



# Kaaterskill Associates

Surveyors, Architects and Engineers

PO Box 1020 Cairo, NY 12413 Phone (518) 622-9667 Fax (518) 622-9047  
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July 30, 2026

Village Board Chairperson  
Village of Tannersville  
1 Park Lane  
PO Box 967  
Tannersville, NY 12485

Re: Branover – Three Single Family Homes Site Plan  
5860 Main Street  
Village of Tannersville  
Greene County, NY  
Tax Map: 166.18-2-25 & 26  
KA Project: 322922

Dear Planning Board Members:

Enclosed please find:

- 5 copies of Branover - Three Single Family Homes Site Plan SP-1-3, dated 7/30/26
- Complete Planning Application
- Short EAF Form
- Letter of Authorization
- Fee

The "Branover" project proposes to build 3 Single Family homes on the current 1.98 Acre lot (166.18-2-25). Please note that no subdivision is planned. The homes will utilize a shared driveway onto Main Street and are proposing to connect to the Village Water and Sewer system.

A proposed firetruck turnaround will be partially located on the neighboring property (166.18-2-26) which is also owned by the family.

We plan on being present at the Planning Board meeting on Thursday August 13<sup>th</sup>, 2026 to discuss the plan further.

Sincerely:  
**Kaaterskill Associates**

Scott Ouimet, P.E.  
Senior Civil Engineer

SMO/sga



## Village of Tannersville

Po Box 967, Tannersville, NY 12485

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

E-mail: pz@tannersvillenyny.gov Website: www.tannersvillenyny.org

### PLANNING DEPARTMENT APPLICATION

#### FOR OFFICE USE ONLY:

FEES DUE: X

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

FEES RECEIVED? \_\_\_\_\_

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

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

EAF \_\_\_\_ (Long) \_\_\_\_ (Short)  
RECEIVED \_\_\_\_\_

DEC FORM \_\_\_\_\_ (\_\_\_\_-) (\_\_\_\_+)

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

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

Major \_\_\_\_\_ Minor X Other \_\_\_\_\_

Date of Application: 7/30/2026

# Plans Submitted: 5

#### 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: Daniel Branover & Naomi Drizin (Owners of record)

Property Address: Daniel Branover & Naomi Drizin (Owners of record)

Tax Map Parcel #(s): 166.18-25&26 Parcel Size: +/- 1.98 Width: +/- 630' Depth: +/- 132'

Property Zoning District: B1 Property Class: Residential

Present Use of Property: 1 Single Family Home Proposed Use 3 Single Family Homes

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

Previous applications for this property: Yes (2024/25) Planning Board No Zoning Board of Appeals

If yes, provide results: Prior Multi Home Sewer Extension concept (SK-1) submitted:  
Superseded by this application

#### **Description of Proposal / Detail of Request:**

Construct 3 single-family dwellings (50'x32', max 2-1/2 story) with 2 additional water/sewer connections as one will re-utilizing current services there, driveways, fire-apparatus turnaround (widened existing drive), screened dumpster enclosure. Disturbance <1 ac. No subdivision.

Value of Construction: \$1,200,000.00

Licensed Land Surveyor/Engineer/Authorized Agent: Darrin Elsom, P.E. / Kaaterskill Associates

(If representing applicant, please included a notarized letter from the property owner indicating such authorization.)



## **Village of Tannersville**

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### **Easement or Restrictions on property:**

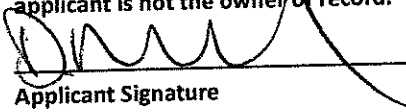
Existing access easement to Village of Tannersville across premises; NYS Route 23A (66' turnpike) frontage;  
NYC DEP watershed. Proposed (to be recorded at/before any future subdivision): 20' sanitary sewer  
easements. A water easement is proposed on Lot 166.18-2-26 where water services for 166.18-2-25 will  
connect to the existing water line.

**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

Daniel Branover

Applicant Name Printed/Typed

1277 President Street, Brooklyn, NY 11213

\_\_\_\_\_  
Mailing Address

908-512-3000

\_\_\_\_\_  
Phone/Fax/Email



## **Village of Tannersville**

Po Box 967, Tannersville, NY 12485

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

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### **ZONING BOARD OF APPEALS APPLICATION**

**DEADLINE:** Three weeks prior to meeting

**Meeting Date:** \_\_\_\_\_ at 7:00pm

Area Variance: \_\_\_\_\_ Use Variance \_\_\_\_\_ Application Fee\$ \_\_\_\_\_  
Interpretation: \_\_\_\_\_ Special Permit \_\_\_\_\_ Date Submitted \_\_\_\_\_ Other: \_\_\_\_\_  
# 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.
- A Site plan must accompany submissions requesting an area variance and those at the discretion of the board.

