

General Subdivision Application

Date: _____

Application #: _____

Applicant

Name: Solo Holidays LLC

Address: 95 Christopher Columbus Drive,

F16-Office, 16th Floor, 07302, Jersey City, NJ

Phone #: 347 720 9740

Fax: _____

Email: kk@solohs.com

Consultant

Name: Praetorius & Conrad, PC

Address: PO Box 360

Saugerties, NY 12477

Phone #: 845-246-3671

Fax: 845-246-3691

Email: kie@praecon.com

Owner (if not applicant):

Name: Kampgrounds of America Inc

Address: P.O. Box 30558

Billings MT, 59107

Phone #: _____

Fax: _____

Project Address: Cottontail Ln, T/Saugerties

Project Name (if applicable): _____

Tax Map Designation: Section # 27.2 Block # 8 Lot # 28 & 32.110

For Lot line Revisions: list any other properties that may be affected by the change

Section # _____ Block # _____ Lot # _____

Section # _____ Block # _____ Lot # _____

Area of Site: 75.3 +/- AC (sq ft. or acres) Number of lots to be created: 8

Has the lot being proposed for subdivision resulted from a previous subdivision within the last three years? NO

Zoning District: MDR

Describe the existing character of the site in terms existing buildings, natural features, and access:

Describe how the proposed subdivision might affect the conditions described above:

This project involves the development of eight residential lots, accessed via an extension of an existing public road. The design focuses on integrating the residential spaces into the

natural landscape, ensuring minimal disruption to the surrounding environment. Key aspects include maintaining existing vegetation, incorporating sustainable landscaping practices, and preserving natural

features such as water bodies, and mature trees. The road extension will be carefully designed to blend with the topography.

Indicate intended uses for the properties involved:

Single family residences

Signatures

I hereby give permission to the Town or the Town's legal representative to visit the site and conduct an on site inspection.

The applicant/owner or agent will be responsible for the fees as posted.

I agree to thoroughly read and understand the instructions for submission.

Applicant Name (Please Print): Ra Kha Kothreidze

Signature: [Signature] Date: 8.4.2025

Agent Name (Please Print): _____

Signature: _____ Date: _____

Sworn to before me this 4th day of August, 2025

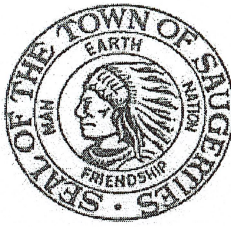
[Signature]
Notary Public Signature

My Commission Expires: 9/30/25

MARYLEE MELVILLE
Notary Public - State of New York
No. 01ME4847732
Qualified in Ulster County
My Commission Expires Sept. 30, 2025

****If the applicant will be using an agent, a Representative Authorization Form must be notarized and submitted. Please see Page 9****

**Please note you or a representative needs to be present at the next regularly scheduled Planning Board meeting in order for the application to be considered complete*



**TOWN OF SAUGERTIES
PLANNING BOARD**

Saugerties, New York 12477

I, Solo Holidays LLC, the applicant or agent of this project do hereby agree that I have a copy of the Town of Saugerties Land Subdivision Regulations, which can be found at <https://ecode360.com/13645621>, or that I have read and understand the same Regulations as written.

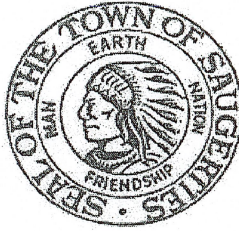
Signature

Date

8.4.2025

Print Name

Kalkha Kolkheidze



Letter of Authorization

I, Solo Holidays LLC, give my permission for Praetorius & Conrad, PC to act as my agent in all aspects of my application that has been submitted to the Town of Saugerties Planning Board in reference to property located at Cottontail Ln, T/Saugerties SBL: 27.2-8-28 & 32.110.

I understand that my agent will attend all meetings on my behalf and act as a liaison between myself and the Planning Board.

[Signature]
Applicant/Owner's Signature

lkh@solohs.com
Email Address

Lakha Kothreide
Print Name

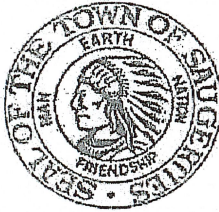
8.4.2025
Date

Sworn to before me this 4th day of August, 2025

[Signature]
Notary Public Signature

My Commission Expires: 9/30/25

Place Stamp Here
MARYLEE MELVILLE
Notary Public - State of New York
No. 01ME4847732
Qualified in Ulster County
My Commission Expires Sept. 30, 2025



Letter of Authorization

I, Kampgrounds of America Inc, give my permission for Praetorius & Conrad, PC to act as my agent in all aspects of my application that has been submitted to the Town of Saugerties Planning Board in reference to property located at Cottontail Ln, T/Saugerties SBL: 27.2-8-28 & 32.110.

I understand that my agent will attend all meetings on my behalf and act as a liaison between myself and the Planning Board.

Chris Fairlee
Applicant/Owner's Signature

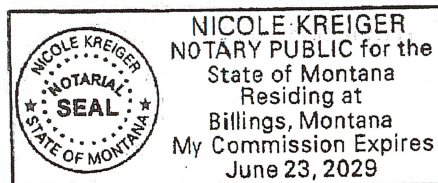
cfairlee@koa.net
Email Address

Chris Fairlee
Print Name

8/4/25
Date

Sworn to before me this 4th day of August, 2025
Nicole Kreiger
Notary Public Signature

My Commission Expires: 6/23/29



Short Environmental Assessment Form

Part 1 - Project Information

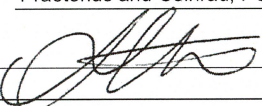
Instructions for Completing

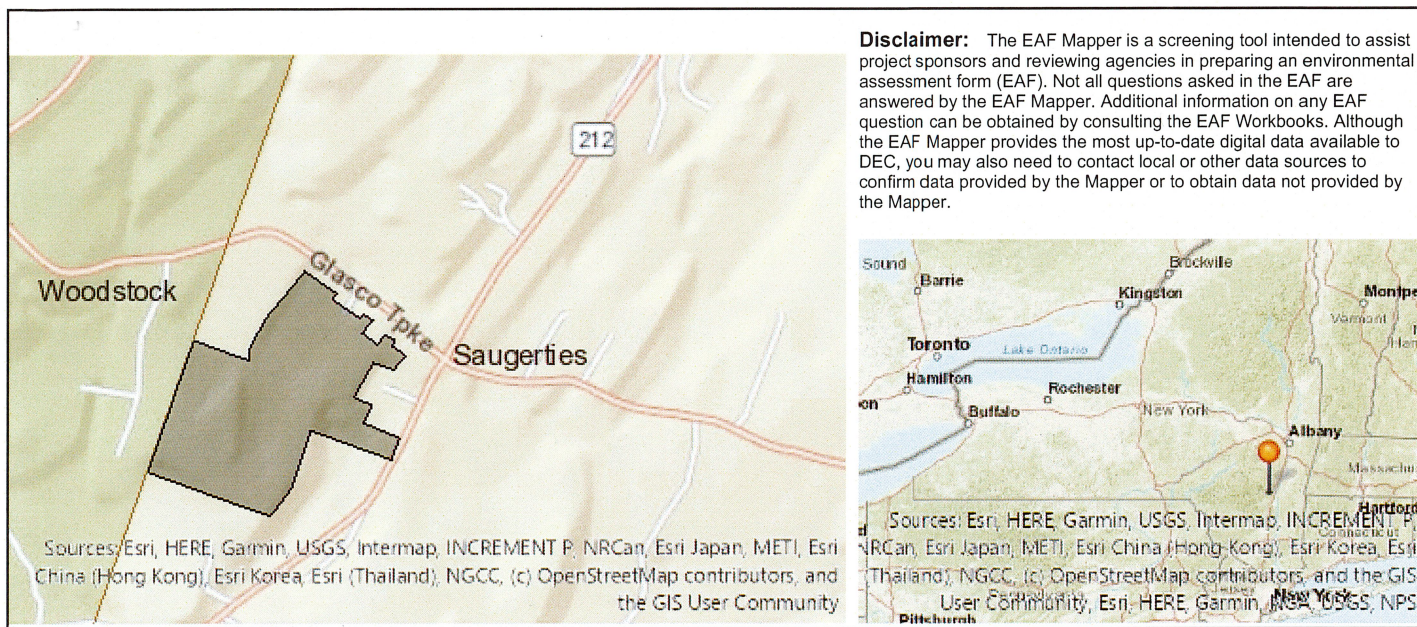
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Solo Holidays LLC			
Name of Action or Project: Proposed Subdivision			
Project Location (describe, and attach a location map): Cottontail Ln, & NYS Rte 212T/Saugerties			
Brief Description of Proposed Action: This project involves the development of eight residential lots, accessed via an extension of an existing public road. The design focuses on integrating the residential spaces into the natural landscape, ensuring minimal disruption to the surrounding environment. Key aspects include maintaining existing vegetation, incorporating sustainable landscaping practices, and preserving natural features such as water bodies, and mature trees. The road extension will be carefully designed to blend with the topography.			
Name of Applicant or Sponsor: Solo Holidays LLC		Telephone: 347 720 9740 E-Mail: kk@solohs.com	
Address: 95 Christopher Columbus Drive, F16-Office, 16th Floor			
City/PO: Jersey City		State: NJ	Zip Code: 07302
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 ☒	YES ☐
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: Town of Saugerties Planing Board, Town of Saugerties Highway Department, Ulster County Health Department.		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		75.3+/- acres 9 +/- acres 75.3 +/- 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: Proposed residences will be design to the latest NYS Energy Code standards _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ On site well (one per each lot) _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ On site septic (one per each lot) _____	☒	☐	
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: _____ approximately 4000 +/- SF where for entry road crossing _____ _____			

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, 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: _____ On site storm water system _____	NO	YES
	☐	☒
	☒	☐
	☐	☒
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>Praetorius and Coinrad, PC- Khattar Elmassalemah, PE</u> Date: <u>08-05-2025</u> Signature: <u></u> Title: <u>Project Engineer</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
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]	No
Part 1 / Question 20 [Remediation Site]	Yes