Soil and Water Conservation District:

1. The smallest practical area of land shall be exposed at any one time during the development;
2. When land is exposed during development, the exposure shall be kept to the shortest practical period of time;
3. Temporary vegetation and/or emulsion shall be used to protect critical areas exposed during development;
4. Sediment basins, debris basins, silting basins or silt traps shall be installed and maintained to remove sediment from run-off waters on land undergoing development;
5. Provision shall be made to effectively accommodate the increased run-off caused by changing soils and surface conditions during and after development;
6. Permanent final vegetation and structures should be installed as soon as practical in the development;
7. The development plan should be fitted to the type of topography and soils so as to create the least erosion potential;
8. Wherever feasible, natural vegetation should be retained and protected.

e. Performance Standards:

The interpretation and regulations of this Subdivision Regulation will be guided by the following performance criteria:

1. Will not result in undue water or air pollution;
2. Has sufficient water available for the reasonable foreseeable needs of the subdivision or development;
3. Will not cause unreasonable burden on an existing water supply, if one is to be utilized;
4. Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
5. Will not cause unreasonable highway congestion or unsafe condition with respect to use of the highway, existing or proposed.

Section 4.8 Cluster Development

a. Modification of Zoning Law:

The Planning Board may modify applicable provisions of the Zoning Law, if such exists, simultaneously with the approval of a subdivision plat, subject to the following conditions:

1. The subdivider desiring this modification shall notify the Planning Board of his intent when applying for sketch plan approval under Section 3.1 of these regulations;
2. The subdivider shall present a sketch plan consistent with all the criteria established by these regulations and the town zoning law. The Planning Board, before modifying these requirements, shall find that such modification would be consistent with the intent of these regulations, and, in the Planning Board's judgement, beneficial to the interests of the town and the neighborhood in which the subdivision is located;
3. The Planning Board, in reviewing any sketch plan for which modifications are not requested, may determine that the proposed subdivision should be considered as a cluster development pursuant to the design standards of these regulations;
4. The application of this procedure shall result in a permitted number of lots or dwelling units which, in the Planning Board's judgement, could be permitted if the land were subdivided in strict conformance with the zoning district in which the subdivision is to be located;
5. The application of this procedure shall be consistent with the design standards of these regulations. Subdivision plats for cluster developments shall be approved in the same manner and subject to the same procedural requirements as any other subdivision plat.

b. If the application of this procedure results in a plat showing lands made available for common open space, park or recreational areas, or public use, such lands shall be clearly identified and labeled on the subdivision plat and shall be subject to the following requirements for dedications, ownership or maintenance:

1. Lands shown as proposed for dedication shall be accepted by the Town Board or shall be held in ownership by a property owners' association subject to approval of the Town Attorney and Town Board;
2. The property owners' association shall be organized as one of the following:

a) A Homes Association approved by the Federal Housing Administration for mortgage insurance as a "Planned Unit Development";
b) A non-profit corporation, membership in which is automatic upon the purchase of any lot in the proposed subdivision, which shall gain title to all such common open space, park or recreational areas, or public use and which, once established, shall retain responsibility for the operation and maintenance of such areas;
c) The Town Attorney shall review and approve the articles of incorporation and character of any such association.

3. Where an owners' association fails to properly maintain any required open space, the town shall be authorized to enter and repair or maintain such areas and assess said owners for the cost thereof.

For the purpose of this subsection, "proper maintenance" may include the removal of brush and weeds, mowing of grass, removal of waste, refuse or garbage, or maintenance of workable drainage facilities. In areas designated as "unimproved", proper maintenance shall consist of keeping the area free of waste, refuse or garbage and prevention of any hazards to health;

c. In the case of a residential plat, the dwelling units may be, at the discretion of the Planning Board, in single family, two family or multi-family structures.

d. The provisions of this section shall not be deemed to authorize a change in the permissible use of land as provided in the town zoning law applicable to such lands as may be included in the proposed subdivision.

e. Upon filing of the subdivision plat with the Otsego County Clerk, the subdivider shall file a copy with the town clerk who shall make an appropriate note or reference thereto on the town zoning map, if such exists.

ARTICLE 5 INSPECTIONS AND ENFORCEMENT

Section 5.1 Inspections

a. Notification by Developer:

All permanent improvements, as herein defined, shall require an inspection by the Town Highway Superintendent or Development Administrator. The owner, developer or his agent shall inform the Town Highway Superintendent or Development Administrator at least twenty-four (24) hours before such inspection is required and shall not conceal, cover, hide or in any way render invisible any portion of a permanent improvement until such inspection has been made and approved.

b. Street Inspection:

All street grades and methods of construction shall require inspection before acceptance of same for future maintenance. The street inspection shall be conducted by the Town Highway Superintendent or Development Administrator.

c. Failure to Inspect:

If the Town Highway Superintendent or Development Administrator does not carry out the inspection of required improvements during construction, the subdivider or the bonding company shall not in any way be relieved of its responsibilities.

Section 5.2 Enforcement

a. Penalties:

Any violation of the regulations shall be an offense punishable by a fine not to exceed five hundred (500) dollars or by imprisonment of a term not to exceed six (6) months or both. Each week's continued violation shall constitute a separate additional violation.

b. Remedies:

If any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or if any building, structure or land is used in violation of these regulations, any appropriate action or proceeding, whether by legal process or otherwise, may be instituted or taken in addition to other remedies provided by law to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use; to restrain, correct or abate such violation; to prevent the occupancy of said building, structure or land; or to prevent any illegal act, conduct, business or use in or about such property.

c. Complaints:

Whenever a violation of these regulations occurs, any person may file a complaint in regard thereto. All such complaints must be in writing and shall be filed with the Town Clerk, who shall properly record such complaint and immediately cause an investigation of any report thereon.

ARTICLE 6 WAIVERS

Section 6.1 Waivers

Where the Planning Board finds that extraordinary and unnecessary hardships may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured, provided that such waivers will not have the effect of nullifying the intent and purpose of the master plan or the zoning law, if such exists. In granting waivers, the Planning Board shall require such conditions as will, in its judgement, secure substantially the objectives of the standards or requirements so waived.

ARTICLE 7 AMENDMENTS, SEPARABILITY AND EFFECTIVE DATE

Section 7.1 Amendments

These regulations may be amended from time to time by the Planning Board after a public hearing. If approved by the Planning Board, such amendments shall be reviewed and approved by the Town Board before becoming effective.

Section 7.2 Separability

Should any section or provision of the regulations contained herein or as amended hereafter be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the regulations as a whole or any part thereof other than the part so declared to be invalid.

Section 7.3 Effective Date

These regulations shall be effective on the 10th day of October, 1986.

TOWN OF _____

_____ Minor Subdivision Date _____
_____ Major Subdivision
_____ Application No.

A request of the Town Planning Board to review this Pre-application submittal for the subdivision entitled _____ .

Owner _____ Subdivider _____
Address _____ Address _____
_____ _____
Phone No. _____ Phone No. _____

Professional Engineer/Licensed Land Surveyor:

Name _____
Title _____
Address _____
_____
Phone No. _____

Sketch Plan Attached yes/no Acreage _____

Location _____ Proposed No. of Lots _____
_____
_____ Tax Map Number(s) _____
_____ _____

Adjoining Owners _____
_____

Description of Utilities:

Means of Sewage Disposal _____
Method of Water Supply _____

Approximate Range of Topography:

0-5% slope _____ amount in area
5-15% slope _____ amount in area
15%+ slope _____ amount in area

Existing Land Uses _____

Results of Percolation Tests _____
_____
_____

Are any waivers from the Subdivision Regulations requested: _____
If yes, describe _____
_____
_____

_____ _____
Signature Title

Section 8.4 Preliminary Plat Application Form - Subdivision Regulations

TOWN OF _____

Application No. _____ Date _____

Subdivision Name _____ Owner _____

_____ Address _____

Location _____ _____

The following revisions and/or additions have been made in compliance with the Planning Board's recommendations following review of the Pre-application submittal: _____

_____

_____

Proposed Street Names _____

_____

Types of Drainage Structures _____

Types of Utilities:

Sewer _____ Gas Mains _____

Water _____ Power Lines _____

Test Hole Information Available yes/no

Amount of Public/Park Lands or Open Space _____ acres

Lot Dimensions: min. _____ max. _____

The undersigned hereby requests approval by the Planning Board of the above identified preliminary subdivision plat.

_____ _____

Signature Title

Maps Attached:

_____ Key Map
_____ Storm Drainage
_____ Sewage Disposal Plan
_____ Water Supply
_____ Underground Utilities
_____ Street Layout
_____ Topographic Map

Date Rec'd. _____
Fee Rec'd. _____
Date Ref'd. CPB _____
Date of Hearing _____
Date of Action _____
Action _____

Section 8.5 Final Plat Application Form - Subdivision Regulations

TOWN OF _____

Application No. _____ Date _____

_____ Minor Subdivision

_____ Major Subdivision

Subdivision Name _____ Owner _____

_____ Address _____

Location _____ _____

The following revisions and/or additions have been made in compliance with the Planning Board's recommendations following review of the Pre-application /Preliminary Plat submittal: _____

_____

_____

Types of Drainage Structures _____

Types of Utilities:

Sewer _____ Gas Mains _____

Water _____ Power Lines _____

Test Home Information Available yes/no

Lot Dimensions: min. _____ max. _____

Required Bond Amount _____

The undersigned hereby requests approval by the Planning Board of the above identified final subdivision plat.

_____ _____

Signature Title

Maps Attached:

_____ Key Map

_____ Storm Drainage

_____ Sewage Disposal Plan

_____ Water Supply

_____ Underground Utilities

_____ Street Layout

_____ Topographic Map

Date Rec'd. _____

Fee Rec'd. _____

Bond Rec'd. _____

Date Ref'd. CPB _____

Date of Hearing _____

Date of Action _____

Action _____

Exhibit M

Town of Springfield

Local Law # 2 of 2017

ZONING LAW

OTSEGO COUNTY, NEW YORK

2025 Local Law # 2 Amendments to Local Law # 2 of 2017 Zoning Article 3 Districts and District Map Section 3.10 Buildings and Structures, and Article 6 Agricultural- Residential (AR) District Regulations Section 6.5, and
Article 7 Lake District Section 7.1 Applicability, and Article 10 Additional Developmental Standards Section 10.7, and Appendix B Lot area dimensions,

2025 Local Law# 4
Industrial Wind Energy Facilities Law Town of Springfield Additions to Article 2, Section 2.2 Definitions, and Article 3 Section 3.6 Prohibited Uses, amendments of Local Law # 2 2017 Zoning

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25 Railroad Avenue*
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Cooperstown, NY 13326
**service not accepted*

RECEIVED
JUL 03 2017
OTSEGO COUNTY
PLANNING & SOLID WASTE DEPT

June 28, 2017

Ms. Karen Sullivan
Otsego County Planning Department
197 Main Street
Cooperstown, NY 13326

Dear Karen:

Enclosed is the adopted Town of Springfield Zoning Law and Notice of Final Action.

Very truly yours,

Michelle L. Kennedy

Encs.

ZONING LAW FOR THE TOWN OF SPRINGFIELD

ARTICLE 1 TITLE, ENACTMENT, AND PURPOSE

Section 1.1 Title

This Local Law shall be known and may be cited as "The Town of Springfield Zoning Law, Otsego County, New York," adopted as Local Law No. ___ of 2017.

Section 1.2 Enactment

Be it enacted by the Town Board of the Town of Springfield, Otsego County, New York as follows: This Zoning Law is adopted and enacted pursuant to the power and authority granted by the New York State Constitution, Article IX, Municipal Home Rule Law of the State of New York, Articles 2 and 3, Statute of Local Governments, Article 2, the Town Law of the State of New York, Article 16, Environmental Conservation Law Articles 17 and 27, and New York State Public Health Law §228(2) in conformance with the Comprehensive Plan for the Town of Springfield.

Section 1.3 Purpose

This Zoning Law is created in accordance with, and as a means to implement the adopted Town of Springfield Comprehensive Plan to protect and promote public health, safety, and general welfare of the Town. This Law is designed to encourage sustainable economic development and the creation of employment and business opportunities for the residents of the Town. By careful land use planning, economic growth can be achieved in a manner compatible with other objectives of the Comprehensive Plan. Additionally, this Law is intended to carry out the following purposes:

1. To provide for orderly economic growth while protecting the health and safety of citizens and visitors, the quality of the environment, and the historical and natural character of the Town.

2. To maintain the rural, small town, and scenic character of Springfield.

3. To protect environmental resources including drinking water, watersheds, Otsego Lake, streams, and wetlands.

4. To ensure that new development and infrastructure are rural in scale and to facilitate the adequate provision of transportation, water, sewage, schools, and other public requirements.

5. To encourage a mix of uses in hamlets that are consistent with the traditional building forms and patterns located there.

6. To promote a mix of residences, home based businesses, agricultural activities and small scale businesses outside the hamlets that are consistent with the rural character and environment of Springfield.

7. To promote agricultural activities and protect farmlands.

8. To allow for small business development, business diversity, and technology-based and low-impact businesses scaled to fit into Springfield.

9. To provide for recreational facilities and open spaces for public and private use.

10. To protect Springfield's community character, including historic and cultural resources, scenic views, and rural landscapes.

11. To establish fair and equitable procedures for administration and effective enforcement of this Law.

ARTICLE 2 DEFINITIONS

Section 2.1 Meaning of Words

Except where specifically defined by this article, all words used in this Law shall carry their customary meanings. Words used in the present tense include the future, and the singular includes the plural; the word "lot" includes the words "plot" and "parcel"; the term "shall" is always mandatory; and the word "used" or "occupied" as applied to any land or building shall be considered as though followed by the words "as intended, arranged or designed to be used or occupied."

Section 2.2 Definitions

Access: Entrance way for vehicles to leave or enter a property or lot from a public highway or private road.

Accessory Structure, Building or Use: A secondary structure or use on the same lot in the same ownership which is associated with principal use or structure, and which is incidental and subordinate to the principal use or structure. An accessory structure or building is a detached subordinate building on a lot, the use of which is customarily incidental to that of the main or principal building.

Addition: A room or rooms added to a building.

Agriculture: The land and on-farm buildings, equipment, manure processing and handling facilities and practices which contribute to the production, preparation and maixyiu`irketing of crops, livestock and livestock products as a commercial enterprise as defined in AML Article 25-AA, Section 301.

Agricultural Data Statement: an identification of farm operations located within five hundred feet of the boundary of property upon which an action requiring municipal review and approval by the planning board is proposed, as provided in section three hundred five-a of Article 25-AA of the New York State Agriculture and Markets law.

Agricultural District: That portion of the Town of Springfield that is included in the New York State Certified Agricultural District established as per State Agriculture and Markets Law 25-AA.

Agricultural Structure: A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation, but used in the raising, growing or storage of agricultural products by a farmer engaged in a farming operation including but not limited to barns, sheds, poultry houses and other buildings and equipment on the premises used directly and solely for agricultural purposes.

Agricultural Use, Animals: The use of land for raising, harvesting, selling, or feeding, including but not limited to, grazing, breeding, managing, selling, or producing livestock, poultry, fur-bearing animals or honeybees, or by dairying and the sale of dairy products, or by any combination thereof. It also includes the use of land for stabling or training equines, including, but not limited to providing riding lessons, training clinics, and schooling shows, including other on-farm niche marketing promotions. Slaughterhouses, meat-packing facilities, hide tanning operations, and operations which utilize animals in research shall not be considered an animal agricultural use.

Alteration, Structural: To change or rearrange the walls, roof, ceiling, floors, supporting beams, columns or other structural parts; interior plan or layout, the exterior architectural features; the exit facilities of a structure; or the relocation of a building from one location to another. Does not include the expansion of a structure or a use.

Animal Hospital/Services: A place where animals are given medical care and the boarding of animals is limited to short-term care incidental to the hospital use.

Applicant: The person(s), corporation, agency or other legal entity responsible for submitting site plan or special use applications for review and approval by the Planning Board or variance application for review and approval by the Zoning Board of Appeals.

Aquifer: A geologic formation, group of formations or part of a formation capable of storing or transmitting and yielding ground water to wells or springs.

Area, Building: The total area on a horizontal plane at the main grade level of the principal building and all accessory buildings exclusive of uncovered porches, terraces, and steps.

Area, Lot: The total area contained within the property lines of an individual parcel of land, excluding any area within an existing street right-of-way.

Bar/Tavern: Premises used primarily for the sale or dispensing of liquor by the drink for on-site consumption and where food may be available for consumption on the premises as accessory to the principal use.

Bed and Breakfast: An owner-occupied residential building also used for renting accommodations to transient, fee-paying guests, and providing not more than one (1) meal daily to guests only. Not more than ten (10) rooms may be let.

Billboards: A sign or structure which directs attention to an idea, product, business activity, service or entertainment which is conducted, sold, or offered elsewhere than upon the lot on which such sign is situated.

Boarding House: A building, other than a hotel, containing a general kitchen and a general dining room, in which at least three but not more than six sleeping rooms are offered for rent, with or without meals. A lodging house, tourist house or rooming house shall be deemed a boarding house.

Boat Hoist: A structure typically mounted in alongside a dock or pier used to lift a boat out of the water for temporary storage.

Boathouse: A structure with direct access to a navigable body of water (1) which is used for the storage of boats and associated equipment and (2) which does not have bathroom or kitchen facilities and is not designed or used for lodging or residency.

Buffer Area: An undeveloped part of a property or an entire property specifically intended to separate and thus minimize the effects of a land use activity (e.g. noise, dust, visibility, glare etc.) on adjacent properties.

Building Height: The vertical distance measured from the mean elevation of the proposed finished grade at the front entrance of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs and to the median height between eaves and ridges for gable, hip and gambrel roofs.

Building, principal: A building in which is conducted the main or principal use of the lot on which said building is situated.

Building: Any structure having a roof supported by columns, or by walls, and intended for the shelter, housing or enclosure of persons, animals or chattel.

Camp, Summer: A location where campers spend all or part of the summer between Memorial Day and Labor Day during the daytime or overnight living in tents, barracks, or dormitories, participating in organized activities, sports and arts and crafts, and usually eating together in a central dining facility.

Car Repair: A building or portion of a building arranged, intended or designed to be used for making repairs to motor vehicles, their mechanical systems and their body structure, including painting.

Car Sales: A building and/or area arranged, intended or designed to be used for the rental, lease, sale and/or resale of motor vehicles, new or used.

Car Wash: Any building or premises or portions thereof used for washing automobiles. This may include automatic or semiautomatic application of cleaner, brushes, rinse water and heat for drying.