**Property Address:** \_\_\_\_\_

**Tax Map Parcel #:** \_\_\_\_\_ **Parcel Size:** \_\_\_\_\_ **Width:** \_\_\_\_\_ **Depth:** \_\_\_\_\_

**Property Zoning District:** \_\_\_\_\_ **Property Class** \_\_\_\_\_

**Present Use of Property:** \_\_\_\_\_ **Proposed Use** \_\_\_\_\_

**Provision of Code Appealed (give section and subsection numbers):** \_\_\_\_\_

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

**If yes, provide results:**

\_\_\_\_\_

**Description of Proposal / Detail of Request** \_\_\_\_\_

**Value of Construction:** \$ \_\_\_\_\_ **Building Permit required after ZBA approval:** \_\_\_\_ yes \_\_\_\_ no

**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**

\_\_\_\_\_  
**Applicant Name Printed/Typed**

\_\_\_\_\_  
**Mailing Address**

\_\_\_\_\_  
**Phone # / Fax # / E-mail**

# Short Environmental Assessment Form

## Part 1 - Project Information

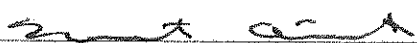
### Instructions for Completing

**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.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                                                        |                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------|--------------------------------------------|
| <b>Part 1 – Project and Sponsor Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                                                        |                                            |
| Name of Action or Project:<br>Branover Site Plan                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                        |                                            |
| Project Location (describe, and attach a location map):<br>5860 Main Street, Tannersville, NY 12485                                                                                                                                                                                                                                                                                                                                                                             |  |                                                        |                                            |
| Brief Description of Proposed Action:<br>The existing house will be demolished and the applicant will construct 3 single-family homes (50'x32' max 2 1/2 story) on the approximately 2 Acre lot, connection to the Village sewer, and Village water, driveways (including widening the existing drive for a fire truck turnaround. This is not a proposed subdivision. We will be seeking 2 additional water/sewer connections as one will re-utilizing current services there. |  |                                                        |                                            |
| Name of Applicant or Sponsor:<br>Daniel Branover & Naomi Drizin                                                                                                                                                                                                                                                                                                                                                                                                                 |  | Telephone: 908-512-3000<br>E-Mail: dannyb@satecinc.com |                                            |
| Address:<br>1277 President Street                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                                        |                                            |
| City/PO:<br>Brooklyn                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | State:<br>NY                                           | Zip Code:<br>11213                         |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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<br><input checked="" type="checkbox"/>  |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval: DEP Sewer Connection, V-T Water, V-T Site Plan                                                                                                                                                                                                                                                                       |  |                                                        | YES<br><input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action?                                                                                                                                                                                                                                                                                                                                                                                                                         |  | 1.98 acres                                             |                                            |
| b. Total acreage to be physically disturbed?                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | 0.78 acres                                             |                                            |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?                                                                                                                                                                                                                                                                                                                                                          |  | 6.54 acres                                             |                                            |
| 4. Check all land uses that occur on, are adjoining or near the proposed action:                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                        |                                            |
| <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)<br><input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):<br><input type="checkbox"/> Parkland                                      |  |                                                        |                                            |

|                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                                     |                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action,                                                                                                                                                                                                                                                                                                                                                           | NO                                  | YES                                 | N/A                      |
| a. A permitted use under the zoning regulations?                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan?                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>            | <input 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?                                                                                                                                                                                                                                                                     | 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                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| b. Are public transportation services available at or near the site of the proposed action?                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?                                                                                                                                                                                                                                                                         | <input type="checkbox"/>            | <input checked="" 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"/> |                          |
| <hr/>                                                                                                                                                                                                                                                                                                                                                                                |                                     |                                     |                          |
| 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 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"/>            |                          |
| 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?                                                                                                                                                                                                                                                                                  | <input type="checkbox"/>            | <input type="checkbox"/>            |                          |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____                                                                                                                                                                                                                                                                                   |                                     |                                     |                          |
| <hr/>                                                                                                                                                                                                                                                                                                                                                                                |                                     |                                     |                          |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><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 or 500-year flood plain?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 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, <div style="margin-left: 20px;">           a. Will storm water discharges flow to adjacent properties?<br/>           b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?         </div> If Yes, briefly describe:                                                                                                                                                                          | NO                                  | YES                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |                          |
| 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)?<br>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?<br>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?<br>If Yes, describe:                                                                                                                                                                                                                                                                                                                                                                                          | NO                                  | YES                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 21. Is the project located within, or within ½ mile of, a disadvantaged community?<br><br>If No, could impacts from the project affect a disadvantaged community?<br><br>If Yes to either question in 21, answer the following question. <div style="margin-left: 20px;">           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):         </div> | NO                                  | YES                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |                          |
| <b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                          |
| Applicant/sponsor/name: <u>Scott Ouimet P.E., Engineer for Applicant</u> Date: <u>7/30/2026</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |                          |
| Signature: <u></u> Title: <u>Senior Engineer</u>                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                          |

