

**TOWN OF ROMULUS**

**Application to the Town of Romulus Planning Board  
For Review and Approval of Major, Minor or Rural Sub-Division**

Application Fee Paid \$ 75.00 Date of Receipt of Fee by Town 7/6/21

Application Number 29-21 Date Application Received by Town 7/6/21

**Application must be presented at least 10 days before the next scheduled Planning Board Meeting in order to be on the agenda for initial review.**

1. Owner's Name (if more than one, list all)

Austic Land Holdings LLC

Benjamin Austic (Partner)

Owner's Address 8938 NY-96, Interlaken, NY 14847

Owner's Phone 607-387-9988

Owner's Email baustic@gmail.com

If more than one owner please attach above information for all owners.

2. Sub-Divider (if owner please state, if agent or other relation please state details and attach)

Please circle one: I am the owner. I am the agent for the owner

Name Benjamin Austic (Partner)

Address 8938 NY - 96 Interlaken, NY 14847

Phone 607-387-9988

Email baustic@gmail.com

3. Licensed Land Surveyor or Engineer

Name T.G Miller P.C Engineers And Surveyors

Address 506 West State St. Ithaca NY, 14847

Phone 607-272-8477 Email N/A

Location of Proposed Sub-Division (List all if more than one parcel is affected at the subdivision.)

4. TAX MAP # 19-1-32.111

PHYSICAL ADDRESS 6991/6985 Kinne Rd. Romulus, NY 14541

6991 is the main address, 6985 is the mailing/911 address @ Rear N. of the property

CURRENT ZONING OF THE PROPERTY 240 Rural res

CURRENT USE OF THE PROPERTY No current use

5. Description of your intent and purpose of the Proposed Sub-Division

*Sale of property to M&E Schott, who intend to*

Replace mobile home (with new) that was located at rear North of the property, making use of existing infrastructure ie. well, septic, electric.

6. Easements or Other Restrictions on Property including covenants and zoning district

boundary lines. Shared gravel driveway @ Butler property line. S. 87°42'52" W 440.13'  
Reference attached survey.

7. List any special feature of the existing property (e.g., steep slopes, views, streams, trees, buildings or other improvements) and how the sub-division would affect them.

Remove existing house @ South/West of property, keep & improve existing covered porch as a pavilion and improve garage, both located directly East of existing house.

8. Description of neighborhood land use

Residential

9. Describe how the Sub-division would affect adjoining properties.

Neighborhood improvement. No affect on current shared gravel driveway easment with Butler property.

10. List Names and Addresses of Owners of Abutting Properties, including those across existing streets, or property which may be located in a neighboring Town. Attach additional pages if needed.

Butler (R.O) 837/145 Tax Map #19-1-32.112

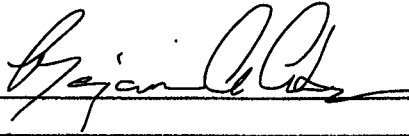
Lavarway (R.O) 336/162 Tax Map #19-1-33

11. The landowner (applicant) must submit supporting materials with application, including plans, neighborhood use and any other materials that will assist the Planning Board to understand and to make an informed decision. The Planning Board may require additional material beyond that listed on this application.

12. Seven (7) copies of application and all materials are required.
13. All applicants are instructed to review the Town of Romulus Subdivision Regulations located on the Town website. Additional information may be required by the Planning Board. This application form is to provide preliminary information to the Planning Board.

**SUPPORTING MATERIALS (Check all that are included.)**

- Survey and supporting drawings
- Photos
- All utilities available and all streets as they appear on the official map, if one exists.
- Proposed pattern of lots (with dimensions), street layouts, recreation areas, and systems of drainage, sewage, and water supply within the subdivided area.
- Other (List) \_\_\_\_\_

Signature of Applicant (s) 

Date 6/29/21

Town of Romulus Planning Board

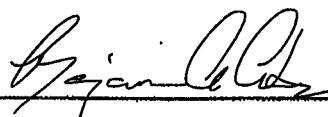
AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

