

Town of Taghkanic Zoning Board

From – Town of Taghkanic Building Department

Subject – Murcott application

Please be advised that the application submitted by Frances Mucott

For a commercial rally school has been reviewed by this Department and is deemed to be complete.



The Taghkanic Building Department

Date: 09/16/2026



WHITEMAN
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& HANNA LLP

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Partner
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December 11, 2025

Via Email and Federal Express

Town of Taghkanic
Attn: Cheryl E. Rogers
Town Clerk
483 County Route 15
Elizaville NY 12523
crogers42857@gmail.com

***Re: Lands of Murcott – 856 New Forge Road II, Ancram, NY 12502
ZBA Appeal***

Dear Ms. Rogers,

This firm represents Frances Murcott, the owner of property located at 856 New Forge Road II, Ancram, New York. Enclosed, please find nine (9) hard copies of an application to the Town Zoning Board of Appeals appealing the "Order to Remedy Violation" issued by the Town of Taghkanic Code Enforcement Officer and requesting the ZBA review and issue a Special Use Permit for the Property and business conducted thereon. Also enclosed please find a check for \$250.00 for the appeal fee.

Very truly yours,

/s/ *TJ Ruane*

Thomas J. Ruane

Enclosures

**WHITEMAN
OSTERMAN
& HANNA LLP**

Attorneys at Law
www.woh.com

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Poughkeepsie, New York 12603
518.487.7600 phone
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Steven Vegliante
Of Counsel
518.487-7757
svegliante@woh.com

December 11, 2025

VIA FEDEX DELIVERY

Town of Taghkanic
Attn: Dennis Callahan,
Code and Zoning Enforcement Officer
909 State Route 82
Ancram, NY 12502

RE: Lands of Murcott – 856 New Forge Road II, Ancram, NY 12502
Tax Map # 173.-1-20.3 ("Premises")
Our File: 120063-001

Dear Mr. Callahan:

Please note that this office represents Frances Murcott, owner of the above referenced parcel, and Dirty Shepherd LLC, operator of a limited commercial recreational business on the premises. The Premises are a 182+ acre parcel located in the R-7 Zoning District.

Please find enclosed the following Zoning Board of Appeals ("ZBA") application (with 9 copies) appealing the Notice of Violation issued by your office on the above referenced parcel as well as requesting that the ZBA review and issue a Special Use Permit to allow the applicants to conduct their limited rally car driving experience and school on their Premises. Please note that we are including at this time, a hand drawn survey map and google maps of the premises. A surveyor has been engaged to prepare a more detailed and scaled site map for the premises which shall be provided to the ZBA upon receipt.

Frances Murcott and her son Dylan Murcott, intend to operate Dirty Shepherd Driving Experience and School ("Dirty Shepherd") on their 182+ acre parcel. Dirty Shepherd will generally operate 6-8 days per month, utilizing a former horse pasture and existing logging trails on the Premises to provide off-road rally car driving instruction and experiences to patrons in a safe and private environment. The vehicles are road ready, but not registered, utilizing stock equipment and mufflers, that do not exceed noise levels of registered vehicles. The areas of the Premises utilized for the operations are wholly within the bounded Premises and the road courses are located on easterly portion of the Premises, closest to the state land boundaries and farthest from neighboring residences.

In review of the Town Zoning Code, and limited definitions, the operations on the Premises fall squarely under Commercial Recreation Uses, which are a permitted use in the R-7 Zone with a Special Permit issued by the ZBA.

In its review of a Special Use Permit, under Section V(K), the ZBA shall require a “plan for the proposed development, showing the location of all buildings, parking areas, traffic access, and circulation drives, open spaces, landscaping, and any other pertinent information”. Further, the ZBA shall take into consideration as it’s basis for deliberation, the following, each of which is addressed, in bold italics, below following the code requirement:

- a) That there shall not be any detrimental effect by the establishment of such use on other uses within the district.

