

**Town of Fremont Planning Board
P.O. Box 69
Fremont Center, NY 12736**

(Sent by Applicant via return-receipt mail)

December 2, 2020

RE: Major 11-Lot Subdivision, Bartschi and Closs S.B.L: 2.-1-3.1

Dear Property Owner:

You are receiving this letter from a Major 11-Lot Subdivision applicant, on behalf of the Town of Fremont, because you are listed as the property owner of record of one or more properties that are near or abut SBL #2.-1-3.1 the ~96 acre property of Venus Bartschi, Willy Bartschi, and Judy Closs, County Road 92, in the Town of Fremont.

The Town of Fremont Planning Board has received an application from the owner of the above referenced parcel for a 11-Lot Major Subdivision.

A Public Hearing has been scheduled in order for the Planning Board to receive comments from you or others so interested in this Application. The details of the hearing are below:

PLEASE TAKE NOTICE that the Town of Fremont Planning Board, in accordance with the provisions of the Zoning Law of the Town of Fremont, will hold a public hearing beginning at 7:00 p.m. on Monday, December 23, 2020. The meeting will be held virtually, via Zoom, and can be accessed by the public at <https://zoom.us> with the Meeting ID #882 3905 2205, in regards to a Major Subdivision application on Lands of Bartschi and Closs, S.B.L. #2.-1-3.1, located on County Road 92, Town of Fremont, Sullivan County. For information or to submit comments, contact: planningboard@fremontny.org

Should you wish to provide comments or have questions, please advise us accordingly. You can contact the Fremont Planning Board Chairman with comments via email to planningboard@fremontny.org.

Sincerely,



Jim Smith

Fremont Planning Board Chairman
607-498-6198 – phone
planningboard@fremontny.org

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Wesley L Pryer & Ethel A Pryer
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Christopher Bartschi
 71 KEIBEL Rd
 LISLE NY 13797

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 Kelly Dahlman Grossman
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Str Sean P McMickle
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Str Marisol Perez
 264 County Route 92
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Str Carole Bartschi
 P.O. Box 484
 City 50 Will Rd
 Roscoe NY 12776

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Murray, Michael J.
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Stockbridge MA 01266

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<input type="checkbox"/> Adult Signature Required	\$
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John Boglioli
94 Youngs Rd
Roscoe NY 12776

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MARIAN GABELS LLC
P.O. Box 673, 153 CR 92
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88 & 98 Youngs Rd
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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Postage	\$.50
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Stanley Ford & Bernice Ford
P.O. Box 252
Roscoe NY 12776

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261 Cr 92
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Clifford Patella
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

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Jamaica NY 11434

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$.50

Total Postage and Fees \$ 6.90

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Matthew Dahlman & Brenda Dahlman
P.O. Box 332
48 Youngs Rd
Roscoe NY 12776

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Postage \$.50

Total Postage and Fees \$ 6.90

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Marjorie Bartschi
215 CR 92
Roscoe NY 12776

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George Dahl
18 Bay 37th St
Brooklyn NY 11214

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<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	1.50
Total Postage and Fees	\$	46.90



