

Village of ...  
 Planning Department  
 Planning Board Application  
 Date of Application: 5/20/26  
 # Plans Submitted: \_\_\_\_\_

- Please note:
- Applicant must attend meeting(s).
  - Failure to show, withdrawal of application, or denial will result in forfeiture of fee.
  - Applicant may be billed for Village Engineer fees related to the review of application.

Name of Property Owner/Applicant: Yury Yevstopenko / The Coccon Path LLC  
 PROPERTY ADDRESS: 44 Route 23C

Tax Map Parcel #(s): 166-17-7-67 Parcel Size: 0.408 Width: 100' Depth: 175'  
166-17-1-10 AC  
 Property Zoning District: R-2 Property Class: Single FAM RES MEDIUM DENSITY

Present Use of Property: VACANT Proposed Use: RESIDENTIAL - Single FAM

Variance Requested? NO If yes, please complete Zoning Board of Appeals Application.

Previous applications for this property: UNKNOWN Planning Board \_\_\_\_\_ Zoning Board of Appeals \_\_\_\_\_

If yes, provide results: Approved, but expired

Description of Proposal / Detail of Request: To build new single Family Home

Value of Construction: \$ Ⓟ Foundation Engineer CLAPPER STRUCTURAL LLC

Licensed Land Surveyor/Engineer/Authorized Agent: Surveyor Donald L. Brewer PLS  
 (If representing applicant, please include a notarized letter from the property owner indicating such authorization.)

Easement or Restrictions on property: SOUTH - 40 Hill Street LLC, EAST -  
Coccon Path LLC

Names of Adjacent owners and property owners across the street. (Use separate sheet if necessary)  
 SOUTH - 40 Hill Street LLC, EAST - Coccon Path LLC  
 NORTH - POPESCU MARIUS DAN + SERPOUHI  
 WEST - HTC School District

**Fee Schedule**

The following fees shall be charged upon application for the following actions:

- A. Planned Development Districts \$750.00
- B. Amendments \$600.00  
(Zoning Map and text, and amendments to existing IPDs and PDDs)
- C. Special Permit \$250.00
- D. Site Plan Review
  - 1. Minor \$250.00
  - 2. Major \$500.00
- E. Variance: area \$200.00
- F. Variance, use, and Official Map \$350.00
- G. Certificate of Zoning Compliance \$50.00  
(when no site plan review process or special permit is required)
- H. Certificate of nonconformity \$150.00

**Other Fees:**

**Subdivision Fees:**

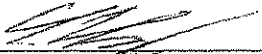
- A. Major \$150 (Plus \$25 per lot)
- B. Minor \$50 (Plus \$25 per lot)

**Public Hearing Fees:** \$25 (If the Village is charged more, the applicant will be billed the difference)

Postage as required.

**Certification of Statements:**

The applicant(s) hereby affirms that the above information is accurate and complete, to the best of his/her knowledge and he/she/they is/are the title owner(s) of the property or has/have been authorized by the title owner(s) to make this application. Notarized statement of authorization is attached to this application if the applicant is not the owner of record.

  
\_\_\_\_\_  
Applicant Signature

Yaniv Yantushenko  
Applicant Name Printed/Typed

500 Washington Ave Apt 45  
Mailing Address  
Kington  
NY 12477

(846) 874-4794  
Phone/ Fax/ Email

## 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>			
Yuriy Yevtushenko/ The Cocoons Path LLC			
Name of Action or Project: Single Family Residence Capsule house			
Project Location (describe, and attach a location map): 44 Hill Street (County Route 23C)			
Brief Description of Proposed Action: To Build a single family home, capsule house.			
Name of Applicant or Sponsor: Yuriy Yevtushenko/ The Cocoons Path LLC		Telephone: 646 874 4794	
		E-Mail: lvovzbest@yahoo.com	
Address: 500 Washington Avenue Apt 4J			
City/PO: Kingston		State: NY	Zip Code: 12401
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 type="checkbox"/>
			YES <input checked="" 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: Building permit, water/sewer approval			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.43 acres	
b. Total acreage to be physically disturbed?		40'x13' <del>acres</del>	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.18 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<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?  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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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? 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: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	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? If Yes,	NO	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: _____		
<b>**Note: A county owned culvert discharges on to this parcel.</b> _____		
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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>Yuriy Ventushenko</u>      Date: <u>06/01/26</u></p> <p>Signature: <u></u>      Title: _____</p>		