The proposed use is limited in scope, located wholly within the premises. The operations shall be limited to less than ten (10) customers at a time, and no more than ten (10) operational days a month. The areas of the premises utilized are a fraction of the premises and are wholly contained within a former horse pasture and existing logging trails.

- b) That such use will be in harmony with the orderly development of the district and location, nature and height of buildings, walls, fences and parking areas will not discourage the appropriate development and use of adjacent lands.

No additional building or structures are contemplated. No fences or parking areas will be added to the Premises to accommodate this use, nor will any adjacent lands development potential be affected by this limited use.

- c) That all structures, equipment and materials shall be reasonably accessible for fire and police protection.

The Premises are currently and shall remain accessible by Town Road. All utilized areas within the premises are accessible by vehicles

- d) That the use meets the prescribed requirements for the district in which located including minimum yard requirements for the district in which located or as further specified in this section and includes maximum height, required off-street parking and sign regulations and the following prescribed provisions.

No additional building is required or contemplated – all structures are presently existing. The Premises, as existing, has more than sufficient space for off-street parking

The ZBA shall also consider the following prescribed standards:

- i. Primary Access to such use shall not be a minor street or any other street designed to serve primarily access to abutting residential parking.

Premises are located at the end of a Town Road that serves no additional residential premises.

Building Department

Received _____

TOWN OF TAGHKANIC

Town Clerk

Received _____

ZBA APPLICATION

For a Variance, Special Use Permit and/or Appeal

Variance _____

Special Use Permit X

Appeal X

OWNER INFORMATION:

Name: Frances Murcott

Company: _____

Address: 856 New Forge Road II

State New York

Zip 12502

Phone # 518-851-2753

OWNER INFORMATION:

Name: Frances Murcott Address:

Company: Dirty Shepherd LLC

856 New Forge Road II

State New York Zip 12502

Phone # _____

Applicant is: X Owner _____ Builder _____ Lessee _____ Architect/Engineer _____ Agent

_____ Other If other, Explain: _____

If the Applicant appearing before the ZBA is not the owner(s) of the property the attached permission form notarizing signatures of owner(s) and the agent or representative of the owner(s) must be fully executed and accompany application.

AGENT OR REPRESENTATIVE OF OWNER(S) INFORMATION:

Name: Steven Vegliante, Whiteman Osterman & Hanna LLP

Address: 510 Haight Ave. Ste 202 Poughkeepsie State New York Zip 12603

Phone # 518-487-7757

Relationship to owner(s): Attorney

- ii. Such use meets the off-street parking requirements of this Ordinance. Such off-street parking and lighting in connection with such use shall be screened and shielded from adjacent residential properties.

Parking for less than 10 customers shall be located within existing driveways and parking areas, none of which are within sight or sound distance of neighboring residential properties.

- iii. No building shall be located closer than 100 feet to any lot line.

No additional building(s) are required or contemplated.

Please place this matter on the next available Zoning Board of Appeals agenda. If anything further is required for this application to be scheduled, please let our office know. Thank you for your consideration in this regard.

Very truly yours,



Steven Vegliante

SEV/am
Enclosures

Building Department

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TOWN OF TAGHKANIC

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ZBA APPLICATION
For a Variance, Special Use Permit and/or Appeal

LOT INFORMATION

Tax Map #: 173.-1-20.3

Zoning District: R7

Property Address: 856 New Forge II Road, Ancram, NY 12502

Irregular shape of lot X YES _____ NO

Corner Lot _____ YES X NO

Existing: Lot Area 182.6 Ac Frontage _____ Depth _____

Setbacks: Front _____ Rear _____ Left _____ Right _____

Proposed: Lot Area _____ Frontage _____ Depth _____

Setbacks: Front _____ Rear _____ Left _____ Right _____

Type of Water Service: Private - Well Type of Sanitary Disposal: Private - Septic

USE INFORMATION

Describe Existing Use: Residential with large undeveloped vacant forest land

**Describe Proposed Use: Use as a Limited commercial recreational driving experience/school
as provided in the R7 Bulk Table.**