1. Name of Applicant \_\_\_\_\_  
Address \_\_\_\_\_
2. Project Name/Location \_\_\_\_\_
3. Description of proposed project \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. Tax Parcel Number(s) \_\_\_\_\_
5. Number of total acres involved with project \_\_\_\_\_
6. Number of total acres presently in Tax Parcel \_\_\_\_\_
7. How much of the site is currently farmed? \_\_\_\_\_ Acres
8. Please identify who is farming the site. \_\_\_\_\_
9. Please indicate what your intentions are for use of the remainder of the property over:  
Five years \_\_\_\_\_  
Ten years \_\_\_\_\_  
Twenty years \_\_\_\_\_
10. Who will maintain the remainder of the property not being used for this development? \_\_\_\_\_  
\_\_\_\_\_
11. Please indicate crop(s) or vegetational cover for the site. \_\_\_\_\_
12. Are there any drainage ways or underground tile systems located on the site: \_\_\_\_\_  
Will this project alter existing drainage patterns? \_\_\_\_\_ If yes, please describe.  
\_\_\_\_\_  
\_\_\_\_\_
13. Is the parcel included in a farm plan prepared by the Seneca County Soil and Water District of the USDA Soil Conservation Service?  
Are federally funded cost sharing practices in place for the parcel? \_\_\_\_\_

Name of program(s) \_\_\_\_\_

14. Is the parcel currently granted an agricultural tax exemption? \_\_\_\_\_, Yes \_\_\_\_\_ No

Signature of Applicant  Date 6/29/21

\*\*\*\*\*

**FOR TOWN USE ONLY**

**NOTE: This form and a map of the parcel(s) should be mailed to County Planning as part of the GML m and n referral. It should also be mailed to property owners within 500 feet of the property boundary along with the:  
Notice of Public Hearing (Attach list of Property Owners within 500 feet).**

Name of Town Staff Person: \_\_\_\_\_ Title: \_\_\_\_\_

Date Referred to County Planning: \_\_\_\_\_

# Short Environmental Assessment Form

## Part 1 - Project Information

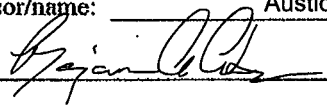
### Instructions for Completing

**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.

<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project: <b>Kinne Rd/Schott sale</b>				
Project Location (describe, and attach a location map): <b>6991/6985 Kinne Rd romulus NY, 14541</b>				
Brief Description of Proposed Action: <b>Improve existng infastructure, remove existing house, replace previous single wide home at - rear North of property using existing infastructure.</b>				
Name of Applicant or Sponsor: <b>Austic LLC/Benjamin Austic</b>		Telephone: <b>607-387-6860</b> E-Mail: <b>baustic@gmail.com</b>		
Address: <b>8938 NY-96</b>				
City/PO: <b>Interlaken</b>		State: <b>NY</b>	Zip Code: <b>14847</b>	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>1.813</u> acres		
b. Total acreage to be physically disturbed?		<u>1.813</u> acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>1.813</u> acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):				
<input type="checkbox"/> Parkland				

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____				
_____				
_____				

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline   <input type="checkbox"/> Forest   <input type="checkbox"/> Agricultural/grasslands   <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland   <input type="checkbox"/> Urban   <input checked="" type="checkbox"/> Suburban</p>		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: <u>Austic Land Holding, LLC</u> Date: <u>6/29/21</u></p> <p>Signature: <u></u> Title: <u>Partner</u></p>		



Project:

Date:

**Short Environmental Assessment Form**  
**Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

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

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

Project: \_\_\_\_\_

Date: \_\_\_\_\_

**Short Environmental Assessment Form  
Part 3 Determination of Significance**

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

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

\_\_\_\_\_  
Name of Lead Agency

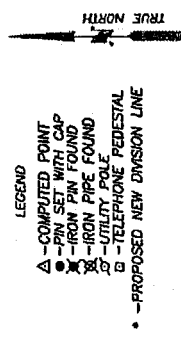
\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

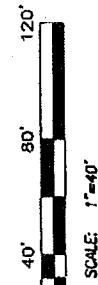
\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)



NOTE:  
THIS SURVEY MAP PREPARED WITHOUT  
REGARD TO THE ACTS OF STATE OF  
PROVIDED, SUBJECT TO ANY STATE OF  
FACT THAT AN UPDATED ABSTRACT OF  
TITLE MAY SHOW.