Cell Tower (also known as Telecommunication Tower): Any structure or facility which supports one or more antennas capable of receiving and/or transmitting radio, television, cellular, paging, personal communication services, or microwave communications, but excluding those used exclusively for fire, police and other dispatch communications, or exclusively for private radio and television reception and private citizens band, amateur radio and other similar communications that do not exceed height limitations addressed in the Town Zoning Law. It includes free-standing towers, guyed towers and mono-poles.

Change of Use: The change of use or occupancy of land, or building, structures, or other improvements on land, from either residential, commercial or industrial to one of the other uses, or change in the nature, substance or intensity of the same use including, but not limited to, changes in use which require the issuance of a Certification of Occupancy pursuant to the New York State Building and Fire Code. Any use that substantially differs from the previous use of a building or land. Chapter 3 (Use and Occupancy Classification) of the Building Code of the New York State shall be used to define uses that are not specifically defined in this local law. Change of occupancy or change of ownership shall not be construed as a change of use.

Church or Place of Worship: A building or structure or groups of buildings or structures, which by design and construction are primarily intended for the conducting of organized religious services and accessory uses associated therewith.

Commercial Slippage Site: any slippage that is leased, whether privately or publicly. For the purposes of this Law any slippage site that leases space to more than three (3) vessels shall be considered a Commercial Slippage Site.

Comprehensive Plan: A long-range plan intended to guide the growth and development of the Town of Springfield which includes inventory and analysis leading to recommendations for the Town's land use, future economic development, agriculture, housing, recreation and open space, transportation, community facilities, and community design, all related to the Town's goals and objectives for these elements and adopted pursuant to New York Town Law Section 272-a.

Condominium: Multiple housing units that are individually owned, but that share land and infrastructure. They can be in the form of a multi-family house, multi-unit apartment building or town houses. Ownership is shared and attendant responsibilities for the provision, maintenance and/or repair of common internal facilities, utilities, services, exterior building surfaces, land, landscaping and other outdoor facilities are shared.

Consistent in Size and Scale: Conveys the Town's intent that new development be similar to existing development in terms of size, height, bulk, intensity and aesthetics to its surroundings. New and modified structures should match the context established by neighboring buildings.

Contamination: The degradation of natural water quality as a result of human activities to the extent that its usefulness is impaired.

Convenience Store: A one-story retail store containing less than 4,000 square feet of gross floor area that is designed and stocked primarily to sell food, beverages and household supplies to customers who purchase only a relatively few items. Such establishments may include the retail sale of gasoline, oil and other automotive fluids, although no repairs or servicing of vehicles is permitted.

Conversion: A change in use or occupancy of a dwelling by alteration or by other reorganization as to increase the number of families or dwelling units in a structure.

Country Inn: A building or group of buildings for no more than 25 sleeping units, whether detached or in connected units, used as individual sleeping units designed primarily for transient automobile travelers and providing for accessory off-street parking facilities. The term does not include boardinghouses.

Cultural Facility: Establishments such as performing arts centers, museums, art galleries, botanical parks, theaters, or other structures promoting natural, historic, education or cultural interests.

Curb-cut: A defined opening to provide vehicular access from a public highway to a lot or property.

Customary: Used as "commonly associated with."

Cut and Fill: A portion of land surface or area from which earth has been removed or will be removed by excavation and then the earth is moved and deposited to fill in another location.

Day Care: See Family Day Care.

DEC: New York State Department of Environmental Conservation.

Deck: A floor like platform not extending over the water and not closer than 10 feet from the shoreline.

Density: The number of residential and non-residential structures allowed per acre. It is not the same as minimum lot size. Also the number of individuals, families, dwelling units, households, or housing structures per unit of land.

Development Rights: The right of a landowner to develop property based on a community's land use regulations.

Disposal: The abandonment, discharge, deposit, injection, dumping, spilling, leaking, or placing by any other means of any solid waste, petroleum, radioactive material, hazardous substance, hazardous waste, or aqueous carried waste into or onto land or a surface water body.

Dock (Pier): A temporary (seasonal) linear structure built out into the water for lake access, a landing place for boats.

Drainage: A system of swales, ditches, and culverts, catch-basins, and piping to convey storm-water runoff to retention areas and stabilized discharge points.

Driveway: Private entrance drive privately owned and maintained, and not meant for use by the general public, which commonly leads to a single principal use.

Dwelling, Multiple Family: A building, portion of a building, or group of buildings on one lot each containing three (3) or more dwelling units and designed or used for occupancy by three (3) or more families living independently of each other. A multiple family dwelling includes townhouses, apartments, and condominium units. Multi-family dwellings shall be considered a commercial use and subject to site plan review.

Dwelling, Single: Family Detached: A residential dwelling unit designed for occupancy by one family and having no party wall in common with another building or unit.

Dwelling, Townhouse: A building divided vertically and consisting of three or more attached dwelling units, each of which has a separate entrance from an outside yard area. Townhouses are regulated as a multi-family dwelling.

Dwelling, Two-Family: A building on a single lot designed exclusively for two dwelling units, each of which is totally separated from the other by a wall, ceiling, or floor, except for a common stairwell and occupied exclusively as a home or residence for only two (2) families. Two-family dwelling units shall not be considered townhouses or multi-family dwellings.

Dwelling: A completely self-contained residential unit for permanent habitation by one family only, and containing one or more rooms and facilities for living including cooking, sleeping, and sanitary needs.

Easement: The right to use the land of another, obtained through the purchase or other acquisition of use rights from a landowner, for a special purpose consistent with the property's current use.

Egress: Access from a property leading onto a public highway or private road.

Environment: All external conditions and influences in an area including geology, water resources, air quality, plants and animals, agricultural resources, aesthetic resources, historic resources, open space resources, recreational, cultural, and municipal resources, road and transportation systems, visual character and community character.

Environmental Assessment Form (EAF): A form, prescribed by NYS DEC used to determine whether a project will have significant environmental impacts.

Environmental Impact Statement (EIS): A document prepared pursuant to SEQRA, subsequent to a determination of potential adverse impacts that examines the existing and developed environment, and identifies and presents impacts, mitigation measures and alternatives.

Equipment Storage: Any location or structure used for the storage of equipment (machinery and related hardware, etc.)

Erosion Control: Use of re-seeding, re-vegetation, placement of mulch or artificial matting or rip rap or other methods to prevent soil erosion.

Erosion: The wearing away of surface soils by action of wind or water.

Family Day Care: Any program or facility licensed by the State of New York Office of Children and Family Services and which has a program caring for children of any age for more than three hours per day per child in which child day care is provided in a private residence for three to six children as per New York State Social Services Law § 390.

Family: A group of individuals not necessarily related by blood, marriage, adoption, or guardianship living together in a dwelling unit as a single housekeeping unit.

Farm Stand: An on-farm, temporary structure used for the display and sale of farm products, and not more than 400 square feet in size.

Farm Worker Housing: an accessory apartment used to house farm workers on an agricultural operation located within a certified New York State Agricultural District.

Flood, 100-Year: The highest level of flood that, on the average, is likely to occur once every 100 years (i.e., that has a 1% chance of occurring each year).

Floodplain or Flood Prone Area: A land area adjoining a river, stream, watercourse, or lake, which is likely to be flooded.

Footprint: The amount of space or the outline of a building on the ground, measured in square feet, taken up on the ground by a structure. A building footprint measurement does not include the square footage of multiple floors of a structure.

Forestry/Logging: The operation of timber tracts, tree farms, forest nurseries, the gathering of forest products or the performing of forest services.

Frontage: That part of a property bounded by either a public or private road.

Fuel Storage: A commercial facility designed for the bulk keeping, and distribution in above-ground containers of any fuel material in liquid, gaseous, powder or pellet form, including but not limited to gasoline, propane, diesel, kerosene, fuel oil, or natural gas. A gas station for fueling direct to cars or trucks shall not be considered a fuel storage or distribution facility.

Gasoline Station: An area of land, including structures thereon, or any building or part thereof, that is used primarily for the sale and direct delivery to the motor vehicle of gasoline or any other motor vehicle fuel or oil and other lubricating, washing, (which does not require mechanical equipment) or otherwise servicing motor vehicles, but not

including auto body work, welding, or painting.

Generic Environmental Impact Statement on the Capacities of the Cooperstown Region – An environmental impact statement prepared pursuant to 6 NYCRR Part 617 of the New York State Environmental Conservation Law to examine current conditions of the Cooperstown area and that identifies locations that have environmental sensitivities and limitations for land use and analyzes the area's capacity for future development.

Glare: The effect produced by brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

Golf Course, Driving Range, Mini-Golf: Premises having no fewer than nine holes improved with tees, greens, fairways, and hazards for playing the game of golf, including driving ranges and miniature golf. Accessory structures and buildings may include a clubhouse, locker room, food stand, restaurant, banquet or conference rooms, but does not include overnight accommodations.

Grading: The leveling of land for site development purposes including construction of roads, building construction, drainage areas and parking.

Gravel Quarry: The excavation or extraction of overburden, earth, sand, gravel, stone, quarry material, clay, loam, humus, top soil or other earth material; the preparation and processing of minerals, including any activities or processes or parts thereof for the extraction or removal of minerals from their original location and the preparation, washing, cleaning, crushing, stockpiling or other processing of such materials at the mine location so as to make them suitable for commercial, industrial, or construction use; exclusive of manufacturing processes, at the mine location; the removal of such materials through sale or exchange, or for commercial, industrial or municipal use; and the disposition of overburden, tailings and waste at the mine location. *Mining* shall not include the excavation, removal and disposition of minerals from construction projects, exclusive of the creation of water bodies, or excavations in aid of agricultural activities.

Greenhouse, nursery, or garden shop: a structure where plants are cultivated and sold for retail or wholesale purposes.

Groundwater: Water below the land surface in a saturated zone of soil or rock. This includes perched water separated from the main body of groundwater by an unsaturated zone.

Group Day Care: Any program or facility licensed by the State of New York Office of Children and Family Services; a program caring for children for more than three (3) hours per day per child in which child day care is provided in a private residence for seven (7) to ten (10) children of all ages, including not more than four (4) children under two (2) years of age or up to twelve (12) children where all of such children are over two (2) years of age. Refer to New York State Social Services Law § 390.

Group homes: A dwelling unit or part thereof in which, for compensation, lodging, meals and care are provided to persons with disabilities or special needs; counseling and financial services may be offered.

Habitat: The place occupied by an organism, population, or community. It is the physical part of the environment in which an organism finds its home, and includes the sum total of all the environmental conditions present in the specific place occupied by an organism.

Hamlet: a populated area within a town that is not part of an incorporated village. Characterized by more densely situated homes and sometimes, small businesses,

surrounded by area farms and open space.

Hazardous Substance: Any substance listed as a hazardous substance in 6 NYCRR Part 597, Hazardous Substance List, or a mixture thereof. In general, a hazardous substance means any substance which: (1) because of its quantity, concentration, or physical, chemical, or infectious characteristics poses a significant hazard to human health or safety if improperly treated, stored, transported, disposed of, or otherwise managed; (2) poses a present or potential hazard to the environment when improperly treated, stored, transported, disposed of, or otherwise managed; (3) because of its toxicity or concentration within biological chains, presents a demonstrated threat to biological life cycles when released into the environment.

Hazardous Waste: A waste, or combination of wastes, which are identified or listed as hazardous pursuant to 6 NYCRR Part 371, Identification and Listing of Hazardous Wastes. Hazardous wastes include but are not limited to petroleum products, organic chemical solvents, heavy metal sludges, acids with a pH less than or equal to 2.0, alkalies with a pH greater than or equal to 12.5, radioactive substances, pathological or infectious wastes, or any material exhibiting the characteristics of ignitability, corrosivity, reactivity, or fails the Toxicity Characteristic Leaching Procedure (TCLP).

Heavy Industry: Any use or activity, which generates significant volumes of smoke, odors, noise, or other polluting wastes and is not compatible with other uses in the Town of Springfield. Examples of "heavy industry" which are intended to be included in this definition are: chemical manufacturing; exploration for natural gas; extraction of natural gas; natural gas processing facilities (as defined elsewhere in this Law) and/or compressor stations; exploration for crude oil; extraction of crude oil; oil refineries; coal mining; coal processing; and steel manufacturing. It is expressly stated that the foregoing examples are not intended to be exhaustive and shall not be construed to limit the meaning, scope or application of this definition or to limit the application of this definition solely to the activities identified in the examples. Generic examples of uses not intended to be included in the definition of "heavy industry" are: milk processing plants; dairy farms; office and communications uses; garment factories; woodworking and cabinet shops; automobile repair shops; wineries and breweries; warehouses; equipment repair and maintenance facilities; helipads; parking lots and parking garages; light manufacturing or light industrial facilities (as defined elsewhere in this Law); agriculture; and surface gravel and sand mining. It is expressly stated that the foregoing examples are not intended to be exhaustive and shall not be construed to limit the meaning, scope or application of this definition or to limit the application of this definition solely to those activities identified in the examples.

Historic Character or Traditional Character: Describes the qualities and attributes of Springfield's physical and visual landscape that embody the events, traditions and personalities of its past. Historic character describes the unique architectural variety, style and scale of our Community, including color, proportion, form, and architectural detail. However, the physical layout of the Community, its landscape patterns, the pre-automobile network of roads, and other elements also contribute to historic character. Among these elements are active agricultural operations with low density residential development interspersed with denser population centers such as the hamlets, roads and windbreaks lined with old mature trees, stone walls, deep rural setbacks, and small/irregular field or pasture dimensions.

Home Occupation: A business activity resulting in a product or service for financial gain, conducted wholly or partly in a dwelling unit or accessory structure which is clearly secondary to the use of the dwelling for living purposes and does not change the residential character of the dwelling unit or vicinity or have any exterior evidence of such

secondary use other than a sign. Such unit or accessory structure shall not employ more than three people.

Homeowner's Association: an organization of homeowners residing within a particular development whose major purpose is to manage, preserve, fund, repair and maintain common areas and infrastructure for the benefit of the property owners who are members of the association.

Hotel/Motel: Commercial overnight sleeping accommodations, consisting of a building or group of buildings for more than 25 sleeping rooms, but not to exceed 36 sleeping rooms. Additional accessory services may be included such as restaurants, meeting rooms, entertainment and recreational facilities.

Impervious Surface: Any man-made material, such as pavement used in parking lots or driveways, or any building or other structure on a lot, that does not allow precipitation and melted snow to penetrate into the soil. It is the surface area of land (measured in square feet) covered by all structures and artificial surfaces, including all roofed over areas, decks, patios, cantilevered units, walkways and drives potentially impacting natural precipitation and runoff on a lot or parcel of land.

Important Aesthetic Features: Denotes elements of architecture and landscape that have been identified by the community as significant to the local quality of life and sense of place. They may be specific elements such as structures, scenic roads, parks, waterways, crossroads, and stone walls; or they may be more diffuse resources such as open spaces, formal/informal historic districts, and scenic views. These can include historic structures and landscapes, country roads, agricultural fields and operations, views of hills and mountains, streams and wetlands, and the hamlet areas.

Ingress: Access from a public highway or private road leading into a lot or property.

Kennel, Commercial: Any place at which there are kept four (4) or more dogs more than four (4) months of age or any number of dogs that are kept for the primary purpose of sale or for the boarding, care or breeding for which a fee is charged or paid.

Land Use Activity: The occupation, use and/ or maintenance of land or any building, structure or other improvement on land.

Land Use Enforcement Officer: The person authorized to enforce this local law.

Landowner: The legal or beneficial owner of land, including those holding the right to purchase or lease the land, or any other person holding proprietary rights in the land.

Light Manufacturing, Assembly, and Light Industrial Operations: A facility or use which does not produce high volumes of polluting wastes, is compatible with other uses in its surrounding area or neighborhood, does not require heavy, noisy or otherwise objectionable machinery or transporting equipment, and in addition, meets one of the following descriptions:

i. Light Manufacturing. A use involving the manufacture of a product, subject to compliance with any other applicable ordinances, laws or regulations, in one of the following categories:

- Food and beverage production, including but not limited to such uses as a dairy processing plant, bakery, and bottling plant.
- Apparel and other textile products.

- Furniture and fixtures.
- Printing and publishing.
- Electrical and electronic machinery and equipment.
- Metal fabrication.
- Mail order distribution center.
- Warehousing ancillary to the authorized use.

ii. Light Industrial. A facility which manufactures, designs, assembles, or processes a product for wholesale or retail sale.

Lodging: See Hotel, motel and country inn.

Long Lake protocols for property line extensions: Lot line extensions along linear shoreline extended perpendicular to the axis of the lake.

Lot Coverage: The percentage of the lot area covered by the combined area of all buildings, structures, parking areas, or other impervious surfaces on the lot.

Lot Depth: The average distance of a lot measured from the front lot line to the rear lot line.

Lot Line: The established division line between different parcels or property.

Lot, Corner: A lot which has an interior angle of less than 135° at the intersection of two street lines. A lot abutting upon a curved street shall be considered a corner lot if the tangents to the curve at the points of intersection of the side lot lines intersect at an interior angle of less than 135°.

Lot: A parcel of land, separately recorded in the Otsego County Clerk's office, or separately depicted on the Town Real Property Assessment Map whose boundaries are established by some legal instrument, such as recorded deed or map, and which is recognized as a separate, legal entity for the purposes of transfer of title. Whenever two or more principal buildings are located on a single lot, the area devoted to each principal building together with its accessory buildings and uses, yards and open spaces, shall be considered as a separate lot for the purpose of this Law.

Manufactured Home (Modular, Panelized, and Double-wide or Multi-Sectional Home): A factory-manufactured dwelling unit built on or after June 15, 1976, and conforming to the requirements of the Department of Housing and Urban Development (HUD), Manufactured Home Construction and Safety Standards, 24 DFR Part 3208, 4/1/93, transportable in one or more sections, which in the traveling mode, is 8 feet (2438mm) or more in width or 40 feet (12192 mm) or more in length or, when erected on site, is 320 square feet (29.7sq m) minimum, constructed on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning and electrical systems contained therein. The term "manufactured home: shall also include any structure that meets all of the requirements of this definition except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Federal Department of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Act of 1974, as amended. The term "manufactured home" shall not include any travel trailers or any self-propelled recreational vehicle.

Mineral: Any naturally formed, usually inorganic, solid material located on or below the surface of the earth including but not limited to architectural stone, gem stones,

limestone, granite, ore, bluestone, clay, gravel and sand. Peat and topsoil are also considered to be minerals.