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

**DEED REFERENCE (1):** Shake S. Kertoyan to The Cocoons Path LLC dated 06/30/2021 and filed in the Greene County Clerk's Office 07/13/2021 as Instrument # D2021-2089

**DEED REFERENCE (2):** Shake S. Kertoyan to The Cocoons Path LLC dated 03/09/2021 and filed in the Greene County Clerk's Office 06/14/2021 as Instrument # D2021-1782

**EASEMENT:** Agreement dated 11/11/1996 between Popescu and Bogoslan, Tchorlan, and Greene County Savings Bank, and filed in the Greene County Clerk's Office 12/17/1996 in Liber 865 of deeds page 327

**DEED REFERENCE (3):** Burgess Howard and Annie K. Howard to Harry A. Taylor dated June 1953 and filed in the Greene County Clerk's Office 06/22/1953 in Liber 332 of deeds page 420

**MAP REFERENCE:** "Brookside Development, Tannersville, N.Y." dated 01/06/1947 and filed 02/21/1947 in the Greene County Clerk's Office

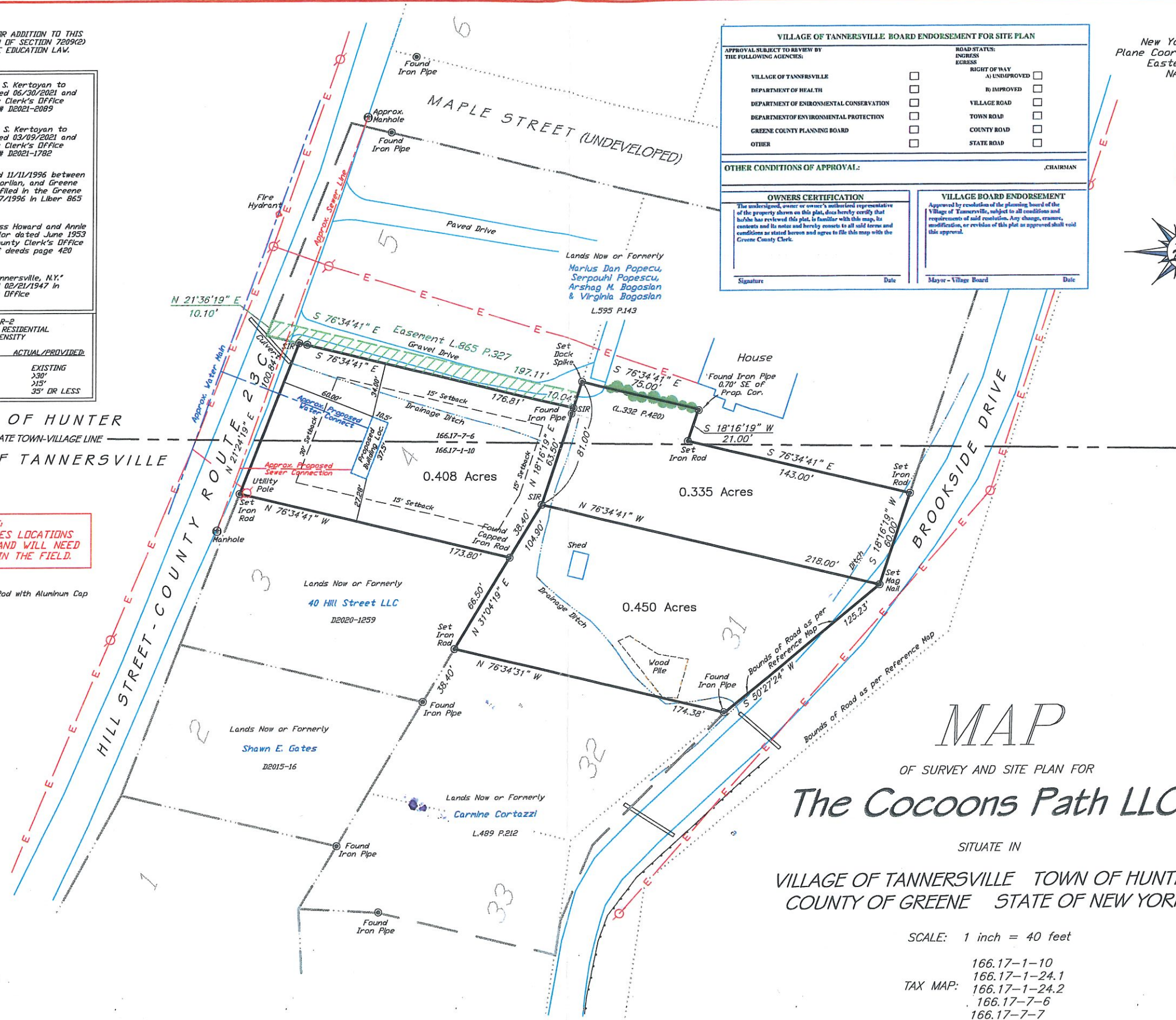
ZONE: R-2 SINGLE FAMILY RESIDENTIAL MEDIUM DENSITY		
REQUIRED SETBACKS:	ACTUAL/PROVIDED:	
MIN FRONTAGE	75'	EXISTING 330'
MIN FRONT YARD	30'	>15'
SIDE AND REAR YARD	15'	35' OR LESS
MAX. HGT	35'	

