Resolution of the Town of Taghkanic Planning Board
Granting Lot Line Adjustment Approval to Volker

Date:	October 6, 2026
Applicant:	Two Eighty Six Manor Rock Road LLC, Brett R. Volker, Rene Volker
Matter:	Application for Lot Line Adjustment Approval
Property:	240 Manor Rock Road, Taghkanic, NY
Property ID:	Tax Parcel No. 154.00-01-24 and 154.00-01-24.1

WHEREAS:

1. On September, 2026, the Town of Taghkanic Planning Board ("Planning Board") received an application for a lot line adjustment regarding lands of Volker and Two Eight Six Manor Rock Road LLC located at 240 Manor Rock Road, Taghkanic, New York (the "Property"), bearing tax parcel numbers 154.00-01-24 and 154.00-01-24.1. The Property is located in the R-7 Zoning District.
2. As proposed, Parcel B-1, being 3.00 acres of tax map number 154.00-01-24.1, will be merged with Parcel A bearing tax map number 154.00-01-24 to increase the size of said Parcel A to 8.15 acres. The remaining lands of Volker will be +- 32 acres.
3. In accordance with Town's Local Law #4 of 2007, entitled *"Amending the Subdivision Regulations providing for Boundary / Lot Line Adjustments"* (hereinafter "Subdivision Regulations"), the application was properly classified as a boundary line adjustment because no new lots will be created.
4. In accordance with the aforesaid Subdivision Regulations, the Town requires: (a) a sketch plan of the proposed boundary line adjustment; (b) submission of a proposed final plat for review.
5. At its September 1, 2026, meeting, the Planning Board deemed the application substantially complete and set the Public Hearing for October 6, 2026 at the Taghkanic Town Hall.
6. The Planning Board determined that this application should be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA). Given that the application is an Unlisted Action, and that a coordinated review of this project is unnecessary as no other governmental agencies have approval authority over this application, the Planning Board therefore declared itself lead agency for the purposes of the SEQRA

environmental review of the proposed action.

7. On October 6, 2026, the Town of Taghkanic Planning Board opened the public hearing and received public comment on the proposed lot line adjustment.

8. The Applicant provided proof of having delivered notice of the public hearing by certified mail, return-receipt-requested as required by Section S(B)(ii) of Local Law 5 of 2002 to property owners within one thousand (1,000) feet of all boundaries of the proposed lots and that the receipts for such mailing shall be submitted to the Board prior to the date of the public hearing.

9. The Planning Board reviewed the application with the Applicant and after making the requisite determinations under SEQRA, duly closed the public hearing.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED:

A. That the proposed lot line adjustment will result in no significant adverse impacts on the environment and that a negative declaration should be issued. The Planning Board has executed the Short Form SEQRA Part II for this application accordingly;

B. That the Town of Taghkanic Planning Board hereby approves the Lot Line Adjustment Application as submitted and as more specifically set forth on a survey map entitled "Lot Line Adjustment Map Parcel A: Property of Brett R. Volker and Rene Chambers Parcel B-1 & B-2: Property of Two Eight Six Manor Rock Road LLC Parcel B-1 to be Merged with Parcel A Town of Taghkanic, Columbia County, N.Y." , prepared by Daniel J. Russell, N.Y.S. Licensed Surveyor, Lic. Number 050639, dated June 29, 2026, together with and pursuant to the notes, conditions and requirements set forth on said survey map, and all other notes and conditions on said survey map.

Motion to approve made by: Peter Paden

Seconded by: Josh Plass

Roll Call Vote on Resolution:	Aye	Nay	Absent/Abstain
Katherine Bainer, Chair	✓		
Celine Kagan	✓		
Ivan Alfonso Saavedra	✓		
Joshua Plass	✓		
James Alvarez	✓		
Raymond Keyser			✓
Peter Paden	✓		
Wayne Kawadler (Alt)	✓		

SO APPROVED

Katherine Bainer

Katherine Bainer
Planning Board Chairman
Dated: October 6, 2026
Taghkanic, New York