Mobile Home: A factory-manufactured dwelling unit built prior to June 15, 1976, with or without a label certifying compliance with NFPA, ANSI or a specific state standard, transportable in one or more sections, which in the traveling mode, is 8 feet (2438mm) or more in width or 40 feet (12192mm) or more in length, or, when erected on site, is 320 square feet (29.7sq m) minimum, constructed on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. The term "mobile home" shall not include travel trailers or any self-propelled recreational vehicle.

Motor Vehicle and Equipment Repair: Any building, premises, and land, in which vehicles are maintained, serviced, repaired, or painted.

Natural Gas Exploration, Extraction, or Processing: The exploration for natural gas, the extraction of natural gas from the ground regardless of the extraction method used, and/or the processing of natural gas. This definition shall specifically include, but not be limited to, the extraction method commonly known as hydraulic fracturing. This definition shall also be construed to encompass and include any activity or use of land, which facilitates or supports natural gas exploration, extraction, or processing. Examples of activities or uses of land expressly intended to be included in this definition are set forth below:

- Drilling and/or installation of a new well, regardless of well type;
- Development of a well operations site and associated structures and infrastructure;
- Mixing, storage, treatment, and/or disposal of chemicals, wastewater, proppant or other materials used for, or in connection in any way with, the exploration for or extraction of natural gas;
- Parking, standing and/or storage of any type of vehicle, equipment, and/or materials used for, or in connection in any way with, the exploration for or extraction of natural gas;
- Installation and/or use of pipes, conduits or other material transport or gathering equipment or systems used for, or in connection in any way with, the exploration for or extraction of natural gas.

It is expressly stated that the foregoing examples are not intended to be exhaustive and shall not be construed to limit the meaning, scope or application of this definition or to limit the application of this definition solely to those activities identified in the examples.

New Construction: the act of constructing a physical structure or part of a physical structure (including, but not limited to an addition).

Noise, Nuisance: An undesired audible sound that interferes with the enjoyment and use of property. For purposes of this Law a decibel level exceeding 70 dB measured at the property boundary shall be a nuisance noise.

Non-Conforming Building: A building or structure existing at the time of the enactment of this Law or as a result of amendments thereto, which do not conform to this Law.

Non-Conforming Lot: A lot, the area dimensions, or location of which was lawful prior to the adoption, revision, or amendment of this Law but fails by reason of such adoption, revision, or amendment to confirm to the present requirements of the land use district.

Non-Conforming Use: A use which does not conform to the applicable use regulations for the district in which said use is located after the enactment or amendment of this local law and/or which did not conform to the applicable use regulations for the district in which said use was located under the local law that this local law supersedes or amends.

Nursery School: A school designed to provide daytime care or instruction for two or more children from two to five years of age, inclusive, and operated on a regular basis.

Nursing Home: A long-term facility or distinct part of a facility licensed or approved as a nursing home, infirmary unit of a home for the aged, long-term care facility, or intermediate care facility.

NWI: National Wetlands Inventory: a nationwide system of wetlands inventory and mapping.

Off Premise Sign: A sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.

Off Street Parking: Area provided for parking not in any public or private road.

Office, General and Professional: Premises available for the transaction of general business but excluding retail, unless internet only, and manufacturing uses. It is a place or establishment used for the organizational or administrative aspects of a trade or used in the conduct of a business and not involving the manufacture, large-scale storage, display or direct retail sale of goods unless internet only. This includes, but is not limited to health and social services clinic or office and internet only retail business.

Open Space: Land left in a natural state for conservation and agricultural purposes or for scenic purposes, devoted to the preservation of distinctive ecological, physical, visual, architectural, historic, geologic or botanic sites. It shall also mean land left in a natural state and devoted to active or passive recreation. The term shall not include land that is paved, used for the storage, parking or circulation of automobiles, or occupied by any structure except agricultural buildings.

Outdoor Storage: The holding or safekeeping of goods in a warehouse or other depository to await the happening of some future event or contingency which will call for the removal of the goods.

Overlay District: A land use district that encompasses one or more underlying districts and that imposes additional requirements above that required by the underlying district. Overlay districts deal with special situations that are not appropriate to a specific land use district or apply to several districts.

Parcel of Land: Any area of land described by deed or other written indenture capable of being recorded pursuant to the Laws of the State of New York. Should such a deed or written indenture combine descriptions of more than one area of land, whether they are adjoining or separate, each separately defined area of land shall be a parcel of land. Contiguous areas under the same ownership even though conveyed by separate deeds shall be considered one parcel for planning purposes.

Parent Parcel: any parcel in existence at the date of establishment of the Town of Springfield Subdivision Regulations: 6 October 1986, thereafter, any parcel that has remained undivided for 20 years.

Parking Space: An area reserved for the parking of a motor vehicle.

Peak Hours of Operation: The busiest hours of operation in an average 24-hour period of a non- residential use, which may represent the time of heaviest production or of customer or employee traffic, depending on the nature of the use.

Permitted Use: Any use allowed in a land use district and subject to the restrictions applicable to that land use district and which no review by the Planning Board is required. However, a building permit issued by the Building Inspector may be required.

Person: Any individual, group of individuals, partnership, firm, corporation, association, or other legal entity.

Personal Service Shop or Store: A place wherein intellectual or manual work is performed by a service provider for a customer including, but not limited to a barber shop, beauty shop or spa.

Pesticide: Any substance or mixture of substances intended for preventing, destroying, repelling, or mitigating any insects, rodents, fungi, weeds, or other form of plant or animal life or viruses, except viruses on or in living matter or other animal; and any substance or mixture of substances intended for use as a plant regulator, defoliant, or desiccant. These substances include but are not limited to: herbicides, fungicides, insecticides, and rodenticides.

Petroleum: Any petroleum-based oil of any kind which is liquid at 20 degrees Celsius under atmospheric pressure and has been refined, re-refined, or otherwise processed for the purpose of: 1) being burned to produce heat or energy; 2) as a motor fuel or lubricant; or 3) in the operation of hydraulic equipment.

Pier: A permanent dock.

Planning Board: a board appointed by the Town Of Springfield Town Board pursuant to Article 16 of the New York State Town Law and whose principal duties shall generally include review and deciding about site plans, special use permits, subdivision applications, reviewing and recommending about matters relevant to the Town Comprehensive Plan, Local Law, and other town regulations, as well as any other powers granted to it pursuant to the Town of Springfield local laws.

Pollution: The presence in the environment of human-induced conditions or contaminants in quantities or characteristics which are or may be injurious to human, plant, or animal life or to property.

Porch: A covered deck projecting out from a principal building, attached to or adjacent to it and commonly enclosed, in part. If larger than an entranceway, commonly used as living space.

Preliminary Plat: An initial map or plan, with supporting documentation, showing the proposed layout of a subdivision or site plan that is submitted for preliminary approval by the Planning Board.

Prime Soils: Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is available for these uses. It has the combination of soil properties, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner if it is treated and managed according to acceptable farming methods. In general,

prime farmland has an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, an acceptable level of acidity or alkalinity, an acceptable content of salt or sodium, and few or no rocks. Its soils are permeable to water and air. Prime farmland is not excessively eroded or saturated with water for long periods of time, and it either does not flood frequently during the growing season or is protected from flooding.

Principal Building or Structure: A building in which is conducted the principal use of the lot on which it is located.

Principal Use: The main use of a lot or structure.

Public Assembly: Any area where large numbers of individuals collect to participate or to observe programs of participation. The most common include, but are not limited to auditoriums, stadium, gymnasiums, field houses, theater, banquet rooms, or comparable facilities.

Public Utility/Substation: A closely regulated enterprise with a franchise for providing to the public a utility service deemed necessary to the public health, safety, and welfare including all uses deemed to be a public utility by New York State. Other uses may be a public utility if it provides a service that is essential to the public health, safety and general welfare, is regulated by a government agency, is granted an exclusive or near exclusive franchise for a specific geographic area, and is required to provide service to all who apply within their franchised area.

Radioactive Material: Any material in any form that emits radiation spontaneously, excluding those radioactive materials or devices containing radioactive materials which are exempt from licensing and regulatory control pursuant to regulations of the New York State Department of Labor or the United States Nuclear Regulatory Commission.

Ramp: An included plane serving as a way between different grades or levels; also, a sloping construction serving to slide boats into or out of the water.

Raft: A deck-like structure designed to float on the surface of the water, anchored to the bottom, commonly used for recreational purposes.

Reconstruction: Rebuilding a structure or system to approach the original size and scale, on or near the original location on the lot, while not increasing the size of the structural footprint.

Rebuilding or repairing damaged or decayed portions of a structure or system to meet Code requirements.

Recreational Vehicle: A vehicular-type portable structure without permanent foundation that can be towed, hauled, or driven and is primarily designed as a temporary living accommodation for recreational and camping purposes. Recreational vehicles include, but are not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes.

Research Laboratory: A building or group of buildings, in which are located facilities for scientific research, investigation, experimentation, or testing where products are not manufactured, serviced, repaired, displayed, or sold.

Residential Use: The use of a parcel, which is primarily used for human habitation in a one or two family dwelling.

Restaurant: Any structure having as a principal use the preparation and dispensing of foods and beverages for consumption on the premises, whether food is served upon order or taken by self- service and where there are no facilities for drive-through service.

Retail Store and Shop: Traditional establishments, such as florists, lumber and hardware stores, pharmacies, grocery stores, convenience stores, stationary stores, book stores, video-rental stores, clothing stores, department stores, shoe stores, antique stores, etc., that sells goods or merchandise to the general public for personal or household consumption.

Ridge Top or Ridgeline: The long, narrow crest or horizontal line of hills or mountains, usually at the highest elevation.

Road, Right-of-Way: An area defined by a boundary which provides for road construction, maintenance, improvement, and/or widening.

Road: A vehicular access way either currently designated as a Town, County or State Road, or any private platted access way, built to town requirements.

Roof Line: The highest portion of the outside top covering of a building or structure. Flat roofs also have a roof line even when there is no pitch and the surface of the roof is generally parallel to the ground.

Round Lake protocols for property line extensions: Lot line extensions along curved shorelines (e.g. the ends of Otsego Lake) extended towards the center of the shoreline arc creating pie shaped lake segments.

Runoff: Surface water that flows onto, within, and/or off of the site area.

School/Educational/Training Facility, Public or Private: A building or part thereof which is designed, constructed, or used for instruction or education including, but is not limited to elementary, parochial, private, secondary or vocational schools. It shall also mean a business organized to operate for a profit, or an organization that operates not-for-profit offering instruction and training in a trade, service or art.

Screening: Vegetation, fencing, or earthen materials used to block visibility toward and/or away from a site, or used to lessen noise impacts from a particular site or from adjacent land uses.

Sediment: Soils or other surficial materials transported by surface water as a product of erosion. Sedimentation occurs when there is a deposition of sediment and silt in drainage-ways, watercourses and water bodies, which may result in pollution, murkiness, accumulation, and blockage.

Senior Citizen Housing: Multifamily housing designed for people over 60 years of age. This includes adult retirement community, assisted living facility, continuing care retirement community, and retirement community types of structures.

Sensitive Environmental Features and Areas: Refers to natural resource locations that have a high potential for significant damage or degradation from direct or cumulative impacts arising from new development or shifts in existing land uses. Some sensitive environmental features and areas have been inventoried, mapped or identified as being locally, regionally, nationally or globally significant for its rarity and/or degree of vulnerability. Typical examples include but are not limited to: wetlands, streams/river

corridors, steep slopes, floodplains, highly erodible soils, and aquifer recharge and discharge areas, and habitats of rare or endangered species.

Separation Distance: Distance between the two closest points of reference between two facilities, structures, uses or properties (e.g. the distance between an on-site septic system absorption field and a well).

Septage: The contents of a septic tank, cesspool, or other individual wastewater treatment work, which receives domestic sewage wastes.

Septic System: A on-site sewage disposal system (designed as a simple gravity or alternative system), which consists of a septic tank and septic field, in which waste material is distributed through a network of title fields following a process in the septic tank where solids are settled out of the waste.

SEQRA Review (State Environmental Quality Review): Review of an application according to the provisions of the State Environmental Quality Review Act, 6 NYCRR, Part 617 (Statutory Authority: Environmental Conservation Law, Section 8-0113), which incorporates the consideration of environmental, social and economic factors into the planning, review and decision-making processes of state, county and local government agencies.

Service Trade Establishment: Construction, building trades and/or maintenance businesses, are conducted on the premises, the operation takes place wholly within one principal or accessory building that does not exceed 3000 square feet and those aspects of the occupation which exceed a home occupation in intensity of use are conducted off the premises. If the Service Trade Establishment is situated within a dwelling used as a residence, the Service Trade Establishment may only occupy up to 3000 square feet of total floor area, but the total square footage of the residence may exceed 3000 square feet.

Setback: Distance from a property line, the edge of a right-of-way, or waterway.

Sewage: The combination of human and household waste with water, which is discharged to the home plumbing system.

Sewer: Any pipe or conduit used to collect and carry away sewage or stormwater runoff from the generating source to treatment plants. A sewer system is devised for the collection, treatment, and disposal of sewage of multiple dwellings and may be privately or publicly operated.

Shared Access Way: A means of physical approach for vehicular or pedestrian traffic into or out of a location that is shared and used by one or more different parcels of land.

Shore Station: A permanent shoreline base for a temporary dock, approximating the width of the dock, not extending over the water.

Sight Distance: The length of an unobstructed view from a particular access point to the farther visible point of reference on a roadway. Used in this Law as a reference for unobstructed road visibility.

Sign, Directly Illuminated: Any sign designed to give forth any artificial light directly (or through any transparent or translucent material) from a source of light connected with such sign.

Sign, Freestanding: A sign that is attached to, erected on or supported by some structure such as a pole, mast, frame, or other structure that is not itself an integral part of or attached to a building or other structure having a principal function other than the support of the sign.

Sign, Height of: The distance from the ground level, measured from the mid-point of the base of the sign, to the top of the sign.

Sign, Indirectly Illuminated: A sign illuminated with a light so shielded that no direct rays there from are visible elsewhere than on a plot where such illumination occurs. If such illumination is thus, visible, such sign shall be deemed to be a directly illuminated sign.

Sign, Temporary: A sign that advertises or gives direction to a business or activity that will terminate in seven (7) days.

Sign: A name, identification, description, display, or illustration, or any other visual display which is affixed to or painted or represented directly or indirectly upon a building, structure, or piece of land which directs attention to an object, product, place, activity, person, institution, organization or business. However, a sign shall not include any display of official court or public office notices or any official traffic control devices nor shall it include the flag emblem or insignia of a nation, state, municipality, school, or religious group.

Site Plan: A rendering, drawing, or sketch prepared to specifications and containing necessary elements, as set forth in this Law, which shows the arrangement, layout and design of the proposed use of a single parcel of land as shown on said plan.

Sketch Map: Conceptual maps, renderings, and supportive data describing the project proposed by the applicant for the initial review. May be used by the applicant as the basis for preparing the site plans for Planning Board review.

Slaughterhouse: A fixed or permanent facility in which animals are slaughtered for food consumption.

Slippage: A dock, pier, hoist, anchored device, or any such object to which a navigable vessel is secured for the purposes of temporary or permanent storage in or above the water.

Slope: The vertical distance, in feet, between the highest elevation of a lot or development and the lowest elevation of a lot or development, divided by the horizontal difference between these two elevations, in feet, said horizontal distance ordinarily to be the natural course of stormwater runoff.

Soils of Statewide Importance: This is land, in addition to prime and unique farmlands, that is of statewide importance for the production of food, feed, fiber, forage, and oil seed crops. Criteria for defining and delineating this land are determined by New York State. Generally, additional farmlands of statewide importance include those that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce as high a yield as prime farmlands, if conditions are favorable.

Solid Waste: Material as defined in 6 NYCRR Part 360, including any garbage, refuse, sludge from a wastewater treatment plant, water supply treatment plant, or air pollution control facility and other discarded materials including solid, liquid, semi-solid, or

contained gaseous material, resulting from industrial, commercial, mining and agricultural operations, and from community activities, but not including solid or dissolved materials in domestic sewage, or solid or dissolved materials in irrigation return flows or industrial discharges that are point sources subject to permit. Discarded materials that are being beneficially used pursuant to 6 NYCRR Part 360-1.15 is not considered solid waste.

SPDES General Permit for Construction Activities GP-O2-01: A permit under the New York State Pollutant Discharge Elimination System (SPDES) issued to developers of construction activities to regulate disturbance of one or more acres of land.

Special Use Permit: A land use which is deemed permissible within a given land use district or districts, but which may have the potential to exhibit characteristics or create impacts incompatible with the purposes of such district.

Stabilization: The use of practices that prevent exposed soil from eroding.

Stacking Lanes: Off- street temporary parking space specifically provided for vehicles to park behind one another while waiting for drive-up customer assistance. This type of parking is required for bank window tellers, fast food restaurants, cash wash bays, etc.

Start of Construction: The initiation of any physical alteration of the property, excluding planning and design, during any phase of a project and shall include land preparation, such as clearing, grading and filling, installation of roads, excavation for a basement, footings, foundations, or the erection of temporary forms. Start of construction also includes any work for which a valid building permit is required.

Steep Slope: Land areas where the slope exceeds 15%.

Stop Work Order: Issued by the Land Use Enforcement Officer or the Code Enforcement Officer for nonconformance of this Law or the New York State Building Code.

Storage: The holding or safekeeping of goods in a warehouse or other depository to await the happening of some future event or contingency, which will call for the removal of the goods.

Stormwater Pollution Prevention Plan (SWPPP): a plan for controlling stormwater runoff and pollutants from a site during and after construction activities.

Stormwater Runoff: flow on the surface of the ground, resulting from precipitation. Stormwater: Rainwater, surface runoff, snowmelt and drainage.

Stream: Perennial and intermittent water courses identified through site inspection and US Geological Survey maps. Perennial streams are those depicted on a USGS map with a solid blue line. Intermittent streams are those depicted on a USGS map with a dotted blue line.

Street Tree: A tree growing or planted along a road.

Structure: Anything constructed or built, any edifice or building of any kind, which requires location on the ground or is attached to something having a location on the ground, including, but without limitation, swimming pools, covered patios, towers, poles, sheds, signs, tanks, etc., except outdoor areas such as paved areas and walkways.

Subdivision Review: A process where the Planning Board reviews and approves all new lots to be created in the town.

Substantial Construction (or Substantively Commenced): Any land use activity in which the lot has been cleared, graded, and the buildings foundation and structure initiated.

Surface Waters of the State of New York: Lakes, bays, sounds, ponds, impounding reservoirs, springs, wells, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic ocean within the territorial seas of the State of New York and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters that do not combine or effect a junction with natural surface or underground waters), which are wholly or partially within or bordering the state or within its jurisdiction. Storm sewers and waste treatment systems, including treatment ponds or lagoons which also meet the criteria of this definition are not waters of the state. This exclusion applies only to man-made bodies of water, which neither were originally created in waters of the state (such as a disposal area in wetlands) nor resulted from impoundment of waters of the state.