Sent To
Burr M Bowers, Jr & Joyce Bowers
200 Youngs Rd
Roscoe NY 12776

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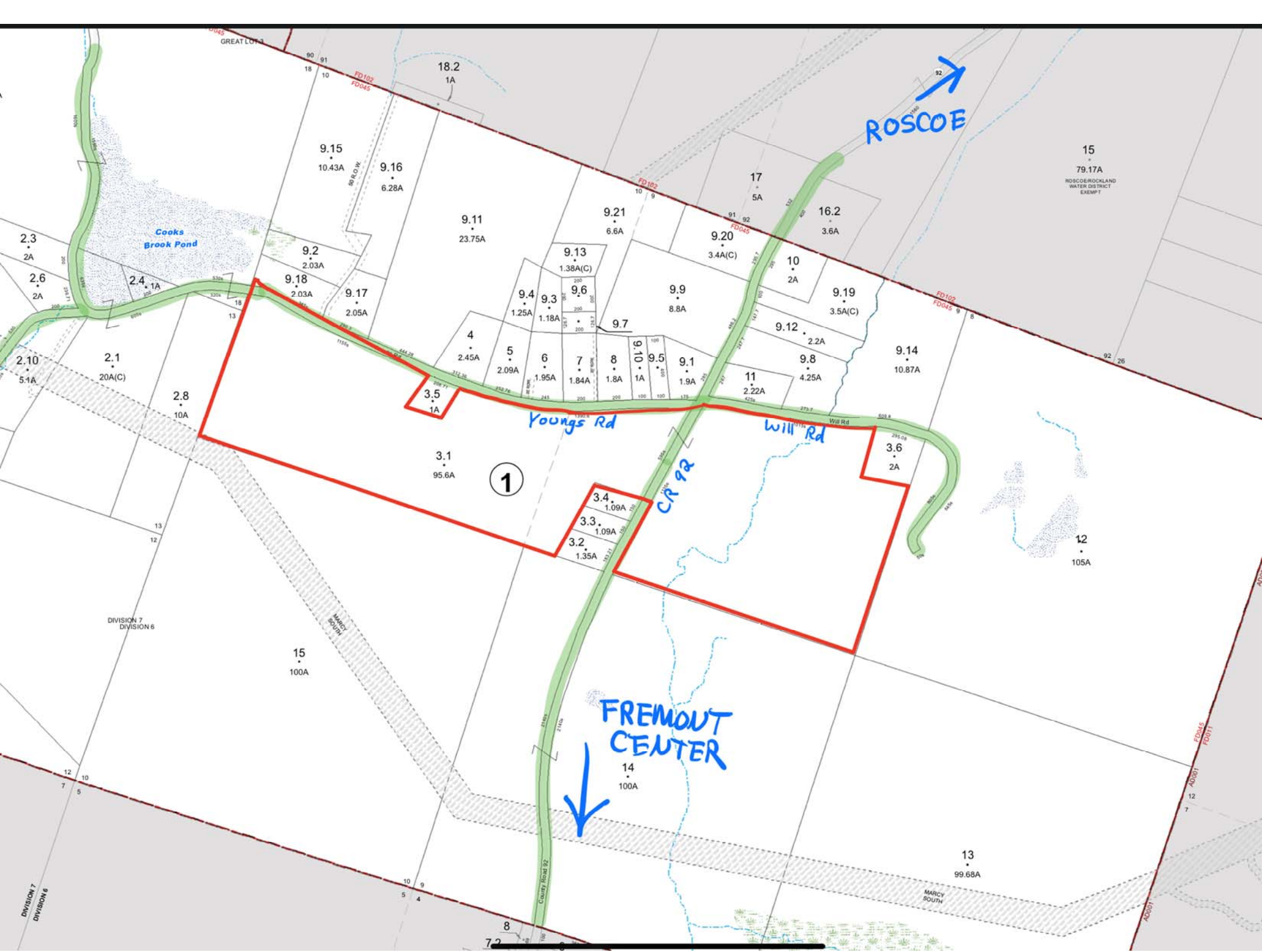
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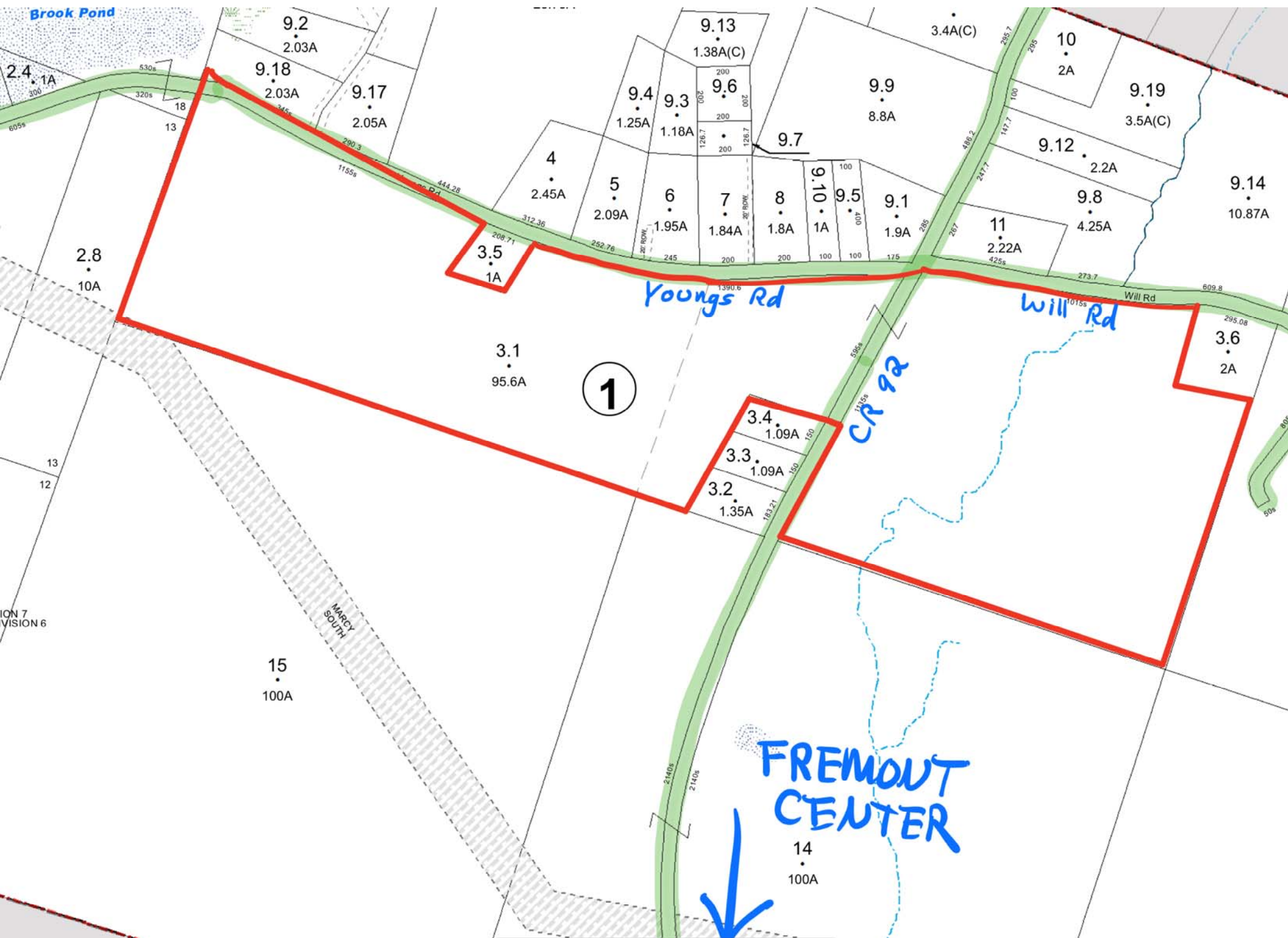
Certified Mail Fee	\$	3.55
Extra Services & Fees (check box, add fee as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	2.85
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	1.50
Total Postage and Fees	\$	46.90

