

# 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 you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: <span style="font-size: 1.2em;">981100 Short term Rental Permit</span>			
Project Location (describe, and attach a location map): <span style="font-size: 1.2em;">98 Spruce Street</span>			
Brief Description of Proposed Action: <span style="font-size: 1.2em;">2 bedroom house (6 occupancy) 8 bedroom house (seeking 18 occupancy for short term rental)</span>			
Name of Applicant or Sponsor: <span style="font-size: 1.2em;">Air 1 properties LLC</span>		Telephone: <span style="font-size: 1.2em;">917 767 9234</span>	
		E-Mail:	
Address: <span style="font-size: 1.2em;">206 Corbin Place</span> <span style="font-size: 0.8em; margin-left: 20px;">(Ruskin MAYMON)</span>			
City/PO: <del>Corbin Place</del> <span style="font-size: 1.2em;">Brooklyn N.Y.</span>		State: <span style="font-size: 1.2em;">NY</span>	Zip Code: <span style="font-size: 1.2em;">11235</span>
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 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 type="checkbox"/>
<span style="font-size: 1.2em;">Short Term Rental Permit</span>			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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			

		NO	YES	N/A
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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?			NO	YES
If Yes, identify:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?			NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation services available at or near the site of the proposed action?				
		<input checked="" type="checkbox"/>	<input 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"/>	<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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Currently, connected to municipal water</i>				
11. Will the proposed action connect to existing wastewater utilities?			NO	YES
If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>currently connected to municipal sewer</i>				
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"/>	<input checked="" 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"/>	<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"/>	<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"/>	<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>		
<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?</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16. Is the project site located in the 100-year or 500-year flood plain?</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties?</p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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)?</p> <p>If Yes, explain the purpose and size of the impoundment:</p>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>21. Is the project located within, or within 1/2 mile of, a disadvantaged community?</p> <p>If No, could impacts from the project affect a disadvantaged community?</p> <p>If Yes to either question in 21, answer the following question.</p> <p>a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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: _____ Date: <u>6/22/2024</u></p> <p>Signature: <u>[Signature]</u> Title: _____</p>		

**FOR OFFICE USE ONLY:**

FEE DUE: \_\_\_\_\_

ZBA REQUIRED? \_\_\_\_\_

FEE RECEIVED? \_\_\_\_\_

BP REQUIRED? \_\_\_\_\_

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

EAF (Long) (Short)

RECEIVED \_\_\_\_\_

DEC FORM ( - ) ( + )

**VILLAGE OF TANNERSVILLE**

Po Box 967, Tannersville, NY 12485

Telephone: (518)-589-5850 Fax: (518)-589-5805

E-mail: [voffice@hvc.rr.com](mailto:voffice@hvc.rr.com) Website:

[www.tannersvillenyny.org](http://www.tannersvillenyny.org)

Planning Department Application

**DEADLINE: 10 Business days prior to meeting  
3 Weeks if Requesting Variance**

Site Plan Review:  Subdivision Review \_\_\_\_\_

Major \_\_\_\_\_ Minor \_\_\_\_\_ Other SPECIAL PERMIT - STR

Date of Application: \_\_\_\_\_

# 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 AIR 1 PROPERTIES LLC - MOSTE MATAYEV

PROPERTY ADDRESS: 98/100 SPRUCE ST., TANNERSVILLE NY 12485

Tax Map Parcel #(s): 182.09-1-2 Parcel Size .50 AC Width 103' Depth 200'-223'

Property Zoning District: 01 Property Class R84 - MULTI-RES.

Present Use of Property: SHORT TERM RENTAL Proposed Use SHORT TERM RENTALS

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

Previous applications for this property: NO Planning Board NO Zoning Board of Appeals

If yes, provide results: \_\_\_\_\_

Description of Proposal / Detail of Request: PERMIT FOR SHORT TERM RENTAL

Value of Construction: \$ N/A

Licensed Land Surveyor/Engineer/Authorized Agent: \_\_\_\_\_  
(If representing applicant, please included a notarized letter from the property owner indicating such authorization.)

Easement or Restrictions on property: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Names of Adjacent owners and property owners across the street. (Use separate sheet if necessary)

DANE COOPER - PETROS KONSTANTAKOS, CAROLINA GCISNSKY  
MAJESTIC CHATEL, MARIA KOKOLAS, ROBERT ALFANO, JOHN  
HE MICHAEL



## Village of Tannersville

Po Box 967, Tannersville, NY 12485

Telephone: (518)-589-5850 Fax: (518)-589-5805

E-mail: [pz@tannersvillenyny.gov](mailto:pz@tannersvillenyny.gov) Website: [www.tannersvillenyny.org](http://www.tannersvillenyny.org)

Easement or Restrictions on property:

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Names of Adjacent owners and property owners across the street. (Use separate sheet if necessary)

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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

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*Ruston Wynn*  

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Applicant Name Printed/Typed

Mailing Address

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Phone/Fax/Email



Village of Tannersville  
 Po Box 967, Tannersville, NY 12485  
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VILLAGE OF TANNERSVILLE BOARD ENDORSEMENT FOR SITE PLAN

Approval Subject to Review by the Following Agencies:

- Village of Tannersville
- Department of Health
- Department of Environmental Conservation
- Department of Environmental Protection
- Greene County Planning Board
- Other

Road Status:

Ingress/Egress/Right of Way

A) Unimproved B) Improved

- Village Road
- County Road
- State Road

Other Conditions of Approval:

OWNERS CERTIFICATION

The undersigned, owner or owner's authorized representative of the property shown on this plat, does hereby certify that he/she has reviewed this plat, is familiar with this map, its contents and its notes, and hereby consents to all said terms and conditions as stated hereon and agrees to file this map with the Greene County Clerk.