Swimming Pool: A water-filled enclosure, permanently constructed or portable, having a depth of more than 18 inches below the level of the surrounding land, or an above-surface pool, having a depth of more than 30 inches, designed, used, and maintained for swimming and bathing.

Telecommunication Tower: A structure or location designed or intended to be used, or used to support antennae. This includes, without limitation, free-standing towers, guyed towers, monopoles, structures such as a church steeple, silo, water tower, sign or other structures intended to mitigate the visual impact of an antenna or the functional equivalent or such, while serving to support antennae. It is a structure intended for transmitting and/or receiving radio, television, cellular, paging, personal telecommunications services or microwave telecommunications. A telecommunications tower or transmitting/receiving facilities shall be public utility structures for the purposes of this Law.

Temporary Living Quarters: A manufactured home, mobile home, camping trailer, recreational vehicle, or motor home being used as a temporary residence for: (a) a farm worker who is earning a substantial portion of his/her livelihood from the farm on which the temporary dwelling is located; (b) as a temporary residence while the landowner's permanent home is being constructed or repaired; (c) where required for transient highway repairmen or other public purposes, or (d) any other occupancy of less than 30 consecutive days or 60 total days per year.

Use, Accessory: A use or structure which is incidental but associated with the principal use such as a separate garage or shed, fencing, and recreational facilities (e.g. pool, tennis court, etc.).

Use, Principal: The specific purpose for which land or a building is designed, arranged or intended or for which it is or may be occupied or maintained.

Variance, Area: A variance from the area and bulk requirements or supplementary regulations of a related character (such as amount, size, location of design or access, off-street parking, landscaping, signs) to authorize on a specific lot a permitted use which could not feasibly be established without relief from one or more of the dimensional requirements pertaining to the district.

Variance, Use: A variance from the use regulations to allow the establishment on a specific lot of a use otherwise prohibited in the district.

Vegetation: Indigenous or introduced trees, shrubs, vines, ground covers, and herbaceous materials.

Veterinary Hospital: A place where animals are given medical care and the boarding of animals is limited to short-term care incidental to the hospital use.

Visual Impact Analysis: A process used to analyze the visibility of a project, structure, building, or use from a variety of points or locations. NYS DEC publishes guidance documents that outline procedures for conducting such an analysis.

Warehouse: A building or part of a building for storing of goods, wares, and merchandise, and that can be used by either public or private entities for storage.

Water, Surface: Water contained in streams, rivers, ponds, wet areas, lakes, and other water-bodies and watercourses, or that drains across land.

Waterbody: Any natural or artificial pond, lake, reservoir, or other area which usually or intermittently contains water and which has a discernible shoreline.

Watercourse: a permanent or intermittent channel or streambed or other body of water, either natural or man-made, which gathers or carries surface water, connecting with other surface waters on a watershed or drainage basin:

i. Rivers, streams, brooks and waterways, which are delineated on the most recent edition of the United States Geological Survey topographic maps of the Town.
ii. Any other streams, brooks and waterways containing running water for a total of at least three (3) months a year.
iii. Lakes, ponds, marshes, swamps, bogs, natural springs and all other bodies of water, natural or artificial, which are fed by or have discharge to another wetland, waterbody or watercourse.
Water, Ground: Water that infiltrates into the ground, accumulating and saturating the spaces in earth material.

Watershed: The area which is a drainage basin for a particular freshwater body.

Wetlands: lands and waters which meet the definition provided in ECL Part 664.2 and have an area of at least 12.4 acres (approximately 5 hectares) or, if smaller, have unusual local importance as determined by the Commissioner pursuant to Section 24-0301(l) of the Act. Wetlands shall also mean those areas that are inundated or saturated at a frequency and duration sufficient to support, and that under normal circumstances to support, a prevalence of vegetation typically adapted for life in saturated conditions pursuant to Section 404 of the Clean Water Act.

Wholesale Trade Business: Establishments or places of business primarily engaged in selling merchandise to other businesses, including retailers, industrial, commercial, institutional, or professional business users, other wholesalers, or acting as agents, or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

Wind Tower, Commercial: A wind energy conversion system consisting of a wind

turbine, a tower, and associated control or conversion electronics, which has a rated capacity of more than 100 kW and which is intended to primarily generate power off-site for inclusion in the larger electrical grid.

Refer to Local Law #4 of 2025 Section 5.

Wind Tower, Personal: A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity of not more than 100 kW and which is intended to primarily generate power for on-site use. When used in connection with a "farm operation" as such is defined in Section 301, subdivision 11 of the New York State Agriculture and Markets Law (NYSAML), a personal wind tower is considered an on-farm building and is further defined as a single wind turbine designed solely for on-site power consumption as governed by the NYSAML and/or Section 66-l of the New York State Public Service Law.

Wind Tower Height: The height from original grade of the land to the highest point of any part of the wind turbine including the top of the blade when it is in the vertical position.

ARTICLE 3 DISTRICTS AND DISTRICT MAP

Section 3.1 Districts

The Town of Springfield is hereby divided into the following classes of districts:

HC	Hamlet-Commercial
AR	Agricultural-Residential
L	Lake
R-20	US Route 20 Commercial Zone Overlay District

Section 3.2 District Map

The aforesaid districts are bounded and defined as shown on a map entitled "Zoning Law Map of the Town of Springfield," included in **Appendix A**, adopted and duly certified by the Town Clerk, which map accompanies and with all explanatory matter thereon is hereby made a part of this Law.

Section 3.3 Purposes of Districts

Hamlet-Commercial (HC) – To allow for a mix of higher density residential and small scale retail, service and commercial uses designed in a manner that reflects the traditional scale, density and character found in Springfield, East Springfield, and Springfield Center.

Agricultural-Residential (AR) – To allow for agriculture, low-density residential development, and small scale business. To allow for a variety of retail, service and commercial uses that require more space than other locations in hamlets in a manner that promotes compatibility and consistency with the environment, scale, design, and character of the Town of Springfield.

Lake (L) – To allow for limited development near Otsego Lake while protecting the lake and surrounding environment's visual and environmental quality and character.

US Route 20 Commercial Zone Overlay District (R-20) – To protect the scenic byway while allowing commercial development consistent in scale, design, and character with the rural environment and historic hamlets.

Section 3.4 Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of any land use district shown on the Land Use Map, the following rules shall apply:

a. Boundaries shown following the center lines of streets, highways, or railroad tracks shall be construed to follow such lines. These boundaries shall be automatically adjusted if a centerline is moved a maximum distance of fifty (50) feet.

b. Boundaries of land use districts shown following existing Town boundary lines, property lines, or lot lines shall be construed to coincide with those existing boundary, property or lot lines as of the date of approval of this Zoning Law.

c. For boundaries dividing a single lot under single or joint ownership of record at the time such district line is established, the regulations for the less restricted portion of such lot shall extend not more than thirty (30) feet into the more restricted portion.

d. Where overlay district boundaries, if applicable, are based on natural features such as steep slopes, contour lines, soil types or ecological communities, such boundaries may be more precisely established through field investigation by a qualified professional such as an engineer, geologist, soil scientist, ecologist or other similarly trained person. Any costs associated with such field investigation shall be borne by the applicant or landowner.

e. Boundaries on the Land Use Map are based on Otsego County Tax Maps; if found to be inaccurate, the Town of Springfield Town Board shall have the final decision.

Section 3.5 Permitted Land Uses

Only one use is permitted per lot; however, more than one principal dwelling may be situated on a lot under single ownership provided that the minimum area requirements are separately met for each principal dwelling and any accessory structures.

Land uses are permitted in one of two ways as follows:

Permitted by Right: A use in this category that complies with the standards of this Law requires no further review or approval. However, issuance of a building permit under the New York State Building Codes or other local, regional, county, or state permits may be required.

Subject to Special Use Permit: A use in this category is permitted only upon the issuance of a special use permit and site plan approval by the Planning Board in accordance with Section 9. Such a use existing on the date of enactment of this Zoning Law and which was legally approved under any prior law shall be considered as if it were permitted by right and no further approvals shall be required. However, prior to the expansion of an existing use that would otherwise require a special use permit, a special use permit and site plan must be approved. All uses requiring a special use permit must also receive site plan approval as per Section 8.

Section 3.6 Prohibited Uses

All land uses not permitted by right or subject to a special use permit shall be considered prohibited uses in the Town of Springfield. Additionally, the Town of Springfield previously enacted a local law that prohibited Heavy Industry (Local Law #1 of 2011). The prohibition within

that Local Law continues through this Zoning Law and is hereby incorporated into this Local Law in its entirety by reference. All activities related to heavy industry shall be prohibited from all districts in the Town of Springfield because they may impact wetlands, lakes, streams, groundwater resources, public drinking supplies, public roads, historic landscapes, agriculture, small town character, and the area's tourism and recreational-based economy. Impacts related to heavy industry that Springfield seeks to avoid include, but are not limited to contaminated water supplies, air pollution, traffic congestion, deterioration of roads and bridges, noise, introduction of industrial uses into non-industrial areas, human and animal illness, and incompatible changes to the rural character of Town. All "Industrial Wind Energy Facilities" and "Wind Tower, Commercial" uses are prohibited in the Town. Any development that meets the definition of "Industrial Wind Energy Facilities" or Wind Tower, Commercial" shall be prohibited from all districts in the Town of Springfield. L.L. # 4 2025 Sec 5

Section 3.7 Change of Use

Any change of a use to another use that is permitted by right (P) and without a special use permit shall not require approval from the Planning Board. Any change of use to a use permitted only with special use permit approval shall follow all standards and procedures of Sections 9.1 and 9.2 (Site Plan Approval and Special Use Permits).

Section 3.8 Lot Area, Setbacks and Other Dimensions

Dimension Table. The table, presented in Appendix B and hereby incorporated into and made part of this Law, establishes the lot size, setbacks and other dimensional requirements for all lots and buildings in the Town of Springfield. These minimum requirements may be increased or decreased by other provisions of this Law.

Section 3.9 Height and Height Exceptions

No building or structure shall block or unreasonably impede the view of existing neighboring buildings. The height limitations, as shown on Appendix B (Lot Area Dimensions) shall not apply to the following structures:

a. Church spires, silos, belfries, cupolas and domes not used for human occupancy; residential chimneys, ventilators, skylights, water tanks, bulkheads and other necessary mechanical appurtenances usually carried above the roof level; parapet walls or cornices; non-commercial radio or television receiving antennas, public utility transmission towers or cable; agricultural structures in an agricultural district.

Section 3.10 Buildings and Structures: In all zoning districts, the following shall apply:

This section added by Local Law #2 2025

a. All exterior surfaces must be kept in good repair, free from peeling paint, broken windows, and structural deterioration.

b. All buildings or structures which are structurally unsafe, dangerous, unsanitary, a fire hazard, or not provided with adequate egress or which in relation to existing use constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment are severally, for the purpose of this section, unsafe buildings. All such unsafe buildings are hereby declared to be illegal and shall be abated by repair and rehabilitation or by demolition and removal in accordance with the procedures of the Hamlet/Commercial District Maintenance Law, Local Law No. 1 of 2025.

ARTICLE 4 APPLICATION OF REGULATIONS

Section 4.1 General Application

Except for farm buildings or farm structures and as herein provided, no building, structure or land shall hereafter be used or occupied and no building or structure, or parts thereof, shall be erected, relocated, extended, enlarged, or altered except in conformity with the permitted use, height, minimum area, setbacks and off-street parking regulations specified for the district in which it is located.

Section 4.2 Required Lot Area and Yards Cannot Be Reduced

No lot area shall be reduced or diminished so that the yards or other open spaces thereon shall be smaller than prescribed by this Law, nor shall the density of population be increased in any manner except in conformity with area regulations herein established. If, at the time of adoption of this Law (or of any amendment thereof increasing the area or open space requirements), the lot area or required open spaces are less than the minimum required by this Law, such area or open space shall not be further reduced.

Section 4.3 Duplicate "Credit" for Yards Not Allowed

No yard provided on one lot for the purpose of complying with the provisions of this Law shall be considered as providing a yard required on any other lot unless the lots are contiguous and under common ownership and the minimum area requirements are separately met for each principal use.

Section 4.4 Interpretation, Conflict With Other Laws

In their interpretation and application, the provisions of this Law shall be held to be minimum requirements, adopted for the protection of the public health, morals, safety, or the general welfare. Whenever the requirements of this Law are at variance with the requirements of any other lawfully adopted laws, rules, regulations, or ordinances, the most restrictive, or that imposing the higher standards, shall govern.

Section 4.5 State Environmental Quality Review (SEQR)

All site plans, special permits and use variances require, at a minimum, the completion of an environmental assessment form to comply with Article 8, Part 617 of Title 6 of the New York State Code of Rules and Regulations ("SEQRA") unless the proposed action qualifies as a Type II action under SEQRA. Said forms shall be completed as required of the applicant and presented to the Land Use Enforcement Officer with the application for the Planning Board and/or Zoning Board of Appeals as part of the application process.

Section 4.6 Right to Farm

No provision of this Law shall be interpreted, administered or enforced in a manner that restricts agricultural structures and farming practices occurring on land that lies within a Certified Agricultural District pursuant to Article 25-AA of the New York State Agriculture and Markets Law.

ARTICLE 5 HAMLET-COMMERCIAL DISTRICT REGULATIONS

New uses, except for agricultural businesses in agricultural districts, shall be compatible with the existing traditional hamlet-style neighborhoods. Structures should be of the same scale, design, and layout of existing buildings and should be consistent with the small town nature of the hamlet(s).

Hamlet/Commercial District Maintenance Law, adopted as Local Law No. 1 of 2025. is a amendment to this Zoning Law

Section 5.1 Permitted and Special Permitted Uses

Permitted by Right:

One and two family dwellings, including manufactured homes, modular, panelized, and double-wide sectional structures, but not mobile homes
Home Occupations
Bed and Breakfast
Accessory Apartment
Accessory Structures and Uses commonly associated with permitted principal use
Wind Towers, Personal Use Only
Farm-stands
Nursery
Farmers' and Artisans' Market
Agriculture and Aquaculture
Service Trade Establishment

Subject to Special Use Permit:

General and Professional Offices
Government Offices and Facilities
Churches and Places of Worship
Boarding House
Country Inn
Health and Social Services Clinic or Office
Retail Store
Personal Service Shop or Store
Restaurant
Nursery School, Day Care or Preschool, not as part of a Home Occupation
School/Educational/Training Facility, Public or Private
Cultural Facility
Skilled Nursing Home
Senior Citizen Housing
Group Home

ARTICLE 6 AGRICULTURAL-RESIDENTIAL (AR) DISTRICT REGULATIONS

Section 6.1 Agricultural Buffers.

The Planning Board may require that buffers be established between any existing farm and new non-farm use to reduce the exposure of non-farm uses to odors, noise, and other potential nuisances associated with the agricultural operation and to protect the agricultural operation from potential complaints related to the same. Such buffers may consist of vegetative screening, woodlands, vegetated berms, or natural topographic features. Buffer size may be required to be larger depending upon the type of agriculture or farm use adjacent to the non-farm use, the topography and the proposed design and planting of such buffer. It shall be the responsibility of the non-farm applicant, subject to approval by the Planning Board, to provide an effective buffer that will reasonably protect adjacent non-farm areas from agricultural procedures.

Section 6.2 Agricultural Data Statement.

Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring Town review and approval by the Town Board, Planning Board, or Board of Appeals that would occur on property within a certified New York State Agricultural District containing a farm operation, or on property with boundaries within five hundred (500) feet of a farm operation located in an Agricultural District, shall include an agricultural data statement.

a. The reviewing board shall evaluate and consider the agricultural data statement in its review of the possible impacts of the proposed project upon the functioning of farm operations within the agricultural district and notify those identified farm operators prior to any public hearing scheduled for that proposal.

b. The reviewing board shall evaluate the impact of the proposal on the ability of adjacent farms to continue operation. This review can include, but is not limited to questions related to access to adjacent farmlands, whether changes in roads or traffic will allow for continued travel of agricultural equipment, or whether the proposal will prevent significant lands from being used for farming in the future.

Section 6.3 Non-Agricultural Land Disturbances.

All subdivisions within the AR and HC districts shall be platted to preserve the maximum amount of active farmlands, prime farmland soils and soils of statewide importance for continued agricultural use as practical. Non-agricultural land disturbances shall, to the greatest extent practical be located as follows:

a. On the least fertile soils for agricultural uses and in a manner which permits access to active agricultural land.

b. Within any woodland contained within the parcel, or along the far edges of open fields adjacent to any woodland, to reduce impact on agricultural operations and to enable new construction to be visually absorbed by natural landscape features.

Section 6.4 Exemptions.

The following exemptions from the provisions of this Zoning Law shall apply to land and buildings being used for farm operations:

a. There shall be no height limits on agricultural structures, including but not limited to barns, silos, grain bins, and fences, as well as equipment related to such structures, as long as they are being used in a manner that is part of the farm operation.

b. Agricultural structures shall be exempt from the maximum lot coverage requirements.

c. Except where noted in Section 6.5, agricultural structures and practices shall not require Special Use Permits and Site Plan approvals.

Section 6.5 Permitted and Special Permitted Uses

Permitted by Right:

One and two family dwellings, including manufactured, modular, panelized, single-wide and double-wide sectional structures
Home Occupations
Bed and Breakfast
Accessory Apartment
Accessory Structures and Uses commonly associated with permitted principal use
Wind Towers, Personal Use
Farm-stands
Nursery
Farmers' and Artisans' Market
Agriculture and Aquaculture
Churches and Places of Worship
Government Offices and Facilities
Service Trade Establishment

Subject to Special Use Permit:

Multi-Family Dwelling
Conversion of Existing Structure into Multiple Dwelling
Boarding House
Country Inn
Senior Citizens Housing
Skilled Nursing Home
Group Home
Nursery School, Day Care or Preschool, not as part of a Home Occupation
School/Educational/Training Facility, Public or Private
Cultural Facility
General and Professional Offices (not to exceed 6,000 sq ft unless in an existing building)
Winery
Brewery
Horse Stable or Riding Academy (must have 200 ft setbacks and 10 acre minimum area)
Forestry/Logging (must have 200 ft setbacks and 10 acre minimum area)
Sawmill (must have 200 ft setbacks and 10 acre minimum area)
Gravel Quarrying (must have 200 ft setbacks and 10 acre minimum area)
Veterinary Hospital, Animal Services
Commercial Boarding Kennel
Health and Social Services Clinic or Office
Light Manufacturing and Assembling (not to exceed 10,000 sq ft unless in an existing building)
Retail Store/Shop (not to exceed 6,000 sq ft unless in an existing building)
Motor Vehicle/Equipment Repair Shop (not to exceed 10,000 sq ft unless in an existing building)
Restaurant (not to exceed 6,000 sq ft unless in an existing building)
Hotel (minimum 10 acres for each 10,000 sq ft or fractional part thereof)
Motel (minimum 10 acres for each 10,000 sq ft or fractional part thereof)
Solar Panels (Farm)
Telecommunication Tower added by Local Law #2 of 2025

ARTICLE 7 LAKE DISTRICT

Section 7.1 Applicability.