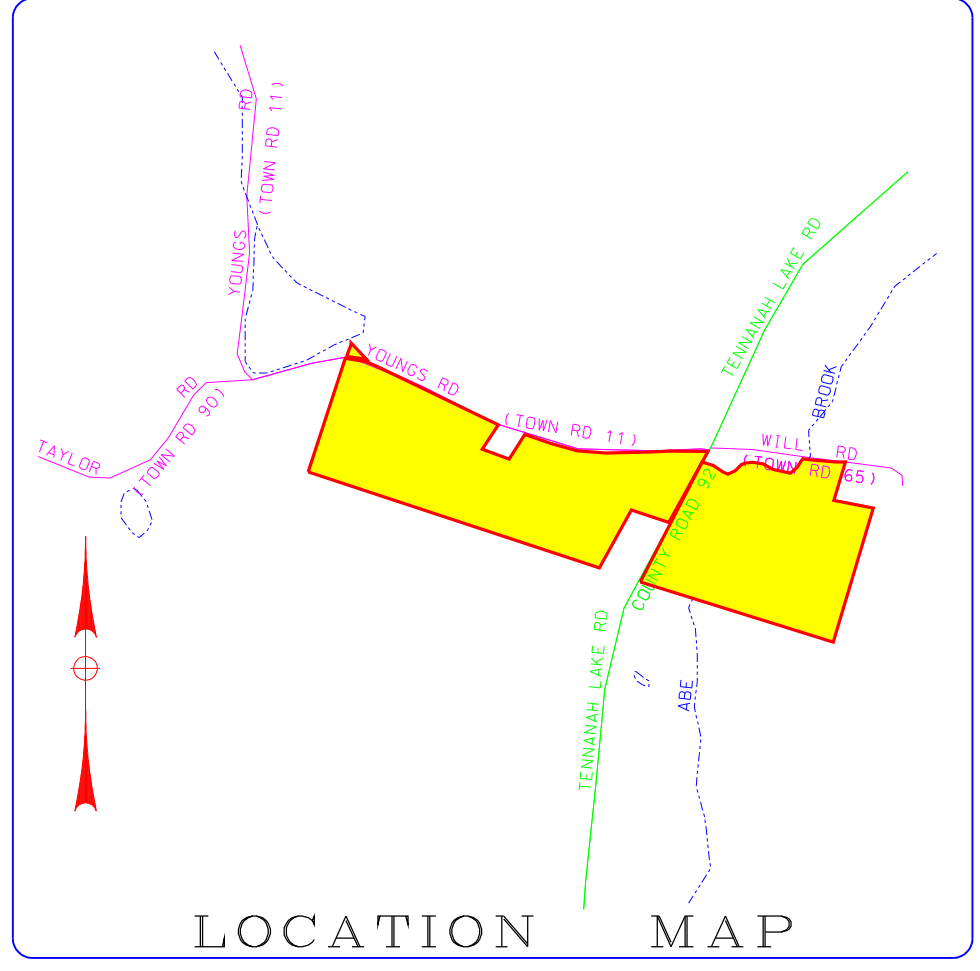
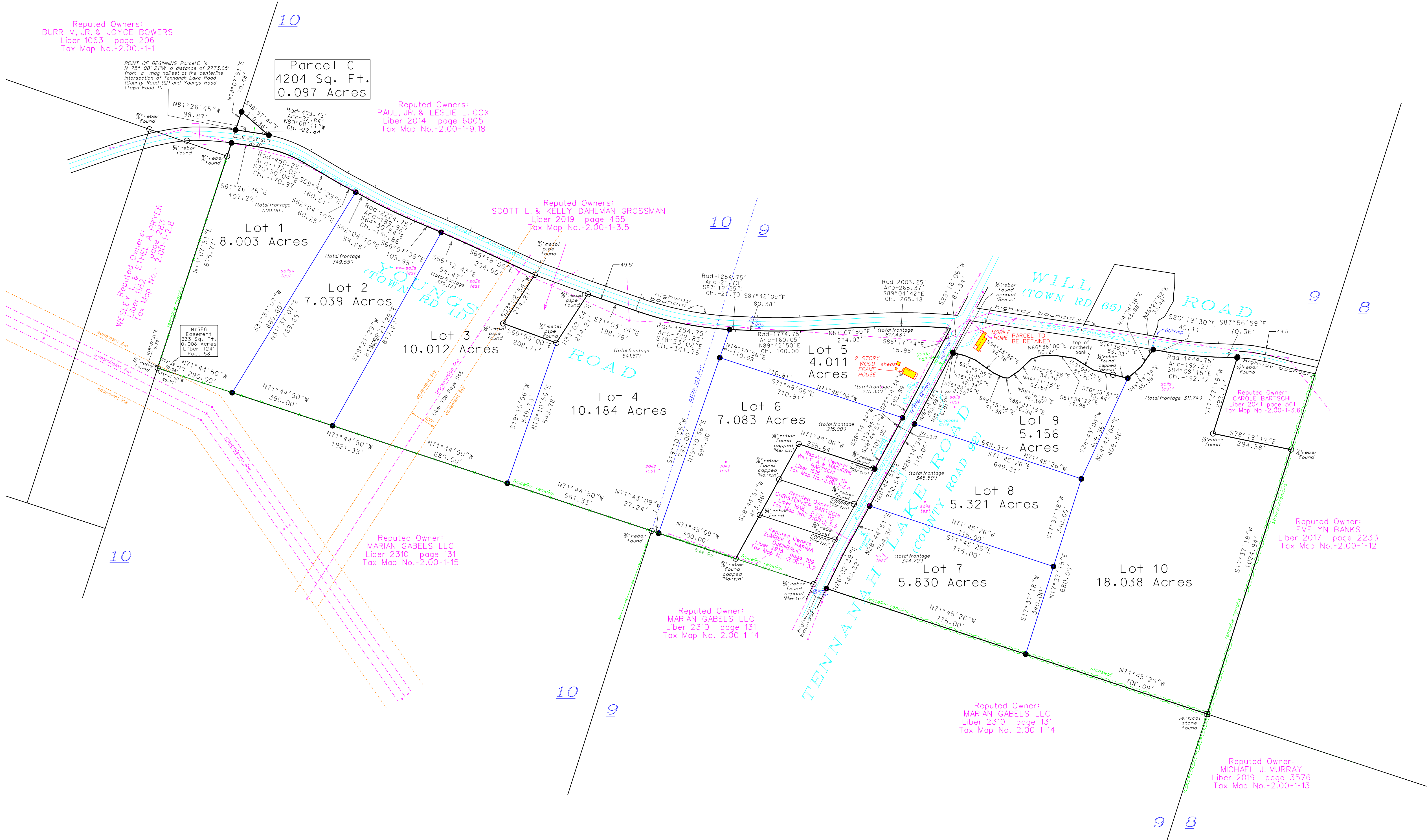