Signature:  Date: 6/17/26

VILLAGE BOARD ENDORSEMENT

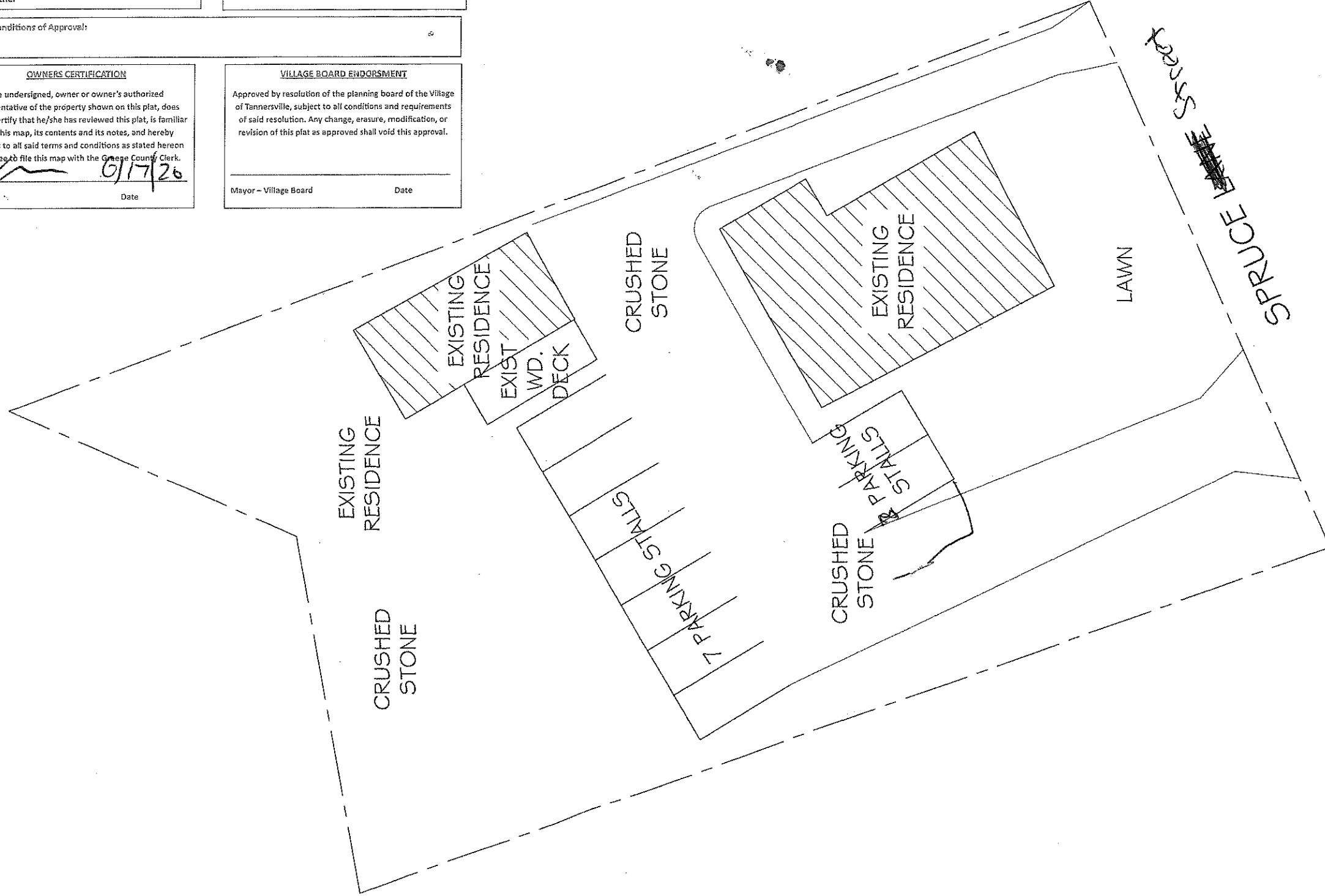
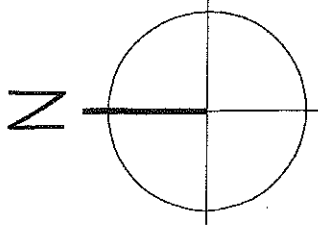
Approved by resolution of the planning board of the Village of Tannersville, subject to all conditions and requirements of said resolution. Any change, erasure, modification, or revision of this plat as approved shall void this approval.

Mayor - Village Board Date

AIR 1 PROPERTIES

LLC  
 98 SPRUCE ST  
 182.09-1-2  
 100 SPRUCE ST

DATED: 6.12.26



SITE PLAN  
 SCALE = 1" = 20'-0"