These regulations shall apply to all property fronting on Otsego Lake, those properties that have deeded and/or contractual access rights to Otsego Lake, and properties that visually and environmentally impact Otsego Lake. *State of New York Navigation Law Section 1. Subdivision 2 of section 46-a as amended by chapter 569 of the laws of 2021,is amended as it relates to regulations to restrict docks, boathouses and mooring on Otsego Lake Town of Springfield signed into Law by Governor CHAP. 507 11/22/2024, The Town of Springfield may adopt, amend and enforce local laws, rules and regulations not inconsistent with the laws of this state or the United States, with respect to the restriction and regulation of the manner of construction and location of boathouses, moorings and docks in any waters within or bounding the respective municipality to a distance of fifteen hundred feet from the shoreline. Added by Local Law # 2 2025*

Section 7.2. Application of Regulations and Non-Conforming Uses.

Only one principal use and one principal building per lot shall be permitted within the Lake District however, more than one principal dwelling may be situated on a lot under single ownership provided that the minimum area requirements are separately met for each principal dwelling and any accessory structures. Uses permitted by right may be situated on any parcel within the Lake District in conformity with the provisions of this Law; however, uses permitted by right and related structures are subject to Site Plan Review under Section 9.1 of this Law.

All lots, buildings and uses of land or buildings existing as of 1987, however, may continue. Non-conformities of lots, or parcels or uses of land or buildings may not be increased, expanded, or exchanged for other non-conformities. Although, through Site Plan Review, the Planning Board may allow an increase in the footprints of impervious surfaces, including buildings and roadways up to 30% of the original footprint provided that area, setback, access frontage, septic, water and runoff requirements are met. Any substandard lot of record may be regarded and used as a conforming lot for a dwelling as a principal use provided that such lot does not adjoin another lot in common ownership, in which case all lots shall be considered as one parcel.

If area, setback, access frontage, septic, water, runoff and permitted and special permitted use requirements are met, then a building, structure, or part thereof, can be erected, moved or altered in conformity with the provisions of this Law; an existing, non-conforming use that also qualifies for approval as a special permitted use must receive approval as a special permitted use by the Planning Board before erecting any new building or structure or expanding an existing building or structure in conformity with the provisions of this Law.

By nature, lakeside lots and parcels often pose unique and complex engineering problems that are difficult to mitigate. All construction will require an engineered building site plan as well as Site Plan Review pursuant to Section 9.1 of this Local Law.

Section 7.3. General Standards.

All construction on any shoreline lot shall be carried out in such a manner as to minimize interference with the natural course of the lake and its tributaries, to avoid erosion of the shoreline and stream banks, to minimize runoff rates of ground and surface water into the waterway, to remove only that vegetation which is necessary to the accomplishment of the project, and to generally maintain the existing aesthetic and ecological character of the shoreline.

Any boat pump-out or other connection to provide for the accommodation of sanitary wastes shall be connected to an adequate disposal system.

Any marina, boat service facility keeping or selling petroleum base products within one hundred (100) feet of any shoreline shall have a reasonable setback as determined by the Planning Board to insure that any leak, rupture or spill will be contained and not be introduced into or affect the adjacent waterway. An impermeable containment structure shall be constructed to contain any such spill.

Section 7.4 Dimensions
The minimum lot width, frontage, lot size, setback, and building height shall be in accordance with the Dimensions Table included at Appendix B.

Section 7.5 Runoff of Water
Newly created runoff of water on a lot or parcel must be engineered to pass through infiltrators or some form of construction or landform that minimizes surface runoff from that lot or parcel.

Section 7.6 Sewage
All septic systems shall be in full conformity with New York State Department of Health design and performance requirements. Any Local, State or Federal regulations that are more restrictive shall take precedence over this Law. No surface disposal of sanitary waste is allowed.
All new septic systems will have a minimum setback of one hundred (100) feet from the shoreline of Otsego Lake as well as one hundred (100) feet from all wetlands, streams, and human water supplies. All new septic systems and all existing septic systems being repaired or reconstructed within five hundred (500) feet from the shoreline of Otsego Lake as well as one hundred (100) feet from all wetlands, streams, and human water supplies will be engineered by a licensed engineer and will be approved by the Otsego Lake Watershed Supervisory Committee. If an approved system cannot be designed, the existing leach field shall be sealed and the septic tank will be fitted with an alarm and will require pumping.

Section 7.7 Vegetation
Within five hundred feet (500) feet of the shoreline of Otsego Lake not more than thirty percent (30%) of the trees over six inches (6") in diameter breast height (DBH) existing at any one time may be cut over any ten (10) year period.

Within twenty (20) feet of the shoreline of Otsego Lake, no vegetation may be removed, except that up to a maximum of no more than thirty (30%) percent of the shorefront may be cleared of vegetation on any individual parcel providing that such clearing will not exceed fifty (50) feet.
The above cutting provisions will not be deemed to prevent the removal of diseased vegetation or of rotten or damaged trees or of other vegetation that present safety or health hazards. Such removal shall be performed only by a permit issued by the Planning Board, subject to the recommendation of an independent professional arborist who must verify these conditions. The cost of such recommendation shall be borne by the property owner or applicant.

Section 7.8 Access Frontage
Minimum frontage for deeded or contractual access from back lots, parcels, or existing multiple family dwelling units shall be as follows:

Where one (1) to five (5) lots or one (1) to five (5) single family dwelling units or a single multiple family dwelling unit containing up to five (5) dwelling units are involved, a total of not less than two hundred (200) feet of shoreline frontage will be required when shoreline access is provided.

Twenty five (25) additional feet of shoreline for each lot, parcel or site or dwelling unit thereafter is required except that no more than ten (10) lots or dwelling units may access from any one-parent parcel possessing frontage on the shoreline of Otsego Lake.

No more than one (1) boathouse, one (1) dock and one (1) swimming float shall be allowed in conjunction with such common access for each two hundred (200) feet of shoreline lot width.

Section 7.9 Ancillary Waterfront Structures

Ancillary Waterfront Structures shall be permitted only as follows:

a. Not more than two (2) such structures including no more than one (1) boat house and one (1) dock or pier shall be permitted per minimum required lot width, existing lot of record or established right-of-way.
b. No dock, raft or other moored object shall project more than seventy five feet (75) from the shoreline.
c. Setback requirements: any boat slip, boathouse, boat hoist structure, boat station, boat accessory structure, dock or other allowed structure shall be set back *4* feet from side property lines extended into the water on the condition that 4ft is feasible.
d. Mooring buoys shall be placed within each designated area as (c) above, in such a manner that each moored vessel will avoid contact with any other moored vessel or structure. At no time may a moored vessel or part thereof extend outside the limits defined in (c), above.
f. The table included in Appendix B indicates the numbers of docks or boat slips allowed per linear feet of shoreline within setbacks as defined in (c) above.

Section 7.10 Permitted and Special Permitted Uses:

Permitted by Right (site plan review required):

One and two family dwellings, including manufactured homes, modular, panelized, and double-wide sectional structures, but not mobile homes
Home Occupation
Accessory structures and uses commonly associated with permitted principal use
Accessory Apartment (only in existing buildings)

Subject to Special Use Permit:

Cultural Facility
Bed and Breakfast
Farm-stand

Subject to Special Use Permit and Must be West of Route 80:
Nursery
Agriculture and Aquaculture
Farmers' and Artisans' Market
Retail Store/Shop (must be less than 1,500 square feet unless in an existing building)
Restaurant (must be less than 1,500 square feet unless in an existing building)
Bar/Tavern (must be less than 1,500 square feet unless in an existing building)
Personal Service Shop or Store (must be less than 1,500 square feet unless in an existing building)
Membership Club
Recreational Business, indoor or outdoor
General and Professional Offices (must be less than 6,000 sq ft unless in an existing building)
Country Inn
Church and Place of Worship

ARTICLE 8 US ROUTE 20 COMMERCIAL ZONE OVERLAY DISTRICT

Any commercial development on a parcel located partially or wholly within 500 feet of US Route 20, as it extends through the Town of Springfield, shall meet the following road frontage, minimum area and setback requirements:

Road Frontage: minimum of 500 feet

Minimum Area:	10 acres for each 10,000 square feet or fractional part thereof of commercial building development
Setbacks:	minimum of 100 foot setback from all lot lines and minimum of 200 foot setback from US Route 20 (when a lot line borders US Route 20, the greater 200 foot setback shall apply; in the event that the provisions of this Law specify conflicting setback requirements, the greater or more restrictive setback requirements shall be applicable.)

ARTICLE 9 SITE PLAN REVIEW AND SPECIAL PERMITS

Section 9.1 Site Plan Review

Site Plan Review shall be required for all Special Permitted Uses and uses within the Lake District. Site plan and special permit review shall be undertaken by the Planning Board simultaneously.

a. Upon application for any permit, certificate or license, the Land Use Enforcement Officer shall determine if site plan approval is required under this Law.

b. Upon submission of a site plan for review, the Enforcement Officer shall determine that all information required by this Law is depicted thereon or contained in accompanying documents. He/she shall notify the applicant of any additional information required, or that the site plan application meets the requirements for Planning Board review, within seven (7) days of its submission to the EO. If the site plan application meets the requirements for Planning Board review, the EO shall refer said site plan application to the Town Planning Board for review upon receipt from the applicant of seven (7) copies of the site plan application and the application fee as adopted by resolution and amended from time to time by the Town Board.

c. Upon approval or approval with changes or conditions, the applicant shall lodge seven (7) copies of the approved site plan with the Enforcement Officer who shall then issue the appropriate building permit. One (1) copy of the approved site plan shall be filed with the Town Clerk.

d. Upon completion of the work depicted upon the site plan, the Enforcement Officer shall make a field inspection, noting on one (1) copy of the approved site plan, compliance between the site plan and actual development, and shall submit the same to the Town Planning Board. No performance bond or other surety shall be released and no certificate of occupancy issued unless or until the Planning Board is satisfied that actual development is in substantial compliance with the approved site plan.

e. Except as may be waived by the Planning Board, all site plans required under this Law shall include the following information presented in drawn form and accompanied by a written text as necessary:

    1. A survey of the property showing boundaries and existing features including topographic contours, buildings, structures, trees of over eighteen (18) inch circumference measured at chest height, streets, utility easement, rights-of-way and land use;
    2. The location of all proposed buildings and land use areas, showing floor area and location of vehicular and pedestrian entrances;

3. The proposed traffic circulation, parking and loading areas and pedestrian walks;
4. The landscaping plans, including site grading and plant materials
5. The preliminary architectural and/or engineering drawings for all buildings to be constructed;
6. The preliminary engineering plans, including street improvements, drainage system, and utility connections showing the method of water, telephone, and electrical service, and storm water and sewage disposal;
7. A description of proposed uses, construction sequence and time schedule for completion of each phase of construction;
8. Engineering feasibility study of any anticipated problem which might arise;
9. Description of proposed uses, including hours of operation and expected number of employees, volumes of business and volumes of traffic generated;
10. Water Test Results Verified by a Qualified Inspector;
11. Findings upon Inspection of Septic System Verified by a Qualified Inspector;
12. If a lot has not been recently divided with acceptable percolation and deep-hole tests the Planning Board may require 2 percolation tests and 1 deep-hole test, conducted by a licensed engineer, for approval.

f. Upon finding that any of the items listed above is unnecessary for adequate review of any proposal, the Planning Board may waive such requirement. If the Planning Board finds that additional information is necessary to insure adequate review, it shall specify such information to the applicant, and such additional information shall be required.

g. The Planning Board shall comply with the provisions of the State Environmental Quality Review Act under Article 8 of the Environmental Conservation Law and its implementing regulations.

h. Public Hearing:

The Planning Board may conduct a public hearing on the site plan. If it is determined that a public hearing is desirable, the Planning Board shall conduct a public hearing within sixty-two (62) days from the date of the meeting at which the site plan and supporting data were first submitted to the Planning Board by the Land Use Enforcement Officer. The Planning Board shall mail notice of said hearing to the applicant at least twenty (20) days before said hearing and shall give public notice of said hearing in a newspaper of general circulation in the town at least five (5) days prior to the date thereof and shall make a decision on the application within sixty-two (62) days after such hearing, or sixty-two (62) days after the date of the meeting at which the site plan and supporting data were first submitted to the Planning Board, if no hearing has been held. At least ten (10) days before such hearing, the authorized board shall mail notices thereof to the county planning department or agency or regional planning council, as required by section two hundred thirty-nine-m of the General Municipal Law, which notice shall be accompanied by a full statement of such proposed action, as defined in subdivision one of section two hundred thirty-nine-m of the General Municipal Law unless an agreement has been executed to waive this requirement. In the event a public hearing is not required, such proposed action shall be referred to the County Planning Department, if required by section two hundred thirty-nine-m of the General Municipal Law, before final action is taken thereon unless an agreement has been executed to waive this requirement. The applicant shall notify all property owners within 200 feet of the boundaries of the subject parcel(s) of the public hearing at least ten (10) days in advance and provide to the Planning Board proof of notice by certified or registered mail or by a signed acknowlegment by the property owner(s) of personal service.

i. Site Plan Review:

Prior to rendering a decision, the Planning Board shall review the site plan, public hearing comments, and supporting data and take into consideration the following:

1. Harmonious relationship between proposed uses and existing adjacent uses;
2. Maximum safety of vehicular circulation between the site and the street;
3. Adequacy of interior circulation, parking and loading facilities with particular attention to pedestrian safety;
4. Adequacy of landscaping and setbacks to achieve compatibility with and protection of adjacent uses; and
5. Factors deemed necessary by the Planning Board for the health, safety, and welfare of the public.
6. Compatibility with existing structures and area so as not to alter the general character of the area.

The Planning Board may require changes or additions in relation to yards, driveways and landscaping to insure safety, to minimize traffic difficulties, and to safeguard adjacent properties. Should changes or additional facilities be required by the Board, final approval of site plan shall be conditional upon satisfactory compliance by owner with the changes or additions.

Any owner wishing to make changes in an approved site plan shall submit a revised site plan to the Planning Board for review and approval. A revised site plan, at the discretion of the Planning Board, may restart the timing requirements for site plan review.

j. Decision:

The Planning Board shall, within 62 days of the public hearing, if one is held, or within 62 days of the date of the meeting at which the site plan and supporting data were submitted, either approve, approve with conditions, or disapprove the site plan. The time within which the authorized board must render its decision may be extended by mutual consent of the applicant and the Planning Board. With good cause and without the permission of the applicant, the requirements of the State Environmental Quality Review Act may toll the otherwise applicable 62 day time in which the Planning Board has to render a decision on the site plan. The decision of the Planning Board shall be filed in the office of the Town Clerk within five (5) business days after such decision is rendered, and a copy thereof mailed to the applicant.

k. Performance Bond as a Condition of Site Plan Approval:

The Planning Board may require, as a condition of site plan approval, that the owner file a performance bond or other surety in such amount as it determines to be in the public interest, to ensure that the proposed development will be built in compliance with the accepted plans.

Section 9.2 Special Permits

The Planning Board shall administer the review and granting of special permits. All special permits shall require site plan review. When a special permit is required, the additional requirements of this section shall apply. If there is any inconsistency between the requirements for site plan review and a special use permit, the stricter requirements shall apply.

a. The application for a special permit shall be accompanied by a fee as set by the Town Board schedule of fees, seven sets of preliminary plans, and/or other descriptive matter to clearly portray the intentions of the owner. Such plans shall show locations of all buildings, parking, traffic access and circulation drives, open spaces, landscaping, all existing structures and usages within 200 feet of the site boundaries, and other information necessary to determine if the proposed special use meets the requirements of this Law.

b. A public hearing shall be held within sixty-two (62) days of receipt of a complete application. The Planning Board shall mail notice of said hearing to the applicant at least twenty (20) days before said hearing and shall give public notice of said hearing in a newspaper of general circulation in the town at least five (5) days prior to the date thereof. The applicant shall notify all property owners within 200 feet of the boundaries of the subject parcel(s) of the public hearing at least ten (10) days in advance and provide to the Planning Board proof of notice by certified or registered mail or by the signing and acknowlegment by the property owner(s) of personal service. At least ten (10) days before such hearing, the authorized board shall mail notices thereof to the county planning board or agency or regional planning council, as required by section two hundred thirty-nine-m of the general municipal law, which notice shall be accompanied by a full statement of such proposed action, as defined in subdivision one of section two hundred thirty-nine-m of the general municipal law unless an agreement has been executed to waive this requirement.

c. The Planning Board shall render a decision, at its regular or special meeting, either approving, approving with conditions, or denying a special permit application, within 62 days of the public hearing unless tolled for good cause to meet the requirements of the New York State Environmental Quality Review Act. The decision of the Planning Board shall be filed in the office of the town clerk within five (5) business days after such decision is rendered, and a copy thereof mailed to the applicant.

d. A special permit shall be construed to be authorization for only one particular special use.

e. The Planning Board may, at its discretion, set a time period for a special use of between one (1) and three (3) years. The applicant is then required to seek renewal for the use at the end of the time period granted. Failure to comply with the standards set below, shall give the Planning Board the legal authority to deny renewal of the permit or to revoke the permit if it is clearly in violation of the law and the owner refuses to comply with the standards and conditions of the special permit.

f. Standards Applicable to all Special Permit Uses:

1. All special permit uses shall require site plan review. Special permit uses are uses for which approval of the Planning Board is required and for which conformance to additional standards is required, in addition to all other requirements of this Law. All such uses are hereby declared to possess characteristics of such unique and special forms that each specific case or use shall be considered as an individual case that requires consideration of the merits and details of each proposed use to assure that such proposed use will not adversely affect the general character of the surrounding area if the conditions of the special use permit are met and such proposed use is in harmony with this Law, the Town's Comprehensive Plan, and land use and similar goals and plans from time to time adopted by the Town Board and in effect at the time in question.