Sent To
Marie E Young
277 Ahrens Rd Apt 1
Parksville NY 12786-8

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions





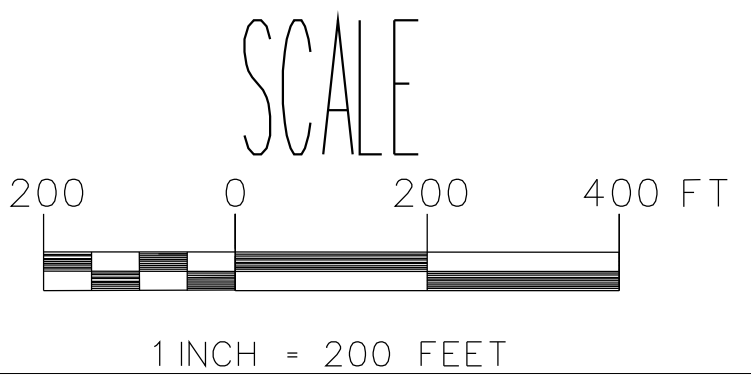


- ABE WOOD BROOK PROTECTIVE COVENANTS
- 1) Grantee agrees to keep this lot in a good and sanitary condition and shall not use it as a dumping ground for trash and rubbish. The outside placement or storage of un-registered vehicles is prohibited.
 - 2) Single wide mobile homes are not allowed.
 - 3) No parcel shall be further subdivided.
 - 4) Grantee is responsible for obtaining the necessary state and local permits for buildings, driveways, wells, and septic systems.
 - 5) If Grantee(s) disturbs over one acre of land on their parcel, Grantee(s) hereby agrees to prepare a Storm Water Pollution Prevention Plan specific for their residential lot to be developed and file a Notice of Intent (NOI) for the Storm water discharges associated with construction activity under State Pollutant Discharge Elimination System (SPDES) General Permit in effect at the time of filing.
 - 6) There shall be no change allowed to existing drainage patterns of ditches and culverts along municipal highways without approval from the Town or County Highway Department.
 - 7) Grantor reserves, in a deed to each parcel, the right to grant a standard easement of sufficient width for the distribution of utilities.
 - 8) No watercourse shall be blocked or diverted so as to cause material damage to any lot in this subdivision or to any neighboring property.
 - 9) For as long as any portion of the property described in this deed is subject to regulation under State or Federal Wetland Laws, there shall be no construction, grading, filling, excavating, clearing or other related activity, as defined by these laws, on this property within any wetland area or any adjacent area as set forth in said laws, at any time without having first secured the necessary permission and permit required pursuant to the above noted laws. This restriction shall bind the Grantees, their successors and assigns.
 - 10) These Protective Covenants are to run with the land and shall be binding on New York Land & Lakes Development, LLC and the Grantees, their successors and assigns. The invalidation of any one of the Protective Covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect. These Protective Covenants may be enforced by New York Land & Lakes Development, LLC, or the owner of any parcel within the subdivision. If New York Land & Lakes Development, LLC, brings an action to enforce any of these Protective Covenants, the violator must pay all costs and expense of such action, including reasonable attorney's fees.

- SIGHT DISTANCE:
- LOT 6 - SOUTH 1007.72' NORTH 703.48'
 - LOT 7 - SOUTH 664.83' NORTH 571.72'
 - LOT 8 - SOUTH 935.36' NORTH 1162.73'
 - LOT 9 - SOUTH 658.32' NORTH 849.39'

- NOTES:
- 1) REFERENCE MAP- "Map Showing a lot split of lands of Marisol Perez, to be conveyed to Jose R. Arroyo, Town of Fremont - County of Sullivan State of New York" as surveyed by R. Braun, Land Surveyor dated July 21, 2020.
 - 2) REFERENCE MAP- "Map Showing a lot split of lands of Carole Currey, Judy Closs, Willy A. Bartschi, Terry Bartschi to be conveyed to Marisol Perez Town of Fremont - County of Sullivan, State of New York" as surveyed by R. Braun, Land Surveyor dated July 21, 2020.
 - 3) REFERENCE MAP- "Map Showing a lot split of lands of Carole Currey, Judy Closs, Willy A. Bartschi, Terry Bartschi to be conveyed to Marisol Perez Town of Fremont - County of Sullivan, State of New York" as surveyed by R. Braun, Land Surveyor dated July 21, 2020.