Building Department

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TOWN OF TAGHKANIC

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ZBA APPLICATION

For a Variance, Special Use Permit and/or Appeal

APPLICATION INFORMATION

Check All that Apply:

1. _____ An area variance is requested to appeal the decision of the Building Department; which denied a permit for the above property. Dated _____
(submit copy of denial)
2. _____ A use variance is requested to appeal the decision of the Building Department, which denied a permit for the above property. Dated _____
(Submit copy of denial)
3. X A special use permit is requested, as required by Town of Taghkanic Zoning Ordinance Section _____ Paragraph _____
4. X A formal appeal to the Town of Taghkanic Zoning Board of Appeals.

Application Number: _____

Date Application Received: _____

Hearing Scheduled Date: _____

Application Fee: _____

Approved Date: _____

Conditions: ____ YES ____ NO

Denial Date: _____

Withdrawn Date: _____

Zoning Chairperson: _____

PROJECT DESCRIPTION

Briefly describe the proposal Seeking to appeal the Order to Remedy issued on 10/22/25 by Dennis Callahan, Code Enforcement Officer, and for approval for a Special Permit to operate a limited commercial recreation use driving experience and school on the parcel.

Building Department

Received _____

TOWN OF TAGHKANIC

ZBA APPLICATION

For a Variance, Special Use Permit and/or Appeal

Town Clerk

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TOWN OF TAGHKANIC ZBA

Form to be completed, attached to application and submitted to the Planning Board when the applicant is not the owner(s) of affected property.

SIGNATURES MUST BE NOTORIZED

Name of owner Frances Murcott

Name of owner Dirty Shepherd LLC

Name of applicant representing owner as listed on application: Steven Vegliante,

Address of property listed on application:

856 New Forge Road II, Ancram State NY Zip 12502

Tax Map #: 173.-1-20.3

Brief Description of Application: Appeal and Application for Special Permit

I/We Frances Murcott, owner(s) of the land hereby give permission to Whiteman Osterman & Hanna LLP (applicant/representative) to submit the above identified application on my/our behalf and to represent me/us in all proceedings before the Town Taghkanic Planning Board concerning the above referenced application.

Owner's Signature [Signature] Date 11/18/25 Notary _____

Owner's Signature _____ Date _____ Notary _____

Applicant/Representative Signature [Signature]

Notary [Signature] Date 11/18/2025

ANASTASIA C MOHAMED
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MO6429096
Qualified in Ulster County
My Commission Expires 2-7-2026

Building Department

Received _____

TOWN OF TAGHKANIC

ZBA APPLICATION

For a Variance, Special Use Permit and/or Appeal

Town Clerk

Received _____

AGRICUTURAL DATA STATEMENT

(Please print or type)

1. Name and address of applicant:

Frances Murcott - 856 New Forge Rd II, Ancram, NY 12502

2. Description of the proposed project:

Appeal of a Notice of Violation and Application for a Special Permit Use as a
Commercial Recreation Use

3. Location of proposed project:

856 New Forge Road II, Ancram, NY 12502

4. Is the location of the proposed project within an agricultural district?

No

5. Is the location of the proposed project within 500 feet of a farming operation that is
within an agricultural district?

No

6. If the answer to either 4 or 5 was "YES", then state the name and address of any owner of
land within the agricultural district, which land contains farm operations and is located
within 500 feet of the boundary of the property upon which the project is proposed: (use
separate sheet of paper if necessary)

7. If the answer to either 4 or 5 was "YES", then the applicant must attach a tax map or
other map showing the site of the proposed project relative to the location of farm
operations identified in the agricultural statement to this statement.

Date: 11/18/25 Signature of Applicant: Frances Murcott

Building Department

Received _____

TOWN OF TAGHKANIC

ZBA APPLICATION

For a Variance, Special Use Permit and/or Appeal

Town Clerk

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TOWN OF TAGHKANIC ZBA

Adjoining Property owners form. Please list all abutting owners, those across adjoining streets and within 1000 feet of all boundaries of all property within subdivision.