2. The Planning Board shall require that the following conditions are met for issuance of a special use permit:

(a) that the special use is specifically authorized by this Law (the decision shall set forth the exact subsection of this Law containing the jurisdictional authorization);

(b) that the special use meets all of the criteria set forth in the subsection of this Law authorizing such special use; and

(c) that the granting of the special use permit will not alter the general character of the surrounding area, or impair the intent or purpose of this Law, or of the Town's Comprehensive Plan, or of land use and similar goals and plans from time to time adopted by the Town Board and in effect at the time in question. In so doing, the Planning Board shall consider factors such as:

(i) location and size of the proposed project;

(ii) the nature and intensity of the operations involved;

(iii) the size of the site in relation to the size of the proposed project;

(iv) the location of the site with respect to the existing or future streets giving access to it with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;

(v) whether the location, nature and height of buildings, walls, and fences will discourage the appropriate development and use of adjacent land and buildings and properties generally in the district or impair the value thereof;

(vi) whether the operations in connection with the proposed project will be more objectionable in nature to nearby properties and properties generally in the district by reason of noise, fumes, vibration, flashing lights, increased traffic or any other objectionable reasons, than would be the operations of any use permitted as of right;

(vii) the impact on existing and planned capacity of infrastructure systems, including but not limited to roads, water, sewer, energy and drainage;

(viii) whether environmentally sensitive features will be protected; and

(ix) whether any authorization hereunder shall create fiscal burdens upon the community at large.

3. No special permit shall be issued for a use on a property where there is a violation of this Law or other Town law or regulation unless an application is being made to bring the applicant into compliance. A special use permit shall expire if the subject use shall cease for any reason for twelve (12) months or longer or be delayed for twelve (12) months from the date of issuance of the special use permit.

g. Any special use or site plan that would occur on property within an agricultural district containing a farm operation or on property with boundaries within five hundred feet of a farm operation in an agricultural district must submit an **"agricultural data statement"** with its application. This statement shall include the name and address of the applicant, a description of the proposed project and its location, the name and address of any landowner within the agricultural district whose land contains farm operations and who is located within five hundred feet of the boundary of the property upon which the project is proposed and a tax map or other map showing the site of the proposed project relative to the location of farm operations identified in the agricultural data statement.

ARTICLE 10 ADDITIONAL DEVELOPMENT STANDARDS

The provisions of the District Regulations shall be subject to additional requirements, limitations and exceptions in accordance with the following supplementary regulations. Unless otherwise specified, these supplementary regulations shall apply to all districts.

Section 10.1. Retention of Consultants

The Town Board, Planning Board and Board of Appeals are hereby authorized to retain legal, engineering, and planning consultants and/or such other expert consultants as are determined to be necessary to enable the full performance of the duties of the respective Board relative to any matters before such Board. Payment for the services of such consultants is to be made from funds deposited by the applicant with the Town in escrow accounts for such purposes. It shall be the responsibility of the applicant to submit to the Town, prior to the commencement of any work associated with said application before the Board, or at such other time as directed by the Board, certified check(s) in amounts equal to the estimate of the expert consultant and/or engineer for the cost of services to be rendered to the Town. This sum shall be released by the Town to the consultant or engineer in payment for the services rendered to it upon acceptance by the Town of those services.

Section 10.2 Public Water and Sewer

If a public water supply and/or public sewer system are available, within 500 feet of any boundary of the property, no new dwelling or other new principal building except a farm structure shall be constructed, erected, altered, or used without connection with such public water supply and/or public sewer system.

Section 10.3 Lot Frontage on Street

No building shall be erected on any lot which does not have immediate frontage on an existing or planned road, street or highway.

Section 10.4 Temporary Structures

So long as a building permit and if applicable, a certificate of occupancy is first obtained, temporary buildings may be placed for uses incidental to lawfully conducted construction work; provided, however, that all such temporary buildings shall be removed no later than 21 days following the first to occur of (i) completion or (ii) abandonment of the construction work with respect to which such temporary buildings were associated.

Section 10.5 Volatile Materials Storage

All volatile materials shall be stored and used only in containers and in the manner approved by the New York State Board of Fire Underwriters.

Section 10.6 Exceptions for Lots of Record

The requirements of this Law with respect to the area and lot width shall not be construed to prevent the erection of a one-family dwelling on any lot of record at the effective date of this Law, provided that such use is permitted in the district in which the lot is located and provided the yard and other requirements of this Law are complied with. Adjacent lots in the same ownership having in the aggregate a continuous frontage of more than one hundred (100) feet shall not qualify for this exception.

Section 10.7 Fences

No fence more than four (4) feet high shall be permitted within the front yard, nor shall any fence be more than eight (8) feet in the side yard or more than eight (8) feet high in the rear yard. However, a fence no more than eight (8) feet may be erected on the surface of a deck behind the rear building line in any residential district provided the deck does not project beyond the side yard foundation walls of the dwelling erected on the lot. *Side and Rear fences not being perimeter fences must have a five (5) foot setback from property line. added LL#2 2025*

A building permit is required for all perimeter fencing. The applicant shall submit, to the Enforcement Officer a description of the fence and location on the property and shall meet with the Officer prior to issuance of the permit. The Officer shall require notification by the applicant of all adjacent property owners if a fence is proposed to be a perimeter fence or to be placed in the front yard of a property or within thirty-five (35) feet of a road. Sight clearance for safety purposes shall be ensured for all fencing located within thirty-five (35) feet of road frontage. A survey shall be required for perimeter fences unless the adjacent landowner(s) agrees, in writing, to the location of the fence.

The finished side of any fence must face outward. Fences shall not be constructed of materials that endanger health or safety. Fences shall be constructed of materials consistent with the existing character of the area in which the fence is erected.

Section 10.8 Parking

a. Purpose.

The Town finds that large and highly visible parking areas may damage the character of the Town, and harm the natural environment and visual character of the community. The Town also recognizes that inadequate parking or inappropriately designed parking can diminish quality of life by creating traffic congestion, safety hazards, inconvenience, and interfere with snow removal, drainage, and customer service. The Town seeks to balance the need for adequate parking with the need to minimize aesthetic harm resulting from parking lots and to avoid negative impacts of excessive parking requirements.

b. Off-Street Parking.

Off-street parking requirements for non-residential uses shall be established by the Planning Board based upon need of the proposed use. In the Hamlet-Commercial District, the Planning Board may allow counting of existing off street and/or on-street parking to meet these

requirements. Upon due consideration of the Parking Requirements Table at **Appendix C**, the Planning Board shall have the authority to deviate parking space requirements on a case by case basis to meet parking requirements. Since businesses vary widely in their need for off-street parking, it is most appropriate to establish parking requirements based on the specific operational characteristics of the particular use proposed so long as the such decisions are not arbitrary and are based upon sound reasoning. In determining the parking requirements for any proposed use, the Planning Board shall consider:

i. The projected maximum number of persons who would be driving to the use. Parking spaces shall be sufficient to satisfy eighty-five percent (85%) of the anticipated peak demand after snow storage is deducted;

ii. The size of the structure(s), use, and the site;

iii. The environmental, scenic or historic sensitivity of the site. In cases where sufficient area for parking cannot be created on the site without disturbing those resources, the Planning Board may require a reduction in the size of the structure so that available parking will be sufficient or may waive parking requirements at the discretion of the Board; and

iv. Standards used in generally accepted traffic engineering and planning manuals shall be referred to; however, such standards shall be used as a guide. Guidelines for the minimum number of off-street parking spaces to be provided are included in the table at Appendix C hereby incorporated within this Law.

c. Handicapped Parking.

Adequate parking for disabled persons shall be provided in accordance with applicable laws. Handicapped parking spaces shall be provided in accordance with all State and Federal ADA regulations.

d. Size of Parking Spaces.

Each parking space shall be at least nine (9) feet wide and nineteen (19) feet long.

e. Location of Parking.

Parking areas located to the side or rear of the structure are encouraged. Landscaping or screening shall be used to minimize any negative visual effect. In order to provide visual continuity when parking is placed in front of a structure, landscaping shall be placed at a setback similar to nearby existing buildings found in that block or neighborhood.

f. Grade.

The maximum finished grade for parking areas shall not exceed three percent (3%). Maximum grade of access drives shall be eight percent (8%).

g. Landscaped Islands.

Landscaped islands shall be integrated into parking areas to visually break up large expanses of paving and provide shading. Landscaping shall be at least fifteen (15) percent of the gross parking area, including sidewalks where required. Landscaping shall not block sight lines and plantings at parking facility entrances and exits shall be limited to ensure clear sight distances. Parking areas shall use the minimum lighting necessary.

h. Surfaces.

Gravel, crushed rock or impervious surfaces as may be approved by the Planning Board are acceptable for parking areas provided adequate drainage, stormwater and erosion control are provided for.

Section 10.9 Signs

a. Externally illuminated signs, including building identification signs, shall only use shielded light fixtures. Any sign not in use shall be removed by the building owner within six (6) months after cessation of business.

b. Two signs are allowed per business. However a commercial building housing multiple units is permitted one freestanding sign that includes listings of all businesses located on the premises and each individual business shall be permitted one additional sign to be mounted on the building or windows.

c. Exempt Signs. The following signs shall be exempt from requirements of this section:

1. Memorial or historical signs, names of buildings and dates of erections when cut or cast into any masonry, bronze, stainless steel or similar permanent material.

2. Traffic or other municipal signs.

3. Legal notices, emergency, or non-advertising signs.

4. A farm stand sign not exceeding six (6) square feet.

5. Temporary, non-illuminated signs on the premises for up to one year including directional signs, real estate "for sale or for rent" signs, signs announcing anticipated occupancy of a site or building or which identify the contractors, architects, engineers, etc., on a building or site under construction.

6. Signs or bulletin boards customarily incidental to places of worship, libraries or museums, erected on the premises for purposes of displaying temporary public information notices, not exceeding sixteen (16) square feet in area.

d. Freestanding Signs. All freestanding signs shall comply with the following standards:

(1) All signs should be erected outside of any roadway right of way.
(2) The maximum height for freestanding signs shall be twelve (12) feet.
(3) When illuminated, only externally lighted signs are allowed.
(4) The maximum size of the sign shall be 16 square feet.

e. Building Signs. Signs attached to a building shall conform to the following standards:

(1) The maximum area shall be equal to the width of the building front, but in no case shall the sign(s) area exceed ten percent (10%) of the building face area. The total sign square footage shall be in proportion to the building size.
(2) Signs shall not project above the highest point along the face of the building.

f. Sign Permits and Sign Administration. No new sign shall be erected without a Site Plan review and approval by the Planning Board. Signs that are part of a broader Site Plan or Special Use Permit approval process shall be reviewed by the Planning Board at the same time as other aspects of the Site Plan or Special Use Permit. Site Plan approval shall also be required for the

construction, reconstruction, installation, expansion, contraction, alteration, or relocation of any sign associated with a use that is subject to this Law. An application to erect a sign, whether part of a Site Plan or special use permit application process or not, shall be made to the Planning Board and shall include: (a) a scale drawing of the sign showing type of sign; (b) dimensions, advertising content, materials, method and style of illumination; (c) method of structural support; (d) colors; (e) location on the land or building in relation to buildings, roadways, driveways and sidewalks; and (f) name of the sign owner and person responsible for maintenance of the sign. The Planning Board will accept a hand-drawn illustration of the sign to convey the above information. Upon approval of the sign by the Planning Board, the Land Use Enforcement Officer shall issue a sign permit.

Section 10.10 Heat

No heat shall be produced that is perceptible beyond the boundaries of the lot from which the heat is emanating. The Planning Board may require certification by a qualified expert when heat is generated by a proposed project.

Section 10.11 Industrial Wastes

All state and federal laws, rules and regulations applicable to the discharge of solid and liquid waste shall be met. No solid or liquid wastes shall be discharged into any public sewer, private sewage disposal system, stream, water body, or on or into the ground, except in strict accordance with the standards approved by the New York State Department of Health or other duly-empowered agency.

Section 10.12 Fire and Explosion Hazards

All state and federal requirements applicable to fire and explosion hazards shall be met. The Planning Board may request an advisory opinion from the local fire department as to the department's capacity to address any potential fire and explosion hazards, which may be generated by the application.

Section 10.13 Surfaces

All open portions on any developed lot shall have adequate grading and drainage, and shall be continuously maintained in a dust-free condition by suitable landscaping with trees, shrubs, grass or other planted ground cover. Impervious surfaces such as gravel, crushed rock or other impervious surfaces as may be approved by the Planning Board are acceptable for roads, driveways and parking lots provided adequate drainage, stormwater and erosion control are provided for.

Section 10.14 Vibration

No vibration shall be permitted which is capable of being felt by any person at any adjoining lot line.

Section 10.15 Light Pollution and Glare

No use shall produce glare so as to cause illumination beyond the boundaries of the property on which it is located. All exterior lighting, including security lighting, sign lighting or other lighting of structures and yards shall be directed away from adjoining streets and properties. No direct glare shall be permitted and all outdoor lighting shall use shielded lighting fixtures so that the angle of illumination is directed downwards rather than out. Except for single and two-family dwellings and agricultural uses, the Planning Board shall evaluate all outdoor lighting plans and mitigate lighting impacts.

Section 10.16 Green Building

Use of green building designs that use accepted LEED standards (Leadership in Energy and Environmental Design) and the LEED Green Building Rating are encouraged.

Section 10.17 Pollution of Otsego Lake

No person shall directly or indirectly, throw, drain, run or otherwise discharge sewage or sewage effluents, industrial wastes, industrial effluents, or deposit or dump any other waste or refuse into the surface waters of the watershed of Otsego Lake, including the lake proper and all its tributaries. No person shall carry out any activity in the Town of Springfield which will cause or will most likely cause substantial pollutants to drain into the waters of Otsego Lake, including the lake proper and all its tributaries.

ARTICLE 11 NON-CONFORMING USES OR BUILDINGS

Section 11.1 Continuing Existing Use

The lawful use of an existing building on the effective date of this Law or authorized by a building permit issued prior thereto may be continued even though such use does not conform to the provisions of this Law.

Section 11.2 Non-Conforming Use Discontinued

Whenever a non-conforming use of land, premises, building or structure, or any part or portion thereof, has been discontinued for a period of one (1) year, such non-conforming use shall not thereafter be reestablished, and all future use shall be in conformity with the provisions of this Law. Such discontinuance of the active and continuous operation of such non-conforming use, or a part or portion thereof, for such period of one (1) year, is hereby construed and considered to be an abandonment of such non-conforming use, regardless of any reservation of an intent not to abandon the same or of an intent to resume active operations. If actual abandonment in fact is evidenced by the removal of buildings, structures, machinery, equipment and other evidence of such non-conforming use of the land and premises, the abandonment shall be construed and considered to be completed within a period of one (1) year or less and all rights to reestablish or continue such non-conforming use shall thereupon terminate.

Section 11.3 Restoration

No non-conforming building which has been damaged by fire or other causes to the extent of more than 50 percent of its value, shall be rebuilt or repaired except in conformance with the regulations of this Law.

Section 11.4 District Changes

Whenever the boundaries of a district shall be changed so as to transfer an area from one district to another district of a different classification, or whenever the text of this Law shall be changed with respect to uses permitted in a district, the foregoing provisions shall also apply to any non-conforming buildings or uses therein.

Section 11.5 Farm Uses Excepted

Notwithstanding any other provisions of this Law, any farm use and any farm building formerly conducted or used in any district hereafter classified as RA may be reestablished, renewed or restored.

Section 11.6 Restoration of Unsafe Buildings

Nothing in this section shall prohibit the restoration to a safe condition of any building, structure, or portion thereof declared unsafe by the Code Officer.

Section 11.7 Oil and Gas Leases

Heavy Industry uses, as defined elsewhere in this Law, are prohibited in the Town of Springfield and have been prohibited since the effective date of Local Law No. 1 of 2011. The definition of "Heavy Industry" in this Law includes, but is not limited to the exploration for natural gas; extraction of natural gas; natural gas processing facilities; exploration for crude oil; extraction of crude oil; oil refineries; coal mining; coal processing. For the purposes of this provision of the Law, and solely for the ease of drafting and reading, all those uses and activities shall be referred to collectively as "gas, oil and coal extraction".

Any leases of property for the purpose of allowing gas, oil or coal extraction, or any gas, oil or coal extraction operations which have been conducted on land in the Town as of the effective date of Local Law No. 1 of 2011, are subject to the following:

A. Existing Leases:

1. Where a lease which allows gas, oil or coal extraction has been executed and where no substantive gas, oil or coal extraction activity has substantively commenced as of the effective date of Local Law No. 1 of 2011, then this Law shall apply in full effect and shall operate to prohibit all such activities. The existence of a lease under the circumstances described in this paragraph shall convey no vested right upon either party to the lease.

B. Existing Gas, Oil and Coal Extraction Operations

1. Where a lease which allows gas, oil, or coal extraction has been executed, and where substantive gas, oil or coal mining extraction activity has occurred as of the effective date of Local Law No. 1 of 2011, and those activities are being conducted pursuant to valid permits issued by the New York State Department of Environmental Conservation or other regulating agencies, in that case the activity shall be considered a non-conforming use and shall be allowed to continue.

2. Upon the depletion of any gas or oil well or coal mine which is allowed to remain in operation pursuant to this provision, or upon any other termination of the gas, oil or coal extraction activity for a period of more than one (1) year, the non-conforming use status of that activity shall terminate and the activity may not be renewed.

3. Further, no gas, oil or coal extraction activity allowed to remain in operation pursuant to this provision shall be permitted to expand as of the effective date of Local Law No. 1 of 2011.

ARTICLE 12 ADMINISTRATION AND ENFORCEMENT

Section 12.1 Enforcement and Fees

This Law shall be enforced by the Zoning Law Enforcement Officer. No land use permit shall be issued by her/him except where all the provisions of this Law have been complied with. The Land Use Enforcement Officer is authorized to issue Stop Work Orders, Notices of Violations, Orders to Remedy and such other notices and orders recognized by law. The Land Use Enforcement Officer is authorized to issue appearance tickets pursuant to this Law per NYS Criminal Procedure Law Section 150.20(3).

Zoning permit fees are as set by the Town Board by resolution and may be adjusted from time to time by resolution.