# EAF Mapper Summary Report

Wednesday, July 29, 2026 12:04 PM

✕

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

✕

|                                                                                               |                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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]                                                   | No                                                                                                                                                     |
| 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 or 500 Year Floodplain]                                             | No                                                                                                                                                     |
| Part 1 / Question 20 [Remediation Site]                                                       | No                                                                                                                                                     |
| Part 1 / Question 21 [Disadvantaged Community]                                                | No                                                                                                                                                     |

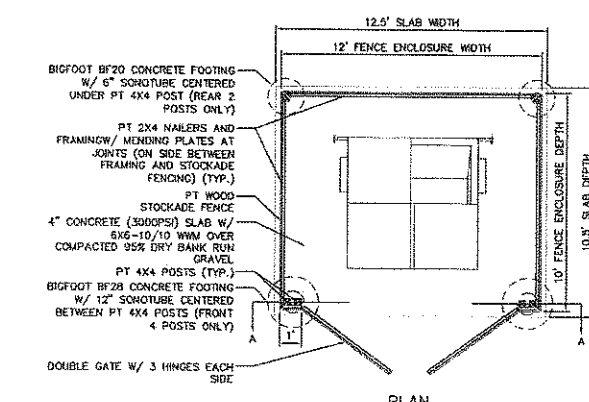
**TAX MAP #166.18-2-25 & 26**

**TANNERSVILLE**

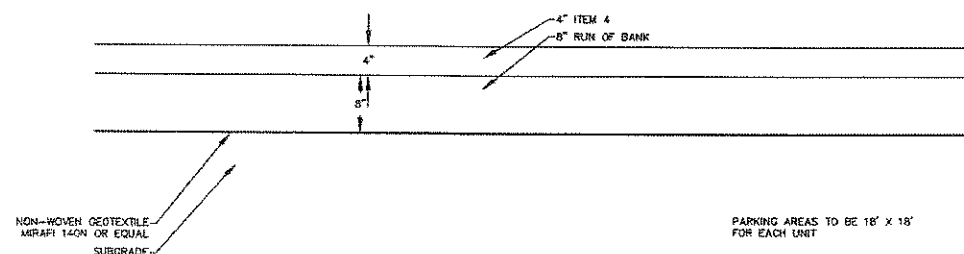
**LOCATION MAP**

[illegible]

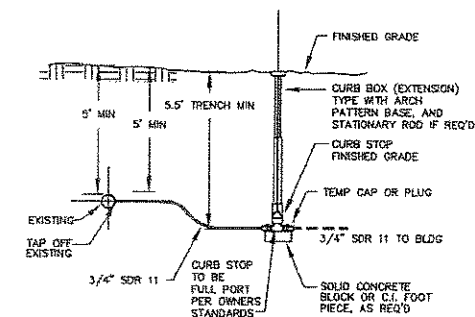




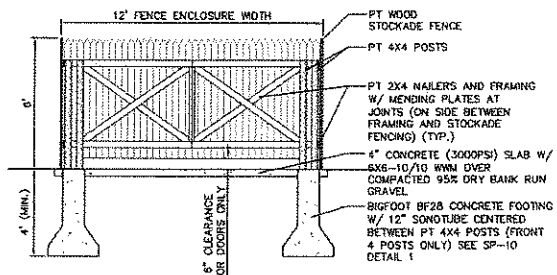
**① DUMPSTER ENCLOSURE**  
SCALE: N.T.S.