Name and Tax Map # of application to which this is attached: _____

Tax Map # 173.-1-20.5

Name and Address: Gregory Guest & Rebecca Guest
92 Taylor Ln, Harrison, NY 10528

Tax Map # 173.-1-16

Name and Address: Carlos A Guaman
1730 County Route 10, Ancram, NY 12502

Tax Map # 173.-1-15

Name and Address: Moritz Von Stuelpnagel & Anne Von Stuelpnagel
1738 County Route 10, Taghkanic, NY 12502

Tax Map # 173.-1-14 and 173.-1-13

Name and Address: Max Ackerman & Caroline Ackerman
75 Notzel Rd, Ancram, NY 12502

Tax Map # 173.-1-5.3 and 173.-1-5.4

Name and Address: Marisa Michelson
1757 County Route 10, Ancram, NY 12502

Please copy this form if additional space is needed.

[See copies attached]

Building Department

Received _____

TOWN OF TAGHKANIC

ZBA APPLICATION

For a Variance, Special Use Permit and/or Appeal

Town Clerk

Received _____

TOWN OF TAGHKANIC ZBA

Adjoining Property owners form. Please list all abutting owners, those across adjoining streets and within 1000 feet of all boundaries of all property within subdivision.

Name and Tax Map # of application to which this is attached: _____

Tax Map # 173.-1-7.4

Name and Address: Spark Rock LLC

46 Cowdin Ln, Chappaqua, NY 10514

Tax Map # 173.-1-6

Name and Address: Dena R Smith

1799 County Route 10, Ancram, NY 12502

Tax Map # 173.-1-37

Name and Address: NYS Department of Environmental Conservation, Attn: Columbia Co Treasurer

15 N 6th St, Hudson, NY 12534

Tax Map # 184.-1-35

Name and Address: Mary Anne Cohen

951 New Forge Rd II, Ancram, NY 12502

Tax Map # 184.-1-34

Name and Address: Andrew M Soltano & Susan A Soltano

965 New Forge Rd 2, Ancram, NY 12502

Please copy this form if additional space is needed.

Building Department

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TOWN OF TAGHKANIC

ZBA APPLICATION

For a Variance, Special Use Permit and/or Appeal

Town Clerk

Received _____

TOWN OF TAGHKANIC ZBA

Adjoining Property owners form. Please list all abutting owners, those across adjoining streets and within 1000 feet of all boundaries of all property within subdivision.

Name and Tax Map # of application to which this is attached: _____

Tax Map # 184.-1-36 and 184.-1-58

Name and Address: David L Patzwahl & Barbara M Patzwahl

63 Queechy Lake Dr, Canaan, NY 12029

Tax Map # 184.-1-32

Name and Address: Matthew Pucker

958 New Forge Road 2, Ancram, NY 12505

Tax Map # 184.-1-31 and 184.-1-30

Name and Address: Denise Cerrone

140 Hunters Dr, Syosset, NY 11791

Tax Map # 184.-1-9

Name and Address: Stormy Properties Llc, c/o Nederlander

1501 Broadway Fl 14, New York, NY 10036

Tax Map # 173.-1-36.21

Name and Address: Forge Project Association

708 New Forge Rd, Ancram, NY 12502

Please copy this form if additional space is needed.

Building Department

Received _____

TOWN OF TAGHKANIC

ZBA APPLICATION

For a Variance, Special Use Permit and/or Appeal

Town Clerk

Received _____

TOWN OF TAGHKANIC ZBA

Adjoining Property owners form. Please list all abutting owners, those across adjoining streets and within 1000 feet of all boundaries of all property within subdivision.