Section 12.2 Penalties for Violation

a. A violation of this Law is hereby declared to be an offense, punishable by a fine not exceeding three hundred fifty dollars or imprisonment for a period not to exceed six months, or both for conviction of a first offense; for conviction of a second offense both of which were committed within a period of five years, punishable by a fine not less than three hundred fifty dollars nor more than seven hundred dollars or imprisonment for a period not to exceed six months, or both; and, upon conviction for a third or subsequent offense all of which were committed within a period of five years, punishable by a fine not less than seven hundred dollars nor more than one thousand dollars or imprisonment for a period not to exceed six months, or both. However, for the purpose of conferring jurisdiction upon courts and judicial officers generally, violations of this Law shall be deemed misdemeanors and for such purpose only all provisions of law relating to misdemeanors shall apply to such violations. Each week's continued violation shall constitute a separate additional violation.

b. In addition to those penalties prescribed by state law, any person, firm or corporation that violates any provision of the Town of Springfield Zoning Law may also be compelled and violations restrained by order or by injunction of a court of competent jurisdiction. Any person who violates any provision of this Law shall also be subject to a civil penalty of not more than $200.00 per day, to be recovered by the Town in a civil action. In the event that the Town is required to take legal action to enforce this subsection, any and all necessary civil penalties provided by this subsection shall be recoverable in an action instituted in the name of the Town by the Town Board on its own initiative or at the request of the Land Use Enforcement Officer.

Section 12.3 Remedies

In addition to other remedies, the Town Board, either on its own initiative or upon the written request of a resident taxpayer, may institute any appropriate action or proceedings necessary to enforce this Law.

ARTICLE 13 BOARD OF APPEALS

Section 13.1 Board of Appeals Created

A Board of Appeals is hereby created which shall consist of five (5) members appointed by the Town Board and two (2) alternate members to substitute at the direction of the chairperson when any regular member is unable to participate for any reason, including, but not limited to a conflict of interest. An alternate member when so designated shall have all of the powers and duties of a

regular member. The Town Board shall designate the chairperson and the Board of Appeals shall appoint a secretary and shall prescribe rules for the conduct of its affairs.

Section 13.2 Powers and Duties

The Board of Appeals shall have all the powers and duties prescribed by statute and by this Law, which are more particularly specified as follows:

a. Orders, requirements, decisions, interpretations, determinations. The board of appeals may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, interpretation or determination appealed from and shall make such order, requirement, decision, interpretation or determination as in its opinion ought to have been made in the matter by the administrative official or body charged with the enforcement and application of this Law and to that end shall have all the powers of the administrative official or body from whose order, requirement, decision, interpretation or determination the appeal is taken, including, but not limited to determination of the exact location of any district boundary if there is any uncertainty with respect thereto.

b. Variances - The Board of Appeals shall have the power, upon an appeal from a decision or determination of the Land Use Enforcement Officer or other administrative official or body charged with the enforcement of this Law, after public notice and hearing and in accordance with the requirements of law and this Law, to grant area variances and use variances as those terms are defined herein.

1. Use Variances

(a) The board of appeals, on appeal from the decision or determination of the administrative official and/or body charged with the enforcement of this Law, shall have the power to grant use variances, as defined herein.

(b) No such use variance shall be granted by a board of appeals without a showing by the applicant that applicable land use regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship the applicant shall demonstrate to the board of appeals that for each and every permitted use under the land use regulations for the particular district where the property is located, (1) the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence; (2) that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood; (3) that the requested use variance, if granted, will not alter the essential character of the neighborhood; and (4) that the alleged hardship has not been self-created.

(c) The board of appeals, in the granting of use variances, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proven by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

(d) If a use variance is granted, the applicant shall obtain site plan review approval from the Planning Board prior to commencing the use and prior to obtaining a Building Permit.

2. Area Variances

(a) The zoning board of appeals shall have the power, upon an appeal from a decision or determination of the administrative official and/or body charged with the enforcement of this Law, to grant area variances as defined herein.

(b) In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the board shall also consider: (1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

(c) The board of appeals, in the granting of area variances, shall grant the minimum variance that it shall deem 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.

3. Imposition of Conditions

The board of appeals shall, in the granting of both use variances and area variances, have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of this Law and the Town's Comprehensive Plan, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

Section 13.3 Procedure

a. Meetings, minutes, records. Meetings of such board of appeals shall be open to the public to the extent provided in article seven of the Public Officers Law. Such board of appeals shall keep minutes of its proceedings, showing the vote of each member upon every question, or if absent or failing to vote, indicating such fact, and shall also keep records of its examinations and other official actions.

b. Filing requirements. Every rule, regulation, every amendment or repeal thereof, and every order, requirement, decision or determination of the board of appeals shall be filed in the office of the town clerk within five (5) business days and shall be a public record.

c. Assistance to board of appeals. Such board shall have the authority to call upon any department, agency or employee of the town for such assistance as shall be deemed necessary and as shall be authorized by the Town Board. Such department, agency or employee may be reimbursed for any expenses incurred as a result of such assistance.

d. Hearing appeals. Unless otherwise provided by local law or ordinance, the jurisdiction of the board of appeals shall be appellate only and shall be limited to hearing and deciding appeals from and reviewing any order, requirement, decision, interpretation, or determination made by the

administrative official and/or body charged with the enforcement of any ordinance or local law adopted pursuant to this article. Such appeal may be taken by any person aggrieved, or by an officer, department, board or bureau of the town.

e. Filing of administrative decision and time of appeal.

(1) Each order, requirement, decision, interpretation or determination of the administrative official and/or body charged with the enforcement of this Law shall be filed in the office of such administrative official and/or body, within five (5) business days from the day it is rendered, and shall be a public record. Alternately, the town board may, by resolution, require that such filings instead be made in the town clerk's office.

(2) An appeal shall be taken within sixty (60) days after the filing of any order, requirement, decision, interpretation or determination of the administrative official, by filing with such administrative official and/or body and with the board of appeals a notice of appeal, specifying the grounds thereof and the relief sought. The administrative official from whom the appeal is taken shall forthwith transmit to the board of appeals all the papers constituting the record upon which the action appealed from was taken.

(3) Stay upon appeal. An appeal shall stay all proceedings in furtherance of the action appealed from, unless the administrative official and/or body charged with the enforcement of this Law, from whom the appeal is taken, certifies to the board of appeals, after the notice of appeal shall have been filed with the administrative official and/or body, that by reason of facts stated in the certificate a stay, would, in his or her opinion, cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order which may be granted by the board of appeals or by a court of record on application, on notice to the administrative official and/or body from whom the appeal is taken and on due cause shown.

(4) Hearing on appeal. The board of appeals shall fix a reasonable time for the hearing of the appeal or other matter referred to it and give public notice of such hearing by publication in a paper of general circulation in the town at least five (5) days prior to the date thereof. The cost of sending or publishing any notices relating to such appeal, or a reasonable fee relating thereto, shall be borne by the appealing party and shall be paid to the board prior to the hearing of such appeal. Upon the hearing, any party may appear in person, or by agent or attorney.

(5) Time of decision. The board of appeals shall decide upon the appeal within sixty-two (62) days after the conduct of said hearing. The time within which the board of appeals must render its decision may be extended by mutual consent of the applicant and the board.

(6) Filing of decision and notice. The decision of the board of appeals on the appeal shall be filed in the office of the town clerk within five (5) business days after the day such decision is rendered, and a copy thereof mailed to the applicant.

(7) Notice to park commission and county planning department or agency or regional planning council. At least five (5) days before such hearing, the board of appeals shall mail notices thereof to the parties; to the regional state park commission having jurisdiction over any state park or parkway within five hundred (500) feet of the property affected by such appeal; and to the county planning board or agency or regional planning council, as required by section two hundred thirty-nine-m of the general municipal law, which notice shall be accompanied by a full statement of such proposed action, as defined in subdivision one of section two hundred thirty-nine-m of the general municipal law unless an agreement has been executed waiving this requirement.

(8) Compliance with State Environmental Quality Review Act. The board of appeals shall comply with the provisions of the State Environmental Quality Review Act under article eight of the environmental conservation law and its implementing regulations as codified in title six, part six hundred seventeen of the New York Codes, Rules and Regulations.

(9) Rehearing. A motion for the zoning board of appeals to hold a rehearing to review any order, decision or determination of the board not previously reheard may be made by any member of the board. A unanimous vote of all members of the board then present is required for such rehearing to occur. Such rehearing is subject to the same notice provisions as an original hearing. Upon such rehearing the board may reverse, modify or annul its original order, decision or determination upon the unanimous vote of all members then present, provided the board finds that the rights vested in persons acting in good faith in reliance upon the reheard order, decision or determination will not be prejudiced thereby.

(10) Voting requirements.

(a) Decision of the board. Except as otherwise provided in subdivision nine of this section, every motion or resolution of a board of appeals shall require for its adoption the affirmative vote of a majority of all the members of the board of appeals as fully constituted regardless of vacancies or absences. Where an action is the subject of a referral to the county planning agency or regional planning council the voting provisions of section two hundred thirty-nine-m of the general municipal law shall apply.

(b) Default denial of appeal. In exercising its appellate jurisdiction only, if an affirmative vote of a majority of all members of the board is not attained on a motion or resolution to grant a variance or reverse any order, requirement, decision or determination of the enforcement official within the time allowed within subsection 5, the appeal is denied. The board may amend the failed motion or resolution and vote on the amended motion or resolution within the time allowed without being subject to the rehearing process described in subsection 9.

ARTICLE 14 AMENDMENTS

Section 14.1 Procedure

The Town Board may from time to time on its own motion, or on petition, or on the recommendation of the Town Planning Board, amend, supplement, or repeal the regulations and provisions of this Law.

ARTICLE 15 GENERAL PROVISIONS

Section 15.1 Severability

If any specific part or provision or standard of this Law, or the application thereof to any person or circumstance, be adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Law or the application thereof to other persons or circumstances, and the Town Board hereby declares that it would have enacted this Law, or the remainder thereof.

Section 15.2 Interpretation; Conflict With Other Laws

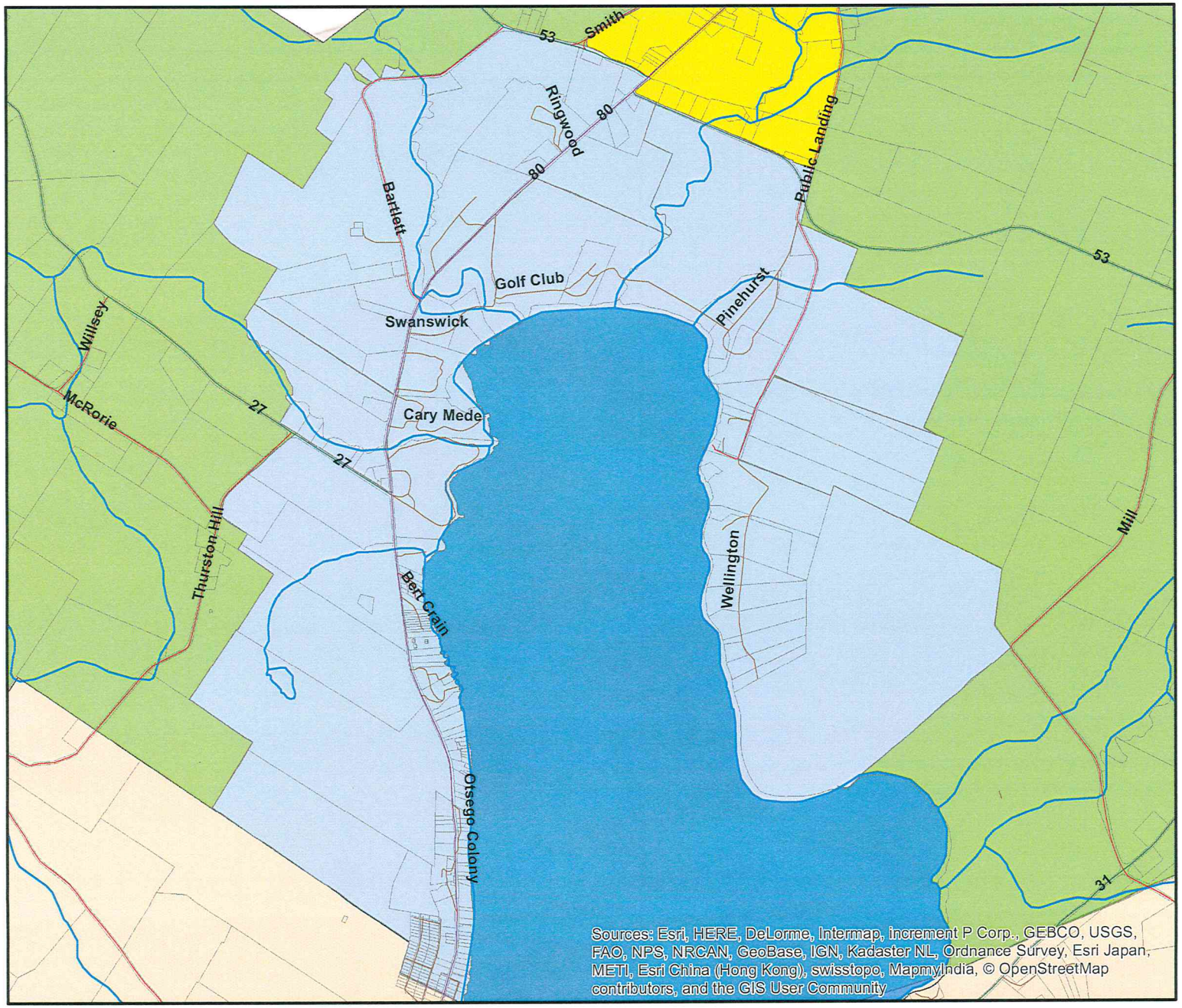
In their interpretation and application, the provisions of this Law shall be held to be minimum requirements adopted for the promotion of the public health, safety, or the general welfare. Whenever the requirements of this Law are inconsistent with the requirement of any other lawfully adopted rules, regulations, ordinances or local laws, the more restrictive provisions, or those imposing the higher standards, shall govern.

Section 15.3 Effective Date

This Local Law shall take effect immediately upon filing with the Office of the Secretary of State of the State of New York, in accordance with the applicable provisions of law, and specifically Article 3, Section 27 of the New York State Municipal Home Rule Law.

Insert Land Use District Map here as **Appendix A**.

Town of Springfield--Draft Zoning Map



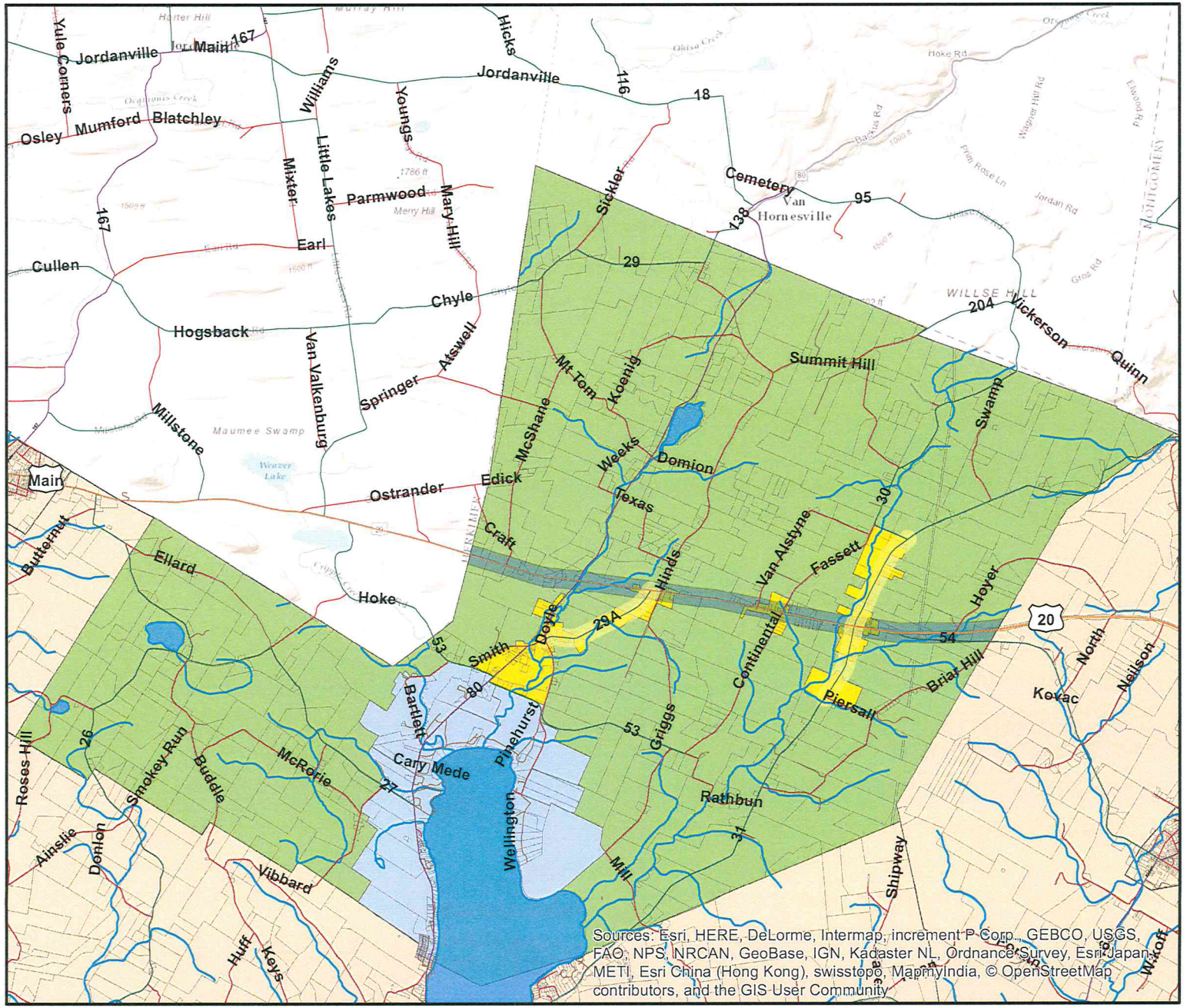
Legend

- U.S. Highways
- State Highways
- Private Roads
- County Highways
- Town Roads
- Streams
- Route 20 Overlay
- Springfield_Parcels
- Lake District
- Lakes
- Hamlet District
- Residential Ag District
- Municipal Boundaries

