

VILLAGE OF SPECULATOR

SUBDIVISION APPLICATION - Page 1

This form will be used by landowners interested in subdividing their property.

- ☐ 1. Application fee (\$100 + \$25 additional for every lot over 4).
- ☒ 2. Submission of a recent survey.
- ☐ 3. Copy of Deed proving ownership.
- ☒ 4. Sewer and Water: Approval from Water and Sewer concerning the subdivision. (refer to Village website, complete Water and Sewer Application) If sewer and water are not available, write N/A in space.
- ☒ 5. APA approval. (Go to APA website: <https://apa.ny.gov/> Press on "Jurisdictional Inquiry Form" at bottom of page then press on "Jurisdictional Inquiry Form (JIF)" under "Download Form." Must have approval from APA prior to meeting with Appeals Board.
- ☒ 6. Complete "Short Environmental Assessment Form Part 1 - Project Information" found at: https://extapps.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartone.pdf. You should already have APA approval when submitting this assessment form. Send a copy of the completed form to the Zoning Officer at the Village of Speculator. The Zoning Officer will complete Part 2 and act as the Lead Agency. The Lake George - Lake Champlain Regional Planning Board will either send a letter outlining what needs to be completed on the property or approve the project. Hearing nothing in 30 days implies approval. Send the printed-out form to:
Lake Champlain - Lake George Regional Planning Board
P.O. Box 765
1 Lower Amherst Street
Lake George, NY 12845
- ☒ 7. Complete page 2.
- ☐ 8. When all documents have been attained, send them to Village Clerk or Zoning Officer, and ask to be added to the agenda of the next Appeals Board meeting. The Appeals Board meets the 3rd Monday of every month at 7:00 PM.

If you have any questions, please call the office at: 518-548-7354

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SUBDIVISION APPLICATION - Page 2

INSTRUCTIONS A complete application must include completion of page 1 and the information below.

☐ Lot Line Adjustment ☒ Minor Subdivision ☐ Major Subdivision ☐ Other _____

Project Address: 121 Novosel Way		Tax Map #: 105.00-2-1.115	Zoned: RS
Property Owner Name: Hamilton county IDA		Applicant Name (if different) Matt O'Brien	
Address:		Address: 138 Novosel Way	
City:	State:	City: Speculator	State: NY
Phone:	Zip Code:	Phone: 802498 7228	Zip Code: 12164
Email:		Email: mjobrien83@gmail.com	

NARRATIVE Please provide a written description of the proposed project

The property is 4.5 acres we ~~are~~ cutting 1 acre off on the southern end to sell to a local family to build a house on.

Property Owner Signature (required): _____ Date: _____

Property Owner Signature (required): _____ Date: _____

Applicant Signature (if different):  Date: 7/24/25