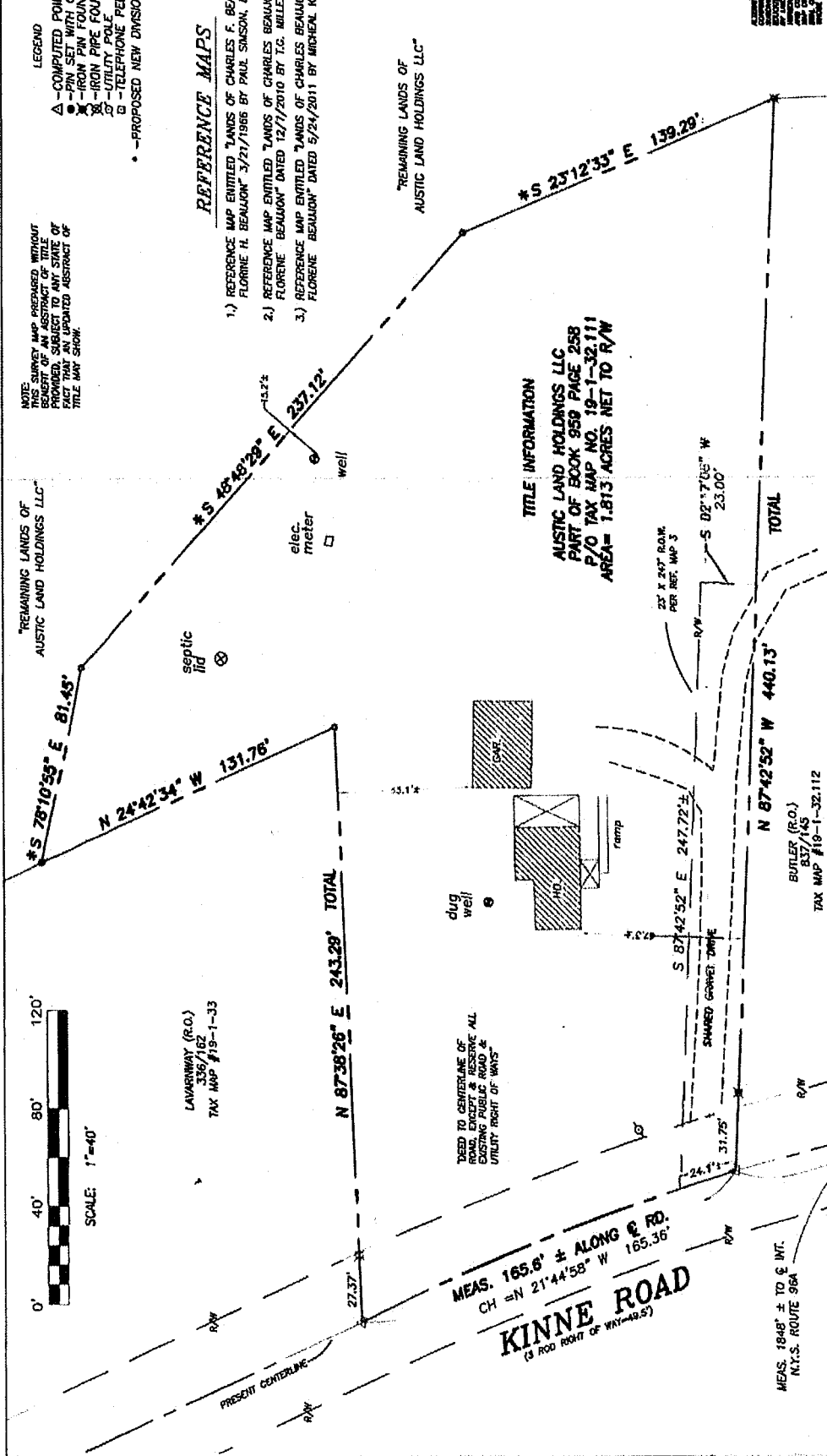
REMAINING LANDS OF  
AUSTIC LAND HOLDINGS LLC



LAVARWAY (R.O.)  
336/16Z  
TAX MAP #19-1-33

**REFERENCE MAPS**

- 1.) REFERENCE MAP ENTITLED "LANDS OF CHARLES F. BEAULON & FLORINE H. BEAULON" 3/21/1986 BY PAUL SIMSON, L.S.
- 2.) REFERENCE MAP ENTITLED "LANDS OF CHARLES BEAULON & FLORENE BEAULON" DATED 12/1/2010 BY T.C. MILLER, P.C.
- 3.) REFERENCE MAP ENTITLED "LANDS OF CHARLES BEAULON & FLORENE BEAULON" DATED 5/24/2011 BY MICHAEL KARLSEN, L.S.