0 0.15 0.3 0.6
Miles Miles

N

Town of Springfield--Draft Zoning Map



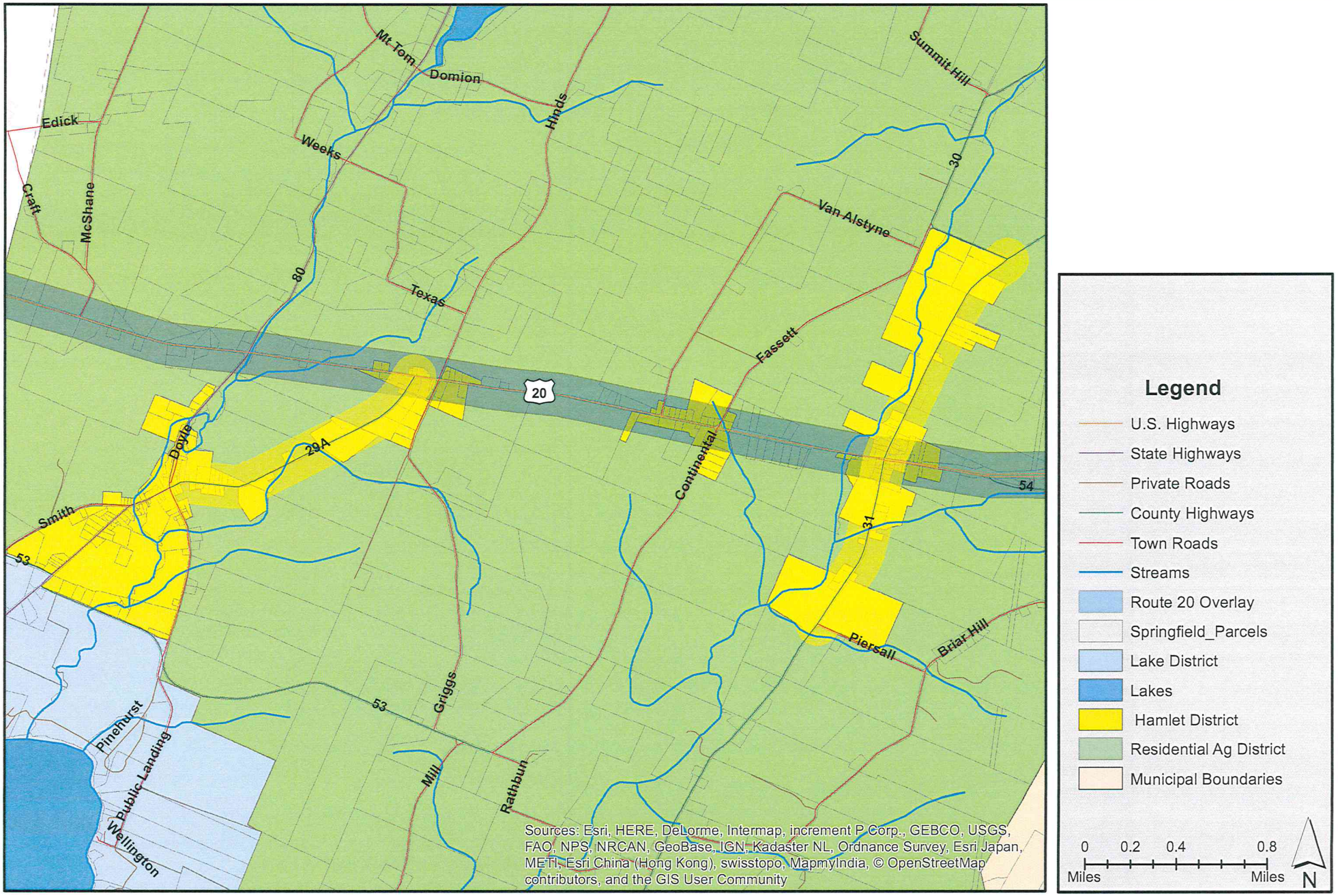
Legend

- U.S. Highways
- State Highways
- Private Roads
- County Highways
- Town Roads
- Streams
- Proposed Hamlet District
- Route 20 Overlay
- Springfield_Parcels
- Lake District
- Lakes
- Existing Hamlet District
- Residential Ag District
- Municipal Boundaries

0 0.5 1 2
Miles Miles

N

Town of Springfield--Draft Hamlet Districts



Appendix B

Lot Area Dimensions

Dimension	Hamlet-Commercial	Agricultural-Residential (AR)	Lake (L)
Minimum Lot Size	½ acre for dwelling or 1 acre for other principal structure	5 acres	5 acres
Lot Width, Minimum	50 feet minimum	300 feet	200 linear along the shoreline of Otsego Lake. For parcels not having shoreline frontage, a lot width of 200 feet
Minimum Front Setback	20 feet	50 feet; 100' for all uses located along Route 20	50 feet
Side Setback, Minimum	10 feet	30 feet	10 feet
Rear Setback, Minimum	40 feet	50 feet	100 feet from shoreline
Maximum Building Height measured consistent with the provisions of NYS Uniform Fire Prevention and Building Code	35 feet	35 feet	30 feet
Maximum Lot Coverage	70%	20%	70%
Driveway Side Setback, Minimum	5 feet	5 feet	5 feet
Garage Side Setback, Minimum	10' rear, 5' side	30 feet	10 feet LL#2 2025
Road Frontage Minimum	50 feet	300 feet	300 feet

* Lot Area Dimensions apply to any and all structures and impervious surfaces.

Appendix C

Parking Space Requirements

Use	Minimum Number of Parking Spaces
Residential	2 per dwelling
Lodging	1 per each guest sleeping room plus 1 for each 1.5 employees
Office	1 per 300 square feet (sf) of gross floor area
Home Occupation	As required by the planning board if subject to site plan review
Automotive Repair	1 for each employee for the largest shift, and an additional one parking space per service bay, plus requisite parking spaces for storage vehicles being repaired.
Automotive Sales	1 for each 700 sf of sales area within a building, but no fewer than five spaces for customer parking and one space for each two employees.
Bank	1 for each 500 sf gross floor area.
Bank, with drive through	1 for each 500 sf gross floor area. Stacking lanes shall accommodate 5 spaces per window.
Bed and Breakfast	1 for each guest sleeping room, plus 1 for each 1.5 employees, plus required parking for the dwelling.
Car Wash	1 for employee, and stacking lanes shall accommodate at least three times the number of vehicles that may be within the wash process at one time. For self-serve washes, the employee spaces may be eliminated.
Convenience store associated with automotive service station	1 for each150 sf gross floor area
Day care center	1 for each 6 children, plus 1 per employee.
Equipment storage	As required by the Planning Board.
Funeral home	1 for each 5 seats available under maximum occupancy, at least one parking space provided for each funeral vehicle and each employee.
Kennel	1 per 400 sf of gross floor area.
Manufacturing	1 for each 2 employees for the maximum employed shift, plus one space for each company vehicle, or one per 400 sf gross floor area, whichever is greater.
Membership club	1 for each member, plus one space per 200 sf gross area.
Public utilities	As required by the Planning Board.

Appendix C Continued

Parking Space Requirements Continued

Use	Minimum Number of Parking Spaces
Recreation, commercial indoor or commercial outdoor	Bowling Alley: 2 for each alley Tennis Court: 2 for each court Swim Club: 1 for each 6 members For any use not listed – as required by the Planning Board.
Religiuos insutution	1 for each 4 seats or pew spaces or inplaces without seats, 1 for each 100 square feet of floor space used for pubic assembly;1 per 3 theater seats
Reasearch / laboratory facility	1 for each 2 employees for the maximum employed shift, plus one space for each company vehicle, or one per 400 sf gross floor area, whichever is greater.
Resort	1 for each guest sleeping room, plus 1 for each 1.5 employees
Restaurant	1 for each 150 sf gross floor area
Retail use	1 for each 250 sf gross floor area
Service business, with no customers at site	1 for each 250 sf gross floor area
Veterinary hospital	1 for each 400 sf gross floor area
Uses not listed in this Appendix and subjec to to site plan review	To be determined by the Planning Board; Standards used in generally accepted traffic engineering and planning manuals shall serve as a reference.

Exhibit N

Town of Otsego Planning Board
Meeting Minutes, June 2, 2026, 7:30 PM
(To be approved with any necessary amendments at the next meeting)

PUBLIC HEARING

Snyder Family Trust – Minor Subdivision - 343 Hoke Road (Tax Map No. 97.00-1-27.01)

Chairman Tom Huntsman opened the public hearing for the Snyder Family Trust Minor Subdivision. No comments were received from the public.

Motion by Sharon Kroker to close the public hearing.

Seconded by Mike Hodgman.

All present were in favor.

Motion carried.

REGULAR MEETING

CALL TO ORDER

Chairman Tom Huntsman called the regular meeting to order at 7:32 p.m.

PLEDGE OF ALLEGIANCE

The Board recited the Pledge of Allegiance.

ROLL CALL

Present: Tom Huntsman, Matt Glynn, Sharon Kroker, Mike Hodgman, Alexander Nirenberg, Jeffrey Banner, Russell Moore, Elizabeth Horvath, May Leinhart

Also Present:
Braden Lourido-Erickson, Clerk
Wylie Phillips, Zoning Enforcement Officer
Jill Poulson, Attorney

Chairman Huntsman welcomed newly appointed Board member Russell Moore.

MINUTES OF MAY 5, 2026

Chairman Huntsman requested that review of the May 5, 2026 minutes be moved to the end of the meeting to allow corrections and discussion.

CORRESPONDENCE

Chairman Huntsman reported receiving correspondence from the New York State Department of Transportation relating to a project located on a state highway.

POTENTIAL CONFLICT DISCLOSURES

None.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

APPLICATIONS

1. **Snyder Family Trust – Minor Subdivision - 343 Hoke Road (Tax Map No. 97.00-1-27.01)**

Applicant Representative Chris Pattinson present. The Board reviewed the application following the public hearing. Clerk Lourido-Erickson summarized the Board's prior unapproved (incorrect) minutes on the application. Chairman Huntsman contingency approved the application but requested that review of the May 5, 2026 minutes at the end of the meeting to allow corrections and discussion.

Motion by Matt Glynn to conditionally approve the minutes.

Seconded by Mike Hodgman.

All present were in favor.

2. **Karen Schlather and Kyle & Paula Liner – Boundary Line Adjustment - 629 County Highway 28 (Tax Map No. 84.00-1-5.02)**

Anthony Birch appeared on behalf of the applicants and presented the proposed boundary line adjustment.

The Board, and Attorney Jill Poulson, reviewed the application, prior survey information, deed descriptions, and related legal considerations. Discussion included the request to waive a new survey requirement based upon a prior survey completed in 2021.

The Board determined that the adjustment met zoning requirements and that remaining deed matters were legal issues to be addressed by counsel.

Motion by Sharon Kroker to approve the Boundary Line Adjustment and waive the survey requirement.

Seconded by Matt Glynn.

All present were in favor.

Motion carried.

3. **Holly Lee and David Lyons – Boundary Line Adjustment - 212 and 224 Goose Street (Tax Map Nos. 98.00-1-55.01 and 98.00-1-55.02)**

The applicants were not present.

The Board was informed that the applicants had changed their plans by the Zoning Enforcement Officer.

No action was taken.

4. **112 Lake Shore Drive LLC (John & Robin Phelan) - Site Plan Review - 112 Lake Shore Drive - (Tax Map No. 69.44-1-26.00)**

John Phelan appeared before the Board regarding installation of a concrete abutment associated with an articulating dock.

Clerk Lourido-Erickson reviewed previous ZBA minutes on application from April 21st and a public hearing on May 19th.

The Board reviewed prior ZBA approvals and discussed construction details, erosion control, shoreline impacts, and agency review.

Board members expressed concern regarding erosion control measures and construction activity near Otsego Lake.

The Board requested review and comment from the New York State Department of Environmental Conservation prior to taking further action.

No motion was made.

5. **Fraydun Manocherian – Sketch Plan Conference - RA-1 District**

Representatives Allison Phillips of Young/Sommer LLC, and Rob Aiello, P.E., and James Caris of JMC Planning, Engineering, Landscape Architecture & Land Surveying, P.C. (JMC), appeared before the Board on behalf of applicant Fraydun Manocherian to present a revised sketch plan for a proposed major subdivision encompassing approximately 1,525 acres located within the Towns of Otsego and Springfield.

Clerk Lourido-Erickson reviewed August 5th, 2025 meeting minutes.

Ms. Phillips explained that the applicant previously appeared before the Town of Otsego Planning Board and the Town of Springfield for a sketch plan conference in August 2025. Following those meetings, the project team reviewed comments from both boards and conducted outreach with community stakeholders, conservation organizations, and local officials. Based on that feedback, the applicant revised the concept plan to reduce development density, minimize infrastructure impacts, and increase opportunities for conservation and open space.

Ms. Phillips stated that the original concept plan proposed 111 single-family residential lots across the entire project area, including 59 lots within the Town of Otsego and 52 lots within the Town of Springfield. The revised concept plan proposes a total of 80 single-family residential lots, consisting of 50 lots in the Town of Otsego and 30 lots in the Town of Springfield. In addition, the revised proposal includes a 46-unit duplex-style multifamily component within the Town of Springfield, which the applicant indicated is permitted under Springfield zoning regulations. Ms. Phillips noted that the revised design eliminated some of the previously proposed road construction within the Town of Otsego.

Mr. Aiello provided an overview of the project site, which includes approximately 776 acres in the Town of Springfield and 749 acres in the Town of Otsego. He described the location of the parcels in relation to Hoke Road, Thurston Hill Road, River Road, Butternut Road, Keys Road, Lettis Hollow Road, and Ralph Birdsall Road. Mr. Aiello noted that existing access easements serving adjacent properties owned by the SUNY Oneonta Biological Field Station would be maintained.

Mr. Aiello summarized the environmental analyses completed to date, including wetland delineations, habitat assessments, archaeological investigations, boundary surveys, and geographic information system analyses. He stated that these studies informed the revised concept plan and helped identify areas suitable for development while avoiding wetlands, streams, steep slopes, and other environmentally sensitive features.

The applicant identified approximately 876 acres as potential open space, including approximately 425 acres within the Town of Otsego. Mr. Aiello explained that these areas were selected to preserve environmentally sensitive features and maintain connections to existing conserved lands. He stated that the method of preservation had not yet been determined and could include conservation easements, deed restrictions, homeowners' association ownership, public acquisition, or recreational use partnerships.

Mr. Aiello reviewed several modifications incorporated into the revised plan, including the elimination of a proposed road near Red House Hill Road, the relocation of development away from steep slopes and stream corridors, and the removal of development from areas adjacent to significant wetlands. The revised plan also shifts access to utilize existing roadways where feasible and reduces the amount of new impervious surface.

Mr. Caris presented detailed maps of individual project areas, including the proposed multifamily development in Springfield, lots accessed from existing roads, proposed subdivision roads near Thurston Hill Road, and areas identified for potential open space. Mr. Caris explained that the multifamily component is proposed on approximately 60 acres in Springfield and would consist of duplex-style buildings with conceptual footprints of approximately 2,000 square feet.

Board members expressed concern regarding the use of the term "potential open space" and requested clarification regarding the long-term ownership, management, and protection of these areas. Members questioned whether the proposed open space areas would be created as separate parcels, protected through conservation easements or deed restrictions, or remain part of individual residential lots.

The applicant explained that the sketch plan phase was intended to identify opportunities for conservation while maintaining flexibility to determine the most appropriate preservation mechanisms through

stakeholder engagement and the formal review process. The applicant stated that no development was proposed within the identified open space areas.

Board members requested additional information regarding the composition of the proposed open space, including how much of the acreage consists of wetlands, steep slopes, or other undevelopable land, and how much could support public recreation or community use. Members also encouraged the applicant to consider opportunities to create contiguous wildlife corridors and stronger connections between preserved areas.

Board members noted concerns regarding the use of flag lots and indicated that such lot configurations have historically been discouraged by the Planning Board. The applicant was encouraged to reevaluate the lot layout to reduce or eliminate flag lots where feasible.

Additional concerns were raised regarding the use of existing roads to serve the development, including roadway width, steep grades, seasonal maintenance, school bus access, emergency access, and potential costs associated with roadway improvements. The applicant acknowledged that additional engineering analysis and coordination with the Town Highway Department would be required as part of the formal subdivision review process.

The Board discussed the project's estimated annual water demand, as identified in the Environmental Assessment Form, and questioned whether sufficient hydrogeologic information had been developed to determine whether local groundwater resources could support the proposed development. The applicant stated that the water demand estimates were based on standard engineering assumptions and acknowledged that additional hydrogeologic studies would be completed as part of the State Environmental Quality Review (SEQR) process.

Board members emphasized the complexity of the proposed subdivision and expressed concern regarding the Board's ability to independently evaluate technical information related to transportation, stormwater management, water supply, wastewater disposal, environmental impacts, and infrastructure costs. The applicant acknowledged that the Town Code authorizes consultant review funded through an escrow account and indicated that such a process would be appropriate.

Board Member Moore made a motion to request that the Town Board establish an escrow account to fund independent consultant review of transportation, septic systems, water supply, stormwater management, and other technical aspects of the proposed subdivision.

The motion was seconded by Sharon Kroker.

Chairman Huntsman called a vote to submit the request to the Town Board. All members present voted in favor. Motion carried.

No formal action was taken on the sketch plan application. The applicant will continue refining the proposal and is expected to return with a formal subdivision application following completion of additional studies and consultation with Town officials and outside experts.

REVIEW OF MAY 5, 2026 MINUTES

The Board reviewed proposed corrections to the May 5, 2026 minutes.

Corrections included:
• Clarification that May Leinhart called the meeting to order.
• Correction of spelling and clerical errors.
• Clarification of the Snyder Family Trust application discussion.
• Inclusion of corrected application details and procedural actions.

Motion by Matt Glynn to approve the corrected Snyder Family Trust portion in the May 5, 2026 minutes.

Chairman Huntsman called a vote. All present were in favor.

Motion carried.

Chairman Huntsman called a vote for the May 5, 2026 minutes.

Motion by Jeffrey Banner to approve the May 5, 2026 minutes as revised.

Seconded by Elizabeth Horvath.

All present were in favor.

Motion carried.

OTHER BUSINESS

Zoning Enforcement Officer Report

Wylie Phillips reported that he had recently been contacted regarding another large-scale solar development proposal. No formal application had been submitted.

Town Board Liaison Report

May Leinhart reported on recent Town Board activities, including:

• Discussion of a potential occupancy tax for short-term rentals.
• Highway and culvert permit process clarification.
• Progress on the Comprehensive Plan update.
• Ongoing review of land use law updates.

Alex to attend the next Town Board Meeting.

EXECUTIVE SESSION

Jill recommended holding an executive session for the purpose of receiving attorney-client privileged legal advice. Chairman Huntsman called an Executive Session.

The Board closed the Executive Session at 9:53 p.m.

No votes were made during the Executive Session.

ADJOURNMENT

Following Executive Session, Motion by Sharon Kroker to adjourn the meeting at 9:55 p.m.

Seconded by Jeffrey Banner.

All present were in favor.

Motion carried.

Respectfully submitted,

Braden Lourido-Erickson
Planning Board Clerk
Town of Otsego