Name and Tax Map # of application to which this is attached: _____

Tax Map # 173.-1-36.111

Name and Address: Creekwood Cottage LLC

727 New Forge Road II, Ancram, NY 12502

Tax Map # 173.-1-20.4

Name and Address: Michelle Reid

438 1/2 Warren St, Hudson, NY 12534

Tax Map # 173.-1-19.210

Name and Address: Michael T Reese & Jaime Hernandez

33 Notzel Rd, Taghkanic, NY 12502

Tax Map # 173.-1-19.220

Name and Address: Sylviane Golub

33 Notzel Rd Stop 16, Ancram, NY 12502

Tax Map # _____

Name and Address: _____

Please copy this form if additional space is needed.

Building Department

Received _____

TOWN OF TAGHKANIC

Town Clerk

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ZBA APPLICATION

For a Variance, Special Use Permit and/or Appeal

REQUIRED INFORMATION

1. ☒ A plot plan showing all property lines, dimensions, adjacent streets, setback distances and location of proposed changes.
2. ☒ Part 1 of the state Environmental Quality Review (SEQRA) Short Environmental Form.
3. ☒ Appropriate fee, as determined by the code of the Town of Taghkanic and as calculated by the Building Department.

NOTE: additional information may be required by the Zoning Board of Appeals. Failure to submit all required documents may result in a delay in processing or denial of the application.

Have there been any other variances issued for this property? _____ YES ☒ NO

If yes please explain: _____

CERTIFICATION AND AUTHORIZATION

I certify that the information contained in this application is true to the best of my knowledge and I authorize the Town of Taghkanic Zoning Board of Appeals to process this application as provided by law.

Applicant/Property Owner Name: Frances Murgott

Signature: _____

Date: _____

11/18/25

Building Department

Received _____

TOWN OF TAGHKANIC

ZBA APPLICATION

For a Variance, Special Use Permit and/or Appeal

Town Clerk

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AREA VARIANCE CRITERIA

1. Explain how no undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties created by granting the area variance.
2. Explain why the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an Area Variance.
3. Describe whether the requested Area Variance is substantial.
4. Explain how the proposed variance will not have a adverse effect on the physical or environmental conditions in the neighborhood or district.
5. Explain whether difficulty is self-created. (Consideration is relevant but shall not necessarily preclude the granting of the Area Variance)

USE VARIANCE CRITERIA

1. Explain why the applicant cannot realize a reasonable return without the Use Variance, as demonstrated by competent financial evidence.
2. Explain how the alleged hardship relating to the property is unique and does not apply to a substantial portion of the district or neighborhood.
3. Describe why granting the requested use variance will not alter the essential character of the neighborhood.
4. Explain whether the alleged hardship has been self-created.

SPECIAL PERMIT CRITERIA

Explain why granting the request is consistent with the public health, safety and general welfare of the community, including the public or commercial inconvenience of the applicant.

APPEAL CRITERIA

Explain the nature of the requested appeal including Town Code Section, Building Department decision and your objections.

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			
DIRTY SHEPHERD LLC			
Name of Action or Project:			
DIRTY SHEPHERD LLC			
Project Location (describe, and attach a location map):			
856 NEW FORGE ROAD II ANCRAM, NY 12502			
Brief Description of Proposed Action:			
LIMITED COMMERCIAL DRIVING EXPERIENCE AND SCHOOL ON EXISTING PREMISES			
Name of Applicant or Sponsor:		Telephone: 518-851-2753	
FRANCES MURCOTT, OWNER and DYLAN MURCOTT, MANAGER		E-Mail: fran.murcott@yahoo.com	
Address:			
856 NEW FORGE ROAD II			
City/PO:		State:	Zip Code:
ANCRAM		NY	12502
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
			☒
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval: TOWN OF TAGHKANIC ZONING BOARD OF APPEALS			YES
			☒
3. a. Total acreage of the site of the proposed action?		182.6 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		182.6 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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
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?	NO	YES	
If Yes, identify: _____	☒	☐	
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?	☐	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☐	
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: _____ _____	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☒	☐	
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	
	☐	☒	
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?	☐	☒	
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	
	☐	☒	
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		
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
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>DIRTY SHEPHERD LLC / FRANCES MURCOTT</u> Date: <u>11/18/25</u>		
Signature: <u><i>Frances Murcott</i></u> Title: _____		

