



MEMORANDUM

CITY OF WATERTOWN, NEW YORK
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
245 WASHINGTON STREET, ROOM 305, WATERTOWN, NY 13601
PHONE: 315-785-7741 – FAX: 315-782-9014

TO: Planning Commission Members

FROM: Michael A. Lumbis, Planning and Community Development Director

PRIMARY REVIEWER: Geoffrey Urda, Senior Planner

SUBJECT: Zone Change – A portion of **465 Flower Avenue West**, Parcel Number 14-42-101.000

DATE: October 1, 2026

Request: To Change the Approved Zoning Classification of a 1.7-acre section of 465 Flower Avenue West, Parcel Number 14-42-101.000, from Residential to Neighborhood Mixed Use (NMU)

Applicant: Ives Hill Country Club 465, LLC

Owner(s): Ives Hill Country Club 465 Inc.

SEQRA: Unlisted

County Review: No

Comments: The applicant seeks to rezone an approximately 1.7-acre section of the parcel at 465 Flower Avenue West from Residential to Neighborhood Mixed Use (NMU) at the northwest corner of the property, at the southeast corner of the intersection of Ives Street and Flower Avenue West. If the subject land is rezoned, the applicant has communicated to Staff an intent to apply for Subdivision Approval to create a new parcel and remedy what would temporarily be a split-zoned parcel.

The full subject parcel contains six of the nine holes of the Ives Hill Golf Course, as well as the practice putting green, clubhouse and parking lot. The approximately 1.7-acres of land proposed for rezoning contains the clubhouse building and the parking lot.

The clubhouse building contains Bad Apple Social at Ives, a restaurant that operates as an accessory use to the golf course. The Residential Zoning District allows golf courses but does not allow restaurants. Bad Apple Social at Ives operates as a legal accessory use so long as the golf course remains in operation. If the requested rezoning was granted (i.e. the clubhouse and parking lot were rezoned to NMU), the restaurant would become a use-by-right, independent of the golf course.

Existing Conditions: The subject parcel is bounded entirely by Ives Street on the West, across which sit the other three holes of the course, four single-family residential dwellings and the parking lot and rear entrance to the former St. Patrick's Intermediate School property. To the north, the subject parcel fronts on Flower Avenue West in two different segments, between which are three single-family residential dwellings that the golf course parcel wraps around. The subject parcel abuts single family residential properties along its entire south and east boundaries, except for 825 feet of the eastern property line where it abuts the Sisters of the Precious Blood.

As discussed above, the Zone Change application only applies to approximately 1.7 acres at the northwest corner of the golf course parcel. There are five single-family residential dwellings, across Flower Avenue West from the clubhouse and parking lot. The land owned by St. Patrick's is across Ives Street from the section proposed for rezoning.

Zoning and the Comprehensive Plan: The City's adopted Comprehensive Plan recommends the future land use for this area as Residential Low Density. The Comprehensive Plan envisions the Residential Low Density character area as follows:

Residential Low Density: "These are low density residential areas where the primary use is single and two-family homes. Lot sizes vary from medium to large. Streets are lined with sidewalks and there is ample greenery. Homes are set back from the sidewalk with front yards and parking is at the side or behind but never in the front yard."

The Residential District only allows Single- and Two-Unit Dwellings, as well as other limited and generally benign uses, including golf courses. By contrast, the NMU District allows more intense residential, commercial, retail, office and automotive uses that the Residential District excludes, and which are inconsistent with the future land use vision above.

Beyond foodservice uses such as "Bar/Restaurant/Café/Brewpub" and "Brewery/Distillery/Winery (Micro)," the NMU District also allows multiple automotive uses, including, but not limited to, "Auto Repair," "Car Washes" and "Fuel/Convenience Station."

The proposed Zone Change is not in harmony with the Comprehensive Plan. Accordingly, Staff does not recommend approval.

In addition, in weighing its recommendation to City Council, the Planning Commission should consider the following discussion of spot zoning contained in the James A. Coon Local Government Technical Series, as published by the New York State Department of State:

"Spot zoning refers to the rezoning of a parcel of land to a use category different from the surrounding area, usually to benefit a single owner or a single development interest. Size of the parcel is relevant, but not determinative. Illegal spot zoning occurs whenever "the change is other than part of a well-considered and comprehensive plan calculated to serve the general welfare of the community."

