



**TOWN OF HURLEY PLANNING BOARD**  
**PO BOX 569**  
**Hurley, New York 12443**  
[planning@townofhurley.org](mailto:planning@townofhurley.org)  
**(845)331-7474 Ext. 6**

To:  
NYCDEP Bureau of Water Supply  
71 Smith Street  
Kingston, NY 12401

And

Woodstock Planning Office  
45 Comeau Drive  
Woodstock, NY 12498

Date: February 4, 2026

Lead Agency

Dear Interested or Involved Agency:

The Town of Hurley is seeking concurrence for Lead Agency status from potential involved or interested agencies, pursuant to 6 NYCRR Part 617, State Environmental Quality Review Act (SEQRA), for a project to subdivide a ten-acre (10 acre) parcel in the Town of Hurley. The project file is 2524-Bellows-2-lotSD-SBL-37.2-2-8.2. The project proposes to sub-divide the parcel into 2 lots: lot #1 is proposed to be 5.782 acres with an existing single-family residence; lot #2 is proposed to be 4.067 acres and will be vacant. The lot is accessed via a private Road known as Hollow Rd.

For additional information about the project, please see the following enclosures

- Application
- Short EAF
- Preliminary Plat

The project has been classified as Unlisted with a Coordinated review by the Planning Board

If your agency is identified as Involved or Interested, we respectfully request your concurrence for the Town of Hurley Planning Board to serve as the project's Lead Agency through the SEQRA process. Your signature on the enclosed concurrence statement is appreciated as soon as possible. If a response to this request is not received within 30 days, it will be assumed that your agency concurs with the determination of the Town of Hurley Planning Board as the Lead Agency for the SEQRA process. If you believe that your agency's status has been misidentified or if you have any questions, please contact Maggie Colan, Clerk at 845-331-7474, ext. 6 or by email at: [planning@townofhurley.org](mailto:planning@townofhurley.org).

Sincerely,

*Maggie Colan*

Maggie Colan, Clerk



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**SUB-DIVISION APPLICATION**

Please review the information in this packet and Chapter 170 of the Town of Hurley Code thoroughly.

Forms and Submittals – Required with submission

- ◆ Code Review Form – Zoning Enforcement Office (ZEO's Determination of whether or not the Application meets the general requirements in the schedule of Use regulations [210-Attachment 2]) )
- ◆ Application
- ◆ Fee
- ◆ SEQRA Environmental Assessment Form (Short EAF Part 1 only) <http://www.dec.ny.gov/eafmapper/> . You MUST use this site to complete the Short EAF for minor sub-divisions and part 1 of the long EAF for major sub-divisions (3 lots or greater)
- ◆ Written Narrative detailing the proposed Application
- ◆ Letter Authorizing Representative Powers, if applicable.(If Applicant is not the property owner, a signed and notarized letter by all property owners listed in the deed authorizing named individual to act as their agent must accompany the application. If property is under an LLC, submit all persons in the LLC and a notarized letter of consent that each person understands the Application is being submitted. If property is in a Trust, submit a notarized letter proving the Applicant has the authority to act on behalf of the Trust).
- ◆ Aerial Photos <https://ulstercountyny.gov/maps/parcel-viewer/>
- ◆ Deed and Easements
  - Waiver form
  - Escrow Agreement

All Applications and supporting materials must be completed and dropped off to the Planning Board Clerk 3 weeks before the monthly Planning Board meeting, which is held on the fourth Wednesday of each month at 5:30PM, by 4:00PM to be placed on the following agenda. An electronic copy of the entire packet must be submitted on a USB or sent via DropBox or [www.wetransfer.com](http://www.wetransfer.com) using [planning@townofhurley.org](mailto:planning@townofhurley.org) along with 5 hard copies and checks or money orders payable to the Town of Hurley.

-If any agent is representing an applicant and/or property owners, a signed and notarized letter by the applicant(s) and/or property owner(s) listed in the deed authorizing the named individual to act as their agent must accompany the application.

APPLICATION

1. Name of Project: Hollow Road 1`
2. All Property owners listed in the Deed: Gavin G Bellows
- Mailing Address: PO Box 203 Hurley NY 12443
- Physical Address: 145 Hollow Road
- Primary Phone: ( ) \_\_\_\_\_ Cell Phone: ( ) [REDACTED]



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Email Address: gbellows@4leafelectric.com

3. Applicant Name (if other than owner): n/a

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

Primary Phone: ( ) \_\_\_\_\_ Cell Phone: ( ) \_\_\_\_\_

Email Address: \_\_\_\_\_

4. Site Location: \_\_\_\_\_

Tax Map Number: Section: 37 Block 2-2-8.115 Lot \_\_\_\_\_ Zoning District: \_\_\_\_\_ Total Acreage of Parcel(s):  
10