**TITLE INFORMATION**  
AUSTIC LAND HOLDINGS LLC  
PART OF BOOK 959 PAGE 258  
P/O TAX MAP NO. 19-1-32.111  
AREA= 1.813 ACRES NET TO R/W

MEAS. 165.6' ± ALONG & RD.  
CH = N 21°44'58" W 165.36'  
**KINNE ROAD**  
(3' ROAD RIGHT OF WAY-149.5')

MEAS. 1848' ± TO & INT.  
N.Y.S. ROUTE 96A

USED TO CENTERLINE OF  
ROAD, EXCEPT & RESERVE ALL  
EXISTING PUBLIC ROAD &  
UTILITY RIGHT OF WAYS

BUTLER (R.O.)  
837/14S  
TAX MAP #19-1-32.112

**T. G. MILLER P.C.**  
ENGINEERS AND SURVEYORS  
903 WEST STATE STREET  
ITHACA, NEW YORK 14850  
TEL. (607) 272-8477

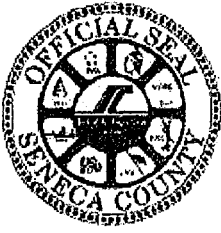
**TITLE:** SURVEY MAP  
SHOWING PORTION OF LANDS OF  
**AUSTIC LAND HOLDINGS LLC**  
**LOCATED ON KINNE ROAD**  
TOWN OF ROMULUS, SENECA COUNTY, NEW YORK

DATE: 10/2/2020  
SCALE: 1"=40'  
S20840

**CERTIFICATION**  
AUSTIC LAND HOLDINGS LLC  
I hereby certify to  
that on a licensed  
land surveyor, New York State License  
No. 0560098, and that this map, correctly delineates an  
actual survey on the ground made by me or under my direct  
supervision and that I found no visible encroachments either  
way across property lines except as shown hereon.

SIGNED: \_\_\_\_\_ DATED: \_\_\_\_\_

REVISIONS  
NO. DATE BY  
1 10/2/2020 T.C.M.  
2 10/2/2020 T.C.M.  
3 10/2/2020 T.C.M.  
4 10/2/2020 T.C.M.  
5 10/2/2020 T.C.M.  
6 10/2/2020 T.C.M.  
7 10/2/2020 T.C.M.  
8 10/2/2020 T.C.M.  
9 10/2/2020 T.C.M.  
10 10/2/2020 T.C.M.



# Image Mate Online

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- [Owner/Sales](#)
- [Inventory](#)
- [Improvements](#)
- [Tax Info](#)
- [Report](#)
- [Comparables](#)

**Res. Sites**

< 1 >

## Municipality of Romulus

SWIS:	453089	Tax ID:	19-1-32.111
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### Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	6991-6985 Kinne Rd		
Property Class:	240 - Rural res	Site Property Class:	240 - Rural res
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zonning Code:	-	Bldg. Style:	Old style
Neighborhood:	00130 -	School District:	South Seneca
Property Description:	Legal description not given for property		
Total Acreage/Size:	107.93	Equalization Rate:	----
Land Assessment:	2021 - \$155,500 2020 - \$155,500	Total Assessment:	2021 - \$214,700 2020 - \$214,700
Full Market Value:	2021 - \$335,469 2020 - \$330,308		
Deed Book:	959	Deed Page:	258
Grid East:	752439	Grid North:	978450

**Photographs**

No Photo Available

**Maps**

- [View Tax Map](#)
- [View in Google Maps](#)
- [View in Bing Maps](#)

Map Disclaimer

### Special Districts for 2021

Description	Units	Percent	Type	Value
AG012-Agriculture dist 12	0	0%		0
FD009-Ovid-romulus fire	0	0%		0
RC006-Recycling fee	2	0%		0
SS001-Ss ambul contract	2	0%		0

## Special Districts for 2020

Description	Units	Percent	Type	Value
AG012-Agriculture dist 12	0	0%		0
FD009-Ovid-romulus fire	0	0%		0
RC006-Recycling fee	2	0%		0
SS001-Ss ambul contract	2	0%		0

### Land Types

Type	Size
Primary	1.00 acres
Tillable	83.30 acres
Woodland	11.00 acres
Wasteland	13.00 acres