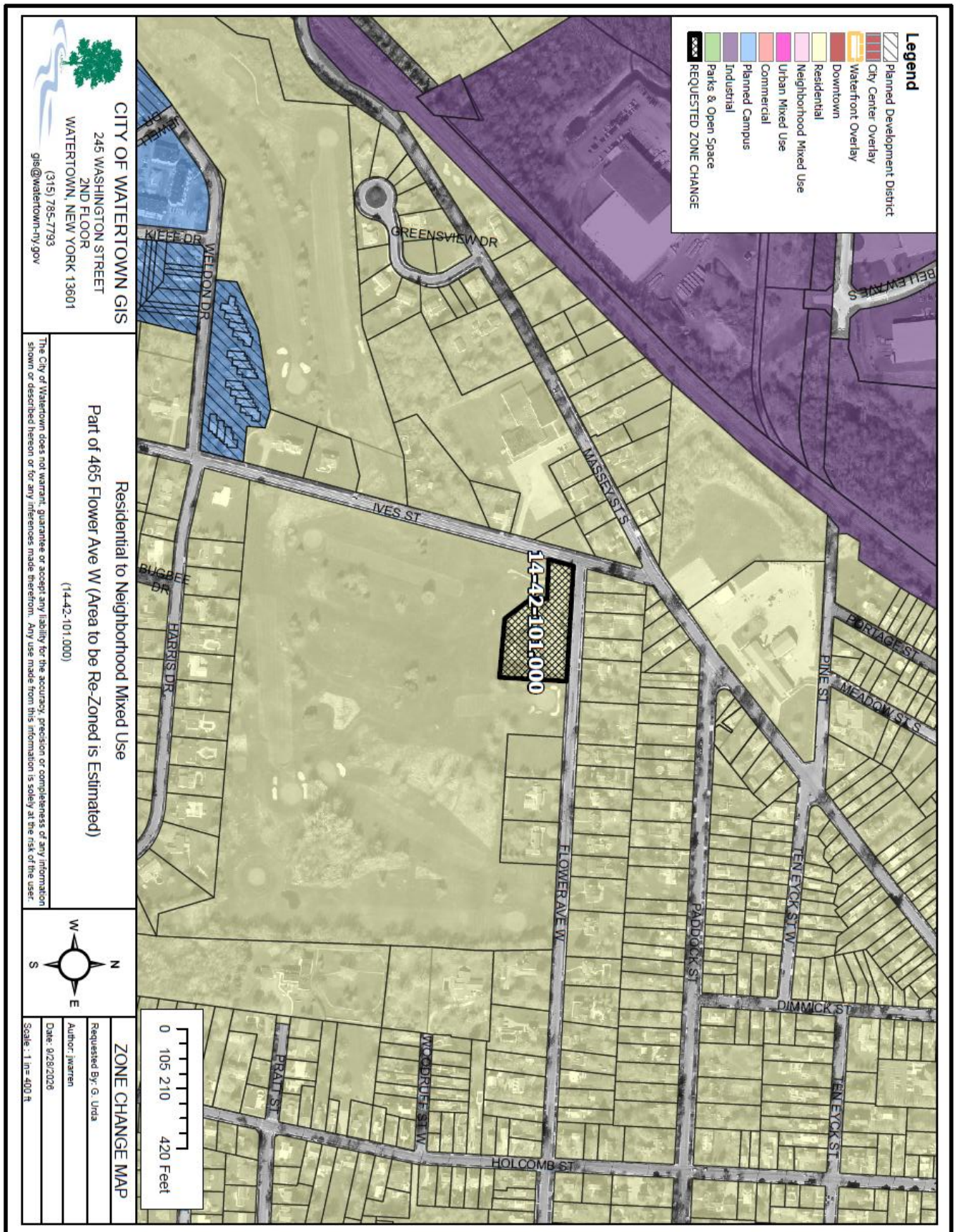
The Commission should give particular weight to the relationship of the requested rezoning with the Comprehensive Plan and whether the rezoning would benefit the entire community or a single owner or development interest.

Zoning – Lot Dimensions: Section 310-21 (E)(4)(B) of the Zoning Ordinance limits newly created lots in an NMU District to a maximum 100-foot lot width. The new parcel that the applicant proposes to create if the land encompassing the clubhouse and parking lot were rezoned would be over 400 feet wide, as measured by frontage on Flower Avenue West. Creating a nonconforming lot could be legal only with the benefit of an Area Variance granted by the Zoning Board of Appeals (ZBA). The applicant would need to apply for and obtain the Area Variance prior to applying for Subdivision Approval.

SEQR: The applicant has submitted a State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF) as part of the application for the Zone Change. The City Council, as the lead agency, will complete Part 2 of the EAF and make a determination of significance.

Planning Commission Action: For zone changes, the Planning Commission is responsible for making a recommendation to the City Council. The City Council will then vote on the Zone Change after holding a public hearing.