- EASEMENT NOTES:
- 1) Easement granted by Charles Hornung to New York State Electric & Gas Corporation dated October 29, 1945 and recorded in Liber 386 of deeds, at page 57.
 - 2) Easement granted by William Bartschi & Venus Marietta Bartschi to New York State Electric & Gas Corporation dated October 8, 1957 and recorded in Liber 570 of deeds, at page 81.
 - 3) Easement granted by William S. Bartschi & Venus M. Bartschi to New York State Electric & Gas Corporation dated August 10, 1966 and recorded in Liber 706 of deeds, at page 1148.
 - 4) Easement granted by William Bartschi & Etta Bartschi to New York State Electric & Gas Corporation dated August 17, 1972 and recorded in Liber 771 of deeds, at page 785.
 - 5) Easement granted by William Bartschi & Etta Bartschi to New York State Electric & Gas Corporation dated November 3, 1982 and recorded in Liber 1067 of deeds, at page 35.
 - 6) Permanent Easement - Appropriation of Property by the People of the State of New York for the Marcy-South Transmission Facilities dated September 1986 and recorded in Liber 1241 of deeds, at page 58.
 - 7) Easement granted by Terry G. Bartschi, Judy A. Closs & Carole e. Curray to New York State Electric & Gas Corporation dated April 28, 2014 and recorded in Instrument No. 2014-3811.



MAP AND SURVEY PREPARED BY
PAUL B. KOERTS
PROFESSIONAL LAND SURVEYOR
TEL. NO. - 607-656-9578
FAX NO. - 607-656-9133
P.O. BOX 432, HOTCHKISS ROAD
GREENE, NEW YORK 13778-0432

GENERAL NOTES
1) 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.
2) Only copies from the original of this survey marked with an original of the land surveyor's seal and signature shall be considered to be valid true copies.
3) Certifications indicated herein signify that this survey was prepared in accordance with the current 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 was prepared, and on his behalf to the title company, governmental agency and lending institutions listed herein, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4) Subject to utility line or other easements, covenants or restrictions affecting the surveyed premises, if any. All visual above ground evidence of easements are as shown.
5) Subject to any facts a complete, accurate and current abstract of title may disclose.

CERTIFICATION OF THIS SURVEY SHALL RUN TO:	
-New York Land & Lakes Development, LLC -Westcor Land Title Insurance Company -Commonwealth Land Title Insurance Company -Lawyers Title Insurance Corporation	
REVISIONS	
1)	
2)	
3)	
4)	
5)	
6)	

- LEGEND
- rebar with plastic yellow cap tagged
 - Paul B. Koerts, L.S. No. 49580 set
 - iron pin or pipe found
 - underground telephone cable box/marker
 - utility poles with overhead
 - utility building & service lines
 - property line
 - easement line
 - water course or boundary
 - fence line
 - stone wall remains
 - edge of wooded area
 - edge of paved drive or road
 - minor elevation contour lines
 - major elevation contour lines
 - deciduous tree
 - coniferous tree

FINAL PLAT
SUBDIVISION OF
ABLE WOOD BROOK
TENNANAH LAKE ROAD TAX MAP NO. -2.00-1-3.1
TOWN OF FREMONT
COUNTY OF SULLIVAN STATE OF NEW YORK

**ABE WOOD BROOK
PROTECTIVE COVENANTS**

- 1) Grantee agrees to keep this lot in a good and sanitary condition and shall not use it as a dumping ground for trash and rubbish. The outside placement or storage of un-registered vehicles is prohibited.
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- 8) No watercourse shall be blocked or diverted so as to cause material damage to any lot in this subdivision or to any neighboring property.
- 9) For as long as any portion of the property described in this deed is subject to regulation under State or Federal Wetland Laws, there shall be no construction, grading, filling, excavating, clearing or other related activity, as defined by these laws, on this property within any wetland area or any adjacent area as set forth in said laws, at any time without having first secured the necessary permission and permit required pursuant to the above noted laws. This restriction shall bind the Grantees, their successors and assigns.
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Kenneth D. Ellsworth, P.E.
Managing Member

Paul L. Bedford, AIA
Architect

Rodney L. Carey, L.S.
Land Surveyor

Kordian W. Wichtowski, R.A.
Architect

December 11, 2020

Mr. Alan Lord, Developer
New York Land & Lakes
155 Main Street, Suite D
Oneonta, NY 13820

RE: Summary Report for Preliminary Soils Investigation
Residential Subdivision
Abe Wood Brook Subdivision
Tennanah Lake Road
Freemont, New York

Dear Mr. Lord:

This letter has been prepared for exclusive use of New York Land & Lakes as a summary report for a Preliminary Soils Investigation conducted for the above referenced project.

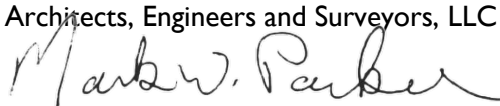
On November 9, 2020, a preliminary soils investigation was conducted for the purpose of locating soils suitable for supporting an on-site wastewater treatment system on each of the proposed lots. The investigation consisted of test pit excavations with soil profile examinations and percolation tests. Further testing and evaluation, as well as detailed design, will be required for construction purposes. New York State law requires that all on-site wastewater treatment systems be designed by a licensed professional. Approvable construction plans will be required by the local authority and/or state agency having final jurisdiction in order to obtain a permit for development of any given lot.

Field investigations were performed with direct oversight provided by the Engineer (Keystone Associates Architects, Engineers and Surveyors, LLC).

The attached table (Table I – Test Pit and Percolation Test Summary) is a summarization of the preliminary investigation and includes a column for a recommended wastewater treatment system type for each lot.

We trust we have responded to your request. If you have any questions, please feel free to contact our office.