Building Department

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Received _____

ZBA APPLICATION **For a Variance, Special Use Permit and/or Appeal**

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain purpose and size:		
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:		
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:		
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name:	Date:	
Signature:		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public - private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

Building Department

Received _____

TOWN OF TAGHKANIC

Town Clerk

Received _____

ZBA APPLICATION **For a Variance, Special Use Permit and/or Appeal**

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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

- ☐ 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

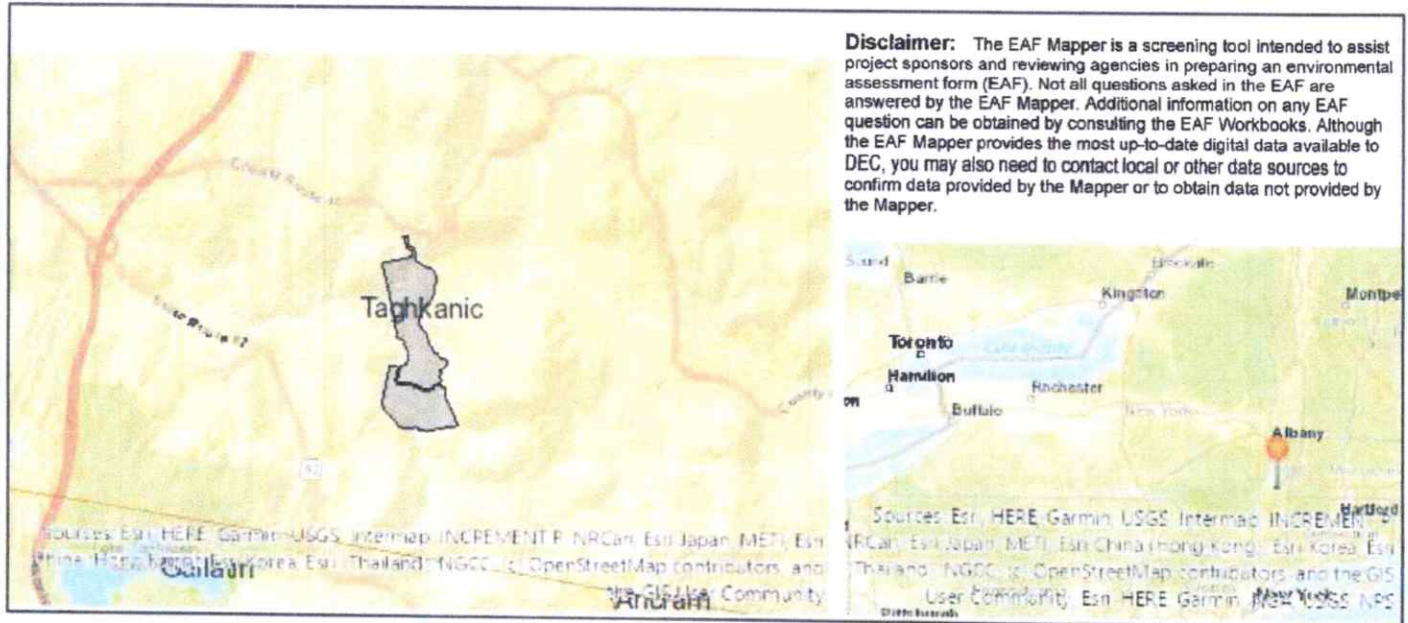
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

EAF Mapper Summary Report

Wednesday, November 12, 2025 2:01 PM



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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

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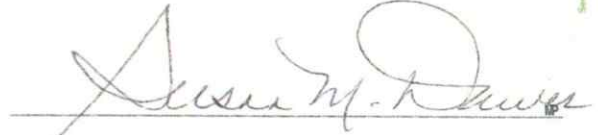
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