TOWN OF HUNTER  
APPROXIMATE TOWN-VILLAGE LINE  
VILLAGE OF TANNERSVILLE

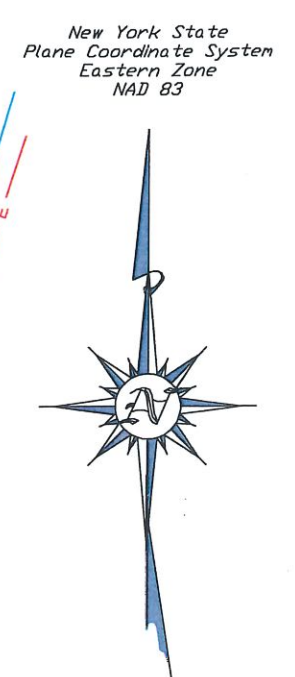
**NOTE:**  
PROPOSED UTILITIES LOCATIONS  
ARE APPROXIMATE AND WILL NEED  
TO BE VERIFIED IN THE FIELD.

\*SIR denotes Set Iron Rod with Aluminum Cap

Map Completed 06/04/2026  
DONALD L. BREWER, P.L.S.  
DONALD BREWER SURVEYING, INC.  
N.Y.S. Reg. No. 49803  
P.O. Box 71  
Phoenix, N.Y. 12464  
(845) 688-7888



VILLAGE OF TANNERSVILLE BOARD ENDORSEMENT FOR SITE PLAN	
APPROVAL SUBJECT TO REVIEW BY THE FOLLOWING AGENCIES:	ROAD STATUS: EGRESS
VILLAGE OF TANNERSVILLE <input type="checkbox"/>	RIGHT OF WAY <input type="checkbox"/>
DEPARTMENT OF HEALTH <input type="checkbox"/>	A) UNIMPROVED <input type="checkbox"/>
DEPARTMENT OF ENVIRONMENTAL CONSERVATION <input type="checkbox"/>	B) IMPROVED <input type="checkbox"/>
DEPARTMENT OF ENVIRONMENTAL PROTECTION <input type="checkbox"/>	VILLAGE ROAD <input type="checkbox"/>
GREENE COUNTY PLANNING BOARD <input type="checkbox"/>	TOWN ROAD <input type="checkbox"/>
OTHER <input type="checkbox"/>	COUNTY ROAD <input type="checkbox"/>
	STATE ROAD <input type="checkbox"/>
OTHER CONDITIONS OF APPROVAL: _____ CHAIRMAN	
<b>OWNERS CERTIFICATION</b>	
The undersigned, owner or owner's authorized representative of the property shown on this plan, does hereby certify that he/she has reviewed this plan, is familiar with this map, its contents and its notes and hereby agrees to all said terms and conditions as stated herein and agrees to file this map with the Greene County Clerk.	
Signature _____	Date _____
<b>VILLAGE BOARD ENDORSEMENT</b>	
Approved by resolution of the planning board of the Village of Tannersville, subject to all conditions and requirements of said resolution. Any change, erratum, modification, or revision of this plan as approved shall void this approval.	
Mayor - Village Board _____	Date _____



MAP  
OF SURVEY AND SITE PLAN FOR  
**The Cocoons Path LLC**  
SITUATE IN  
VILLAGE OF TANNERSVILLE TOWN OF HUNTER  
COUNTY OF GREENE STATE OF NEW YORK

SCALE: 1 inch = 40 feet  
TAX MAP: 166.17-1-10  
166.17-1-24.1  
166.17-1-24.2  
166.17-7-6  
166.17-7-7

FILE 2348