Respectfully,

Keystone Associates
Architects, Engineers and Surveyors, LLC

Mark W. Parker, P.E.
Civil Engineering Department Manager

Enclosures

MWP:teg

Main Office
58 Exchange Street
Binghamton, New York 13901
Phone: 607.722.1100
Fax: 607.722.2515

Branch Office
165 South Main Street, Suite 6
Cortland, New York 13045
Phone: 607.753.8015

E-mail: info@keyscomp.com
www.keyscomp.com

TABLE 1 - TEST PIT AND PERCOLATION TEST SUMMARY

Lot No.	Test Pit No.	Test Cut Depth (inches)	Depth to Bedrock (inches)	Depth to Observed Water Infiltration (inches)	Depth of Mottling (inches)	Depth to Restrictive Layer (inches)	Usable Depth (inches)	Slope	Perc. Rate (min/inch)		Perc Depth (inches)	System Type
									Perc Test No. 1	Perc Test No. 2		
1	TP-1	54	N/A	N/A	N/A	N/A	54	<15%	3	2	12	1
2	TP-2	72	N/A	N/A	N/A	N/A	72	<15%	12	9	12	1
3	TP-3	72	N/A	N/A	38	38	38	<15%	11	5	12	1 or 2
4	TP-4	72	N/A	17	N/A	17	17	<15%	13	12	12	3
5	TP-5	72	N/A	20	N/A	20	20	<15%	16	26	12	3
6	TP-6	72	N/A	22	N/A	22	22	<15%	6	10	12	3
7	TP-7	72	N/A	N/A	N/A	N/A	72	<15%	25	41	12	1 or 2
8	TP-8	72	N/A	33	N/A	33	33	<15%	36	36	12	2
9	TP-9	72	N/A	22	22	22	22	<15%	37	29	12	3
10	TP-10	72	N/A	N/A	N/A	N/A	72	<15%	26	13	12	1

Abbreviations:

N/A = Not Applicable

1 = Conventional Absorption Trenches

2 = Shallow Asorption Trench

3 = Raised System

4 = Intermittent Sand Filter with Downstream Treatment

ABE WOOD BROOK

SUBDIVISION

**County Route 92, Youngs Road
Will Road**

**Town of Freemont,
Sullivan County**

State of New York

SKETCH PLAN APPLICATION



**FOR: New York Land & Lakes, Inc.
155 Main St. Suite D
Oneonta, NY 13820**

Date: September 20, 2020

SUBDIVISION INFORMATION:

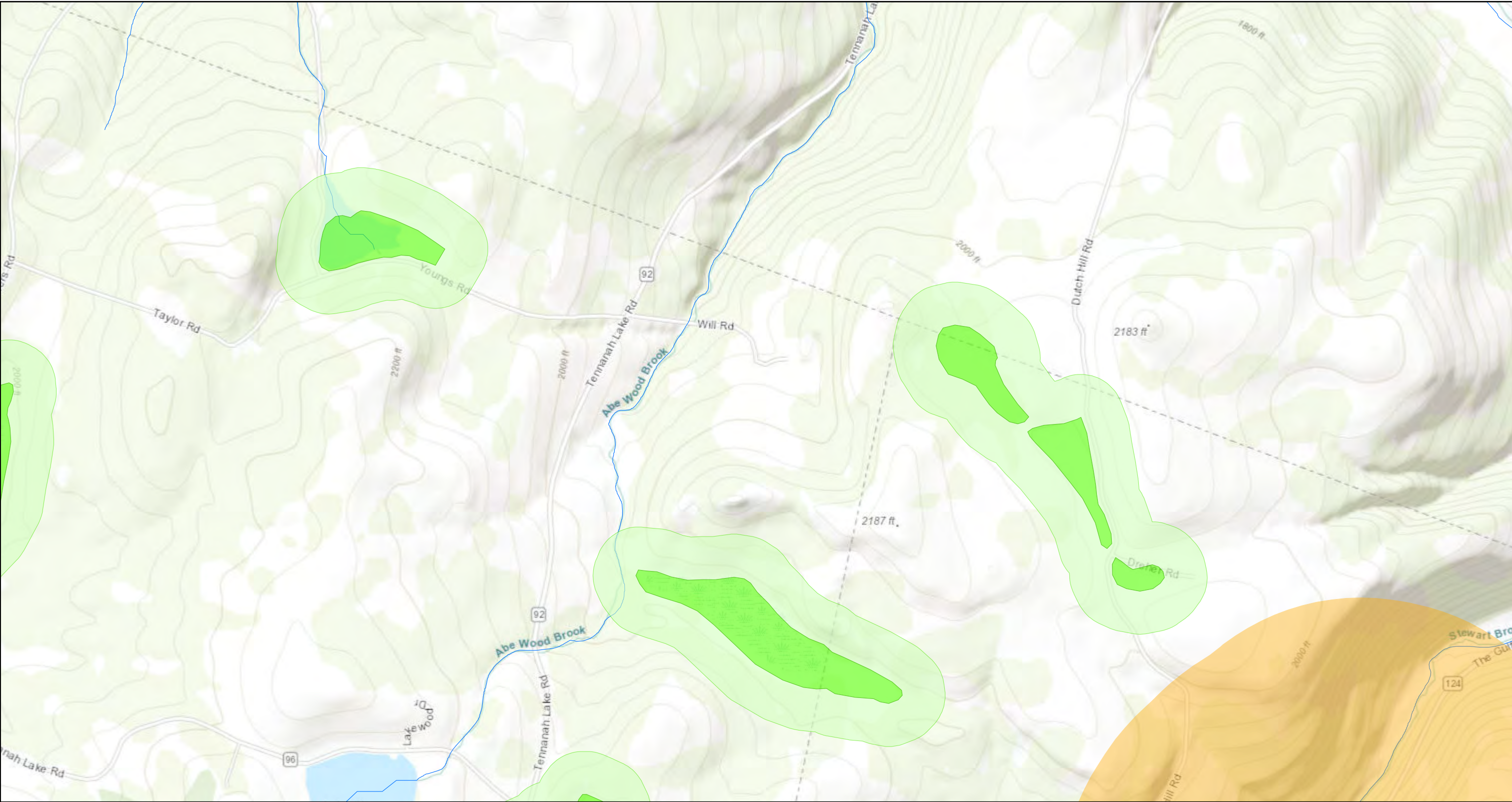
- 1. NAME:** Abe Wood Brook Subdivision
- 2. Tax Map #** 2.00-1-3.1
- 3. SUBDIVIDER:** New York Land & Lakes, Development LLC., 155 Main Street Suite D Oneonta, NY 13820 (607) 353-8068.
- 4. RECORD OWNER:**
 - #2.0-1-3.1 – Venus Bartschi 261 County Route 92, Roscoe, NY 12776
 - Willy Bartschi 484 County Route 92, Roscoe, NY 12776
 - Terry Bartschi 484 County Route 92, Roscoe, NY 12776
- 5. AGENT:** Alan Lord Surveying Services, 415 State Highway 41, Smithville Flats, NY 13841. (607) 434-2678
- 6. Property:** 95 +/- Acres Total
- 7. LOTS:** 11 parcels, ranging in size from 4 to 18 Acres.
- 8. ROADS:** No new proposed roads
- 9. WATER:** Individual residential wells will be used for each parcel
- 10. SEWAGE DISPOSAL:** Individual residential septic will be used for each parcel.
- 11. ADDITIONAL INFORMATION ATTACHED:**
 - Location Map
 - USGS Topo Map
 - Tax Map
 - Wetlands Map
 - Soils Map