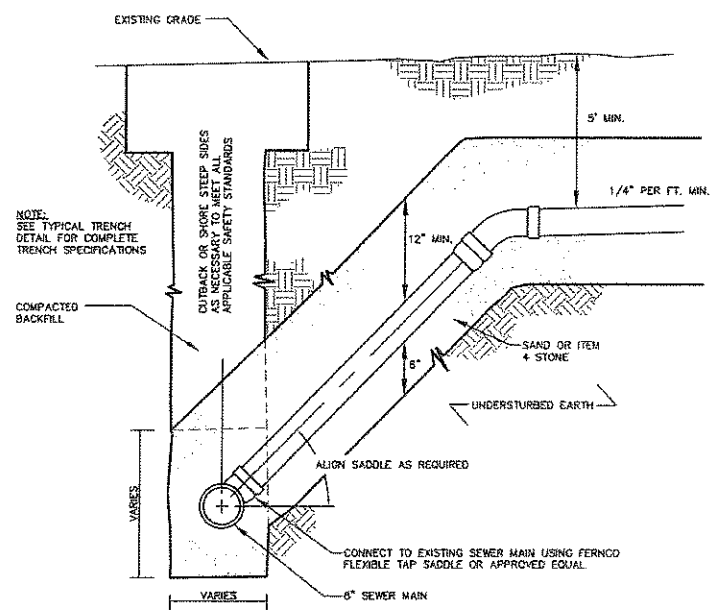
**② GRAVEL DRIVEWAY**  
SCALE: N.T.S.



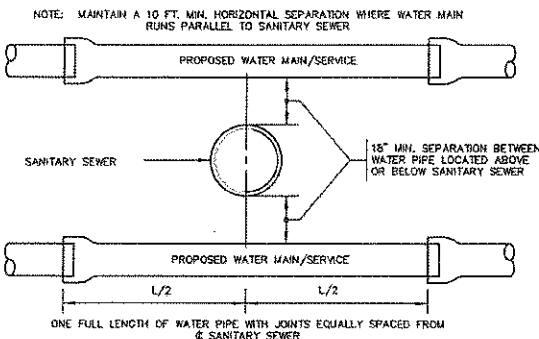
**③ WATER SERVICE CONNECTION (TYP.)**  
N.T.S.



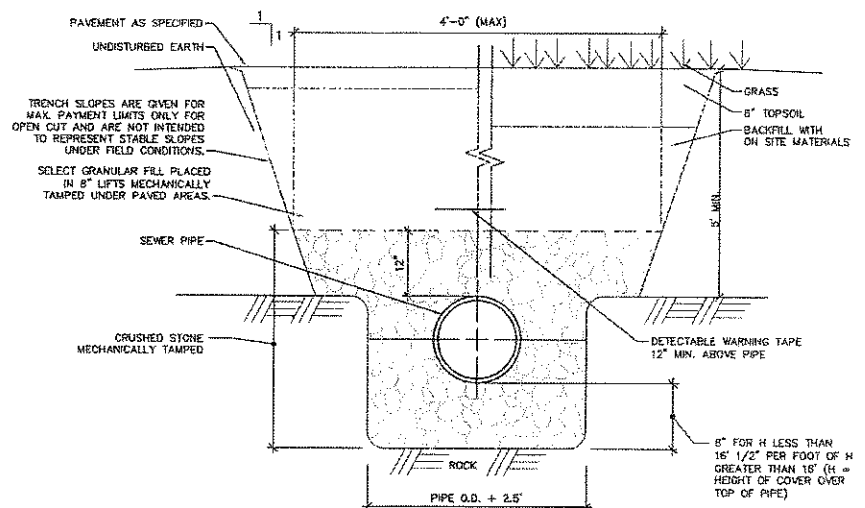
**④ WATER / SANITARY SEWER CROSSING (TYP.)**  
SCALE: N.T.S.



**⑤ SEWER LATERAL CONNECTION**  
N.T.S.



**⑥ CLEANOUT DETAIL**  
SCALE: N.T.S.



**⑦ SEWER TRENCH (TYP.)**  
N.T.S.

# KAATERSKILL ASSOCIATES

SURVEYORS-ARCHITECTS-ENGINEERS-LANDSCAPE ARCHITECTS-CONSTRUCTION MANAGERS

CAIRO, NY (518) 622-9667    WWW.KEAENG.COM

| REV       | DATE | DESCRIPTION | APP. |
|-----------|------|-------------|------|
| REVISIONS |      |             |      |

**PROPOSED SITE PLAN**

FOR

**BRANOVER - THREE SINGLE FAMILY HOMES**

5850 & 5844 MAIN STREET (NYS ROUTE 23A)

VILLAGE OF TANNERSVILLE    GREENE COUNTY, NY

PROJECT: 322922

DATE: 07/30/2026

SCALE: 1"=30'

DRAWN BY: RAP

DESIGNED BY: DCE

CHECKED BY: DCE

FILE: 322922 X-PR SITE.DWG

DRAWING:

**SP-3**

SHEET 3 OF 3