5. This project is (check one): ( ) Expansion of Use ( ) Change of use ( ) New Construction

6. Description of current use and facilities (buildings, use, other facilities, vacant land, etc.): home

7. Describe current use(s) of all contiguous parcels (Include all types, Vacant Land, Residential, Commercial, Agricultural, Industrial, etc.): vacant land

8. Description of proposed use and facilities of parcel (If more space is needed please use a separate piece of paper): subdivision

9. Will this project require permits or approval from any Federal, State or County agencies? no If yes, please list the names: \_\_\_\_\_

10. Is the project contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places: no If yes, name: \_\_\_\_\_

11. Total acreage owned by Applicant: 80

12. Number of proposed lots to be created: 2

Lot#1: 4 acres; Lot#2: 6 acres; Lot#3: \_\_\_\_\_ acres; Lot#4: \_\_\_\_\_ acres;

Lot#5: \_\_\_\_\_ acres; Lot#6: \_\_\_\_\_ acres; Lot#7: \_\_\_\_\_;

Lot#8: \_\_\_\_\_ acres; Lot#9: \_\_\_\_\_ acres; Lot#10: \_\_\_\_\_

13. Proposed Use of all structures as listed in the Schedule of Use regulations 210-Attachment 1

List all structures on the property, the use, size and their setback to the front, rear, left and right property lines (the left and right is as if you were standing on the road facing the house); also include a sketch or site plan prepared by a licensed professional depicting the existing and proposed location of each structure:

A. Structure house; Use home  
 Size: Length <sup>70</sup> \_\_\_\_\_ ft.; Width <sup>26</sup> \_\_\_\_\_ ft.; Height <sup>12</sup> \_\_\_\_\_ ft.  
 Front S/B \_\_\_\_\_ ft.; Rear S/B \_\_\_\_\_ ft.; Left S/B \_\_\_\_\_ ft.; Right \_\_\_\_\_ ft.

B. Structure garage<sup>26</sup>; Use garage  
 Size: Length \_\_\_\_\_ ft.; Width <sup>26</sup> \_\_\_\_\_ ft.; Height <sup>12</sup> \_\_\_\_\_ ft.  
 Front S/B \_\_\_\_\_ ft.; Rear S/B \_\_\_\_\_ ft.; Left S/B \_\_\_\_\_ ft.; Right S/B \_\_\_\_\_ ft.

C. Structure shed; Use shed



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Size: Length <sup>10</sup> \_\_\_\_\_ ft.; Width <sup>10</sup> \_\_\_\_\_ ft.; Height \_\_\_\_\_ ft.  
Front S/B \_\_\_\_\_ ft.; Rear S/B \_\_\_\_\_ ft.; Left \_\_\_\_\_ ft.; Right \_\_\_\_\_ ft.

14. When was the property first used for its present purpose: 1996

Was it being used for this purpose as of December 23, 1968: yes; no

Proposed use: building lot for a house

15. Is there current Board of Health Approval? If, yes, please provide a copy

16. Consultants

- Surveyor:

Name: Brinnier and Larios

Mailing Address: 67 Maiden Lane Kingston NY 12401

Telephone: ( ) 8453387660 Cell Phone: ( ) \_\_\_\_\_

Email: czell@blengineers.com

- Engineer

Name: same as above

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

Telephone: ( ) \_\_\_\_\_ Cell Phone: ( ) \_\_\_\_\_

Email: \_\_\_\_\_

- Attorney

Name: Jon Hoyt

Mailing Address: 326 Wall st Kingston NY 12401

Telephone: ( ) 8453394000 Cell Phone: ( ) \_\_\_\_\_

Email: jonhoytlaw@aol.com

- Architect

Name: \_\_\_\_\_

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

Telephone: ( ) \_\_\_\_\_ Cell Phone: ( ) \_\_\_\_\_

Email: \_\_\_\_\_

Applicant states that they are the owner or authorized agent of the owner for which the foregoing work is proposed to be done, and that they are duly authorized to perform such work, and that all work will be performed in accordance with all applicable State, County, and Local Ordinances.

Signature of all Owners in the Deed:

[Signature] \_\_\_\_\_;

Date: 11/6/25



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**NOTARIZATION:**

Acknowledgement Form State of \_\_\_\_\_ ) ss.: County of \_\_\_\_\_  
 On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned notary public,  
 personally appeared \_\_\_\_\_, personally known to me or proved to me on the  
 basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within  
 instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies),  
 and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of  
 which the individual(s) acted, executed the instrument. \_\_\_\_\_

Notary Public \_\_\_\_\_ Expiration: \_\_\_\_\_

**FOR OFFICE USE ONLY:**

\*\*\*\*\*

Application # \_\_\_\_\_ Date Filed: \_\_\_\_\_ Fee Paid: \_\_\_\_\_ Receipt No. \_\_\_\_\_

Date of Decision: \_\_\_\_\_

\*\*\*\*\*

Rev: 12/2024

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

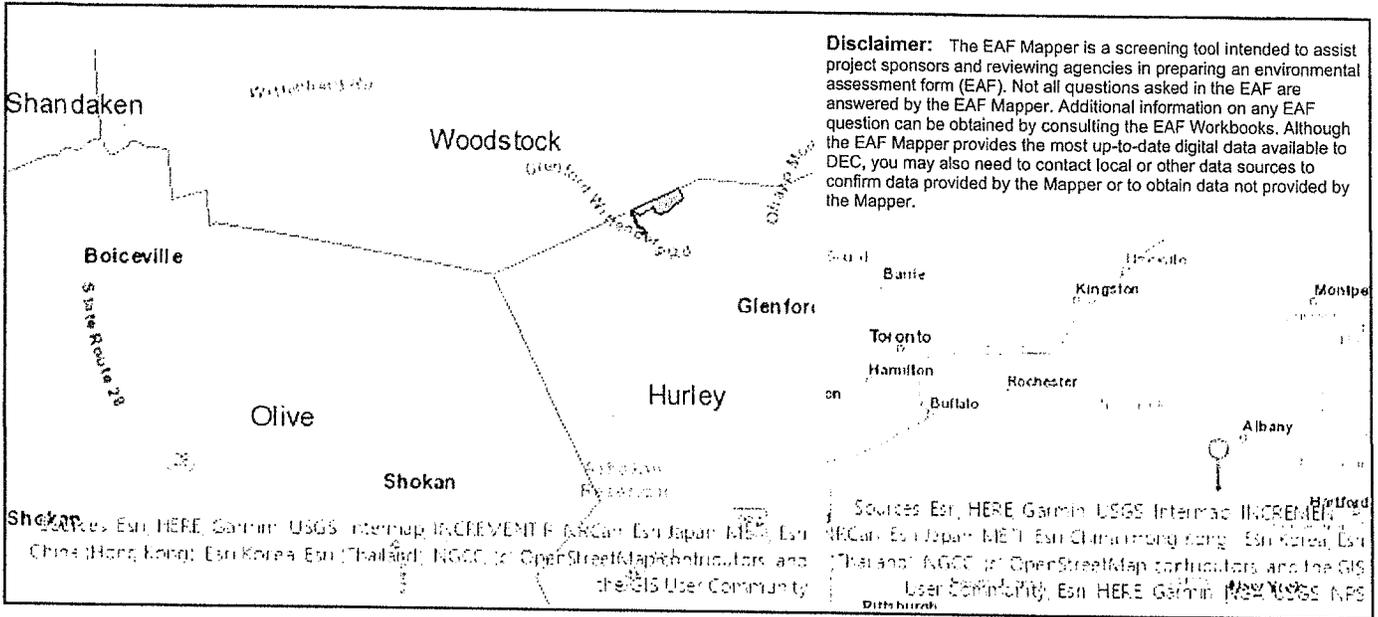
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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>			
Name of Action or Project: Hollow Road 1			
Project Location (describe, and attach a location map): 145 Hollow Rd Glenford NY 12433			
Brief Description of Proposed Action: 2 lot subdivision			
Name of Applicant or Sponsor: Gavin G Bellows		Telephone: [REDACTED]	
Address: po box 203		E-Mail:	
City/PO: Hurley		State: NY	Zip Code: 12443
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"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		10 acres	
b. Total acreage to be physically disturbed?		4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		48 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ well _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ septic _____	NO	YES	
	<input checked="" type="checkbox"/>	<input 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"/>	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

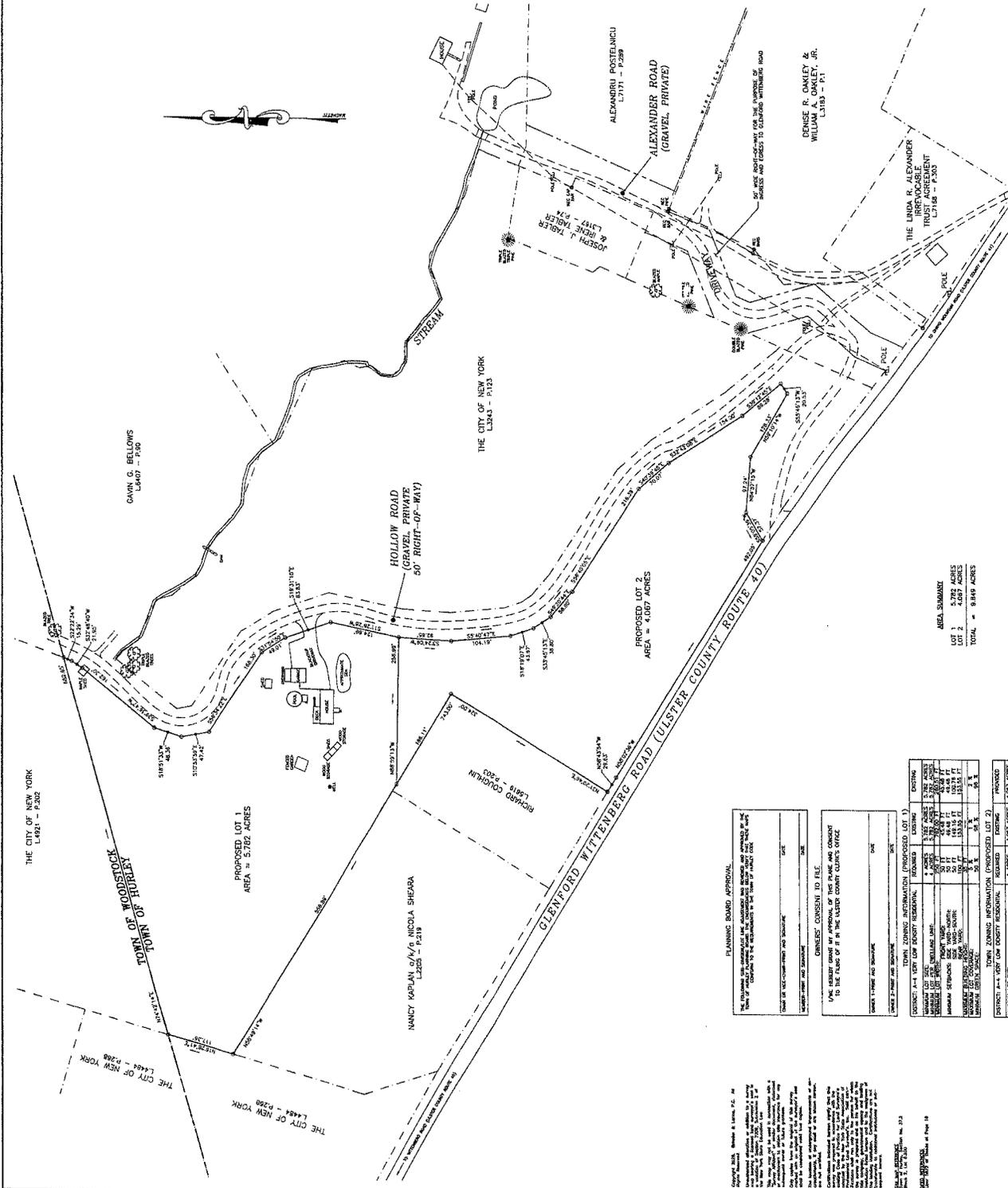




Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, 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 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



LOCATION MAP  
Scale 1" = 1 Mile



THE CITY OF NEW YORK  
L 481 - P 202

PROPOSED LOT 1  
AREA = 5.782 ACRES

PROPOSED LOT 2  
AREA = 4.087 ACRES

AREA SUMMARY  
LOT 1 = 5.782 ACRES  
LOT 2 = 4.087 ACRES  
TOTAL = 9.869 ACRES

PLANNING BOARD APPROVAL

DATE	DATE
DATE	DATE

OWNERS' CONSENT TO FILE

DATE	DATE
DATE	DATE

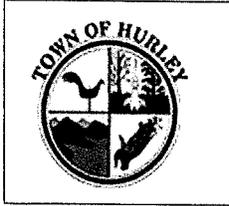
PROPOSED ZONING	EXISTING ZONING	PROPOSED ZONING	EXISTING ZONING
...	...	...	...

BRUNNER & LARSON, P.C.  
100 WEST STREET, SUITE 200  
ROSELAND, N.J. 07068  
TELEPHONE: (201) 991-1100  
FAX: (201) 991-1101  
WWW.BRUNNER-LARSON.COM



MAP  
OF PROPOSED RESUBDIVISION OF LANDS OF  
**GAVIN G. BELLOWS**  
& **GARY BELLOWS**

145 HOLLOW ROAD  
TOWN OF HURLEY ULSTER COUNTY NEW YORK  
JANUARY 12, 2025 SCALE: 1" = 60'



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Date: March 5, 2026

Woodstock Planning Board hereby consents to the Town of Hurley  
Agency/Organization

Planning Board as SEQRA Lead Agency for the two-lot (2-lot) subdivision by Gavin Bellows located on Hollow Road at SBL 37.2-2-8.2 in the Town of Hurley.

Peter Cross                      Peter Cross                      Chairman  
Print Name                                      Signature                                      Title

Please email a copy of your concurrence to Maggie Colan, Clerk at [planning@townofhurley.org](mailto:planning@townofhurley.org) or mail to:

Maggie Colan, Clerk  
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Hurley, NY 12443