Abe Wood Brook Subdivision

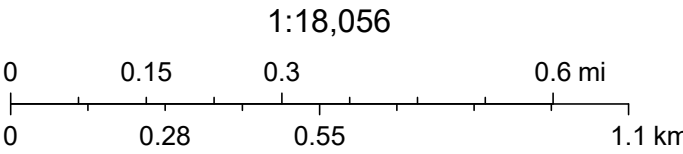
Proposed Lots:

<u>Parcel #</u>	<u>Frontage</u>	<u>Acreage</u>
1	450'	8 Acres
2	325'	7 Acres
3	350'	5 Acres
4	213'	9 Acres
5	450'	6 Acres
6	710'	4 Acres
7	215'	5 Acres
8	320'	5 Acres
9	320'	5 Acres
10	320'	5 Acres
11	350'	18 Acres

Fremont Property

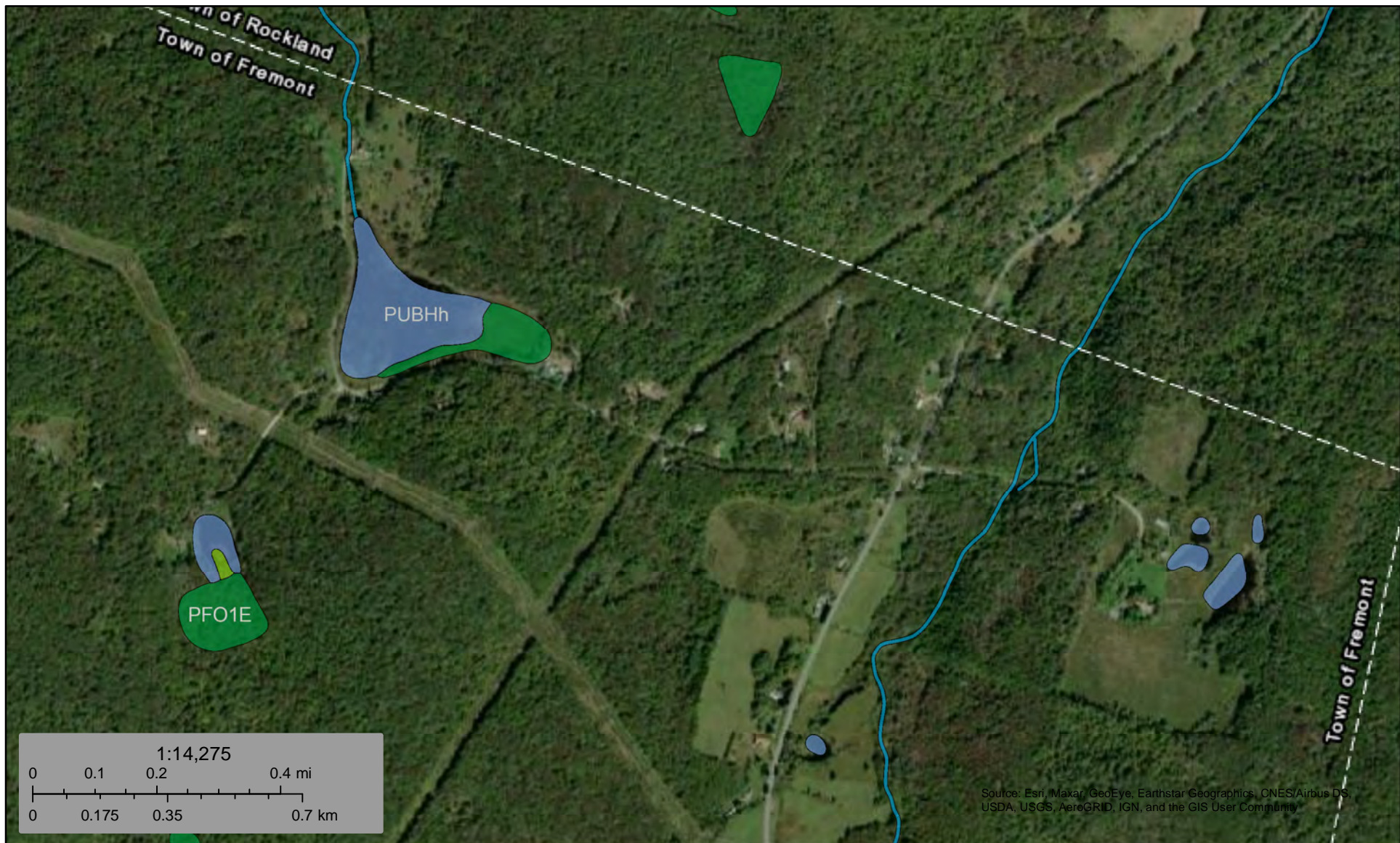


August 5, 2020









Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Author: Alan Lord
Not a legal document



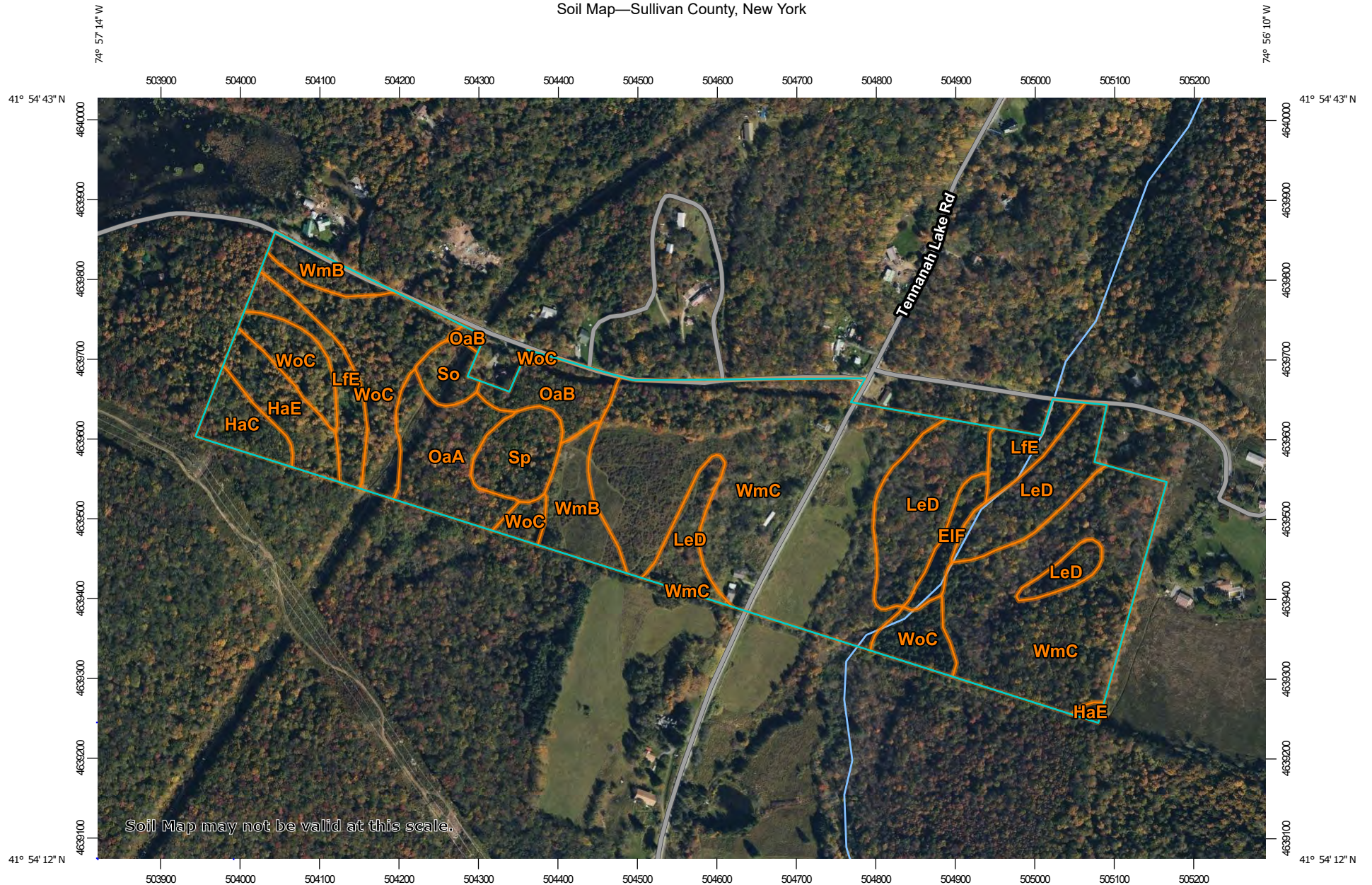
August 30, 2020

Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Soil Map—Sullivan County, New York



Map Scale: 1:6,720 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 300 600 1200 1800 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

8/30/2020
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sullivan County, New York

Survey Area Data: Version 19, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EIF	Elka loam, 35 to 50 percent slopes, bouldery	1.2	1.5%
HaC	Hawksnest-Mongaup loams, strongly sloping, very rocky	1.8	2.2%
HaE	Hawksnest-Mongaup loams, steep, very rocky	2.8	3.4%
LeD	Lewbeach silt loam, 15 to 25 percent slopes	11.2	13.9%
LfE	Lewbeach silt loam, steep, very stony	3.8	4.7%
OaA	Onteora loam, 0 to 3 percent slopes	4.4	5.4%
OaB	Onteora loam, 3 to 8 percent slopes	2.6	3.2%
So	Suny fine sandy loam	1.2	1.4%
Sp	Suny fine sandy loam, very stony	2.5	3.1%
WmB	Willowemoc silt loam, 3 to 8 percent slopes	3.8	4.7%
WmC	Willowemoc silt loam, 8 to 15 percent slopes	36.0	44.7%
WoC	Willowemoc silt loam, strongly sloping, very stony	9.6	11.9%
Totals for Area of Interest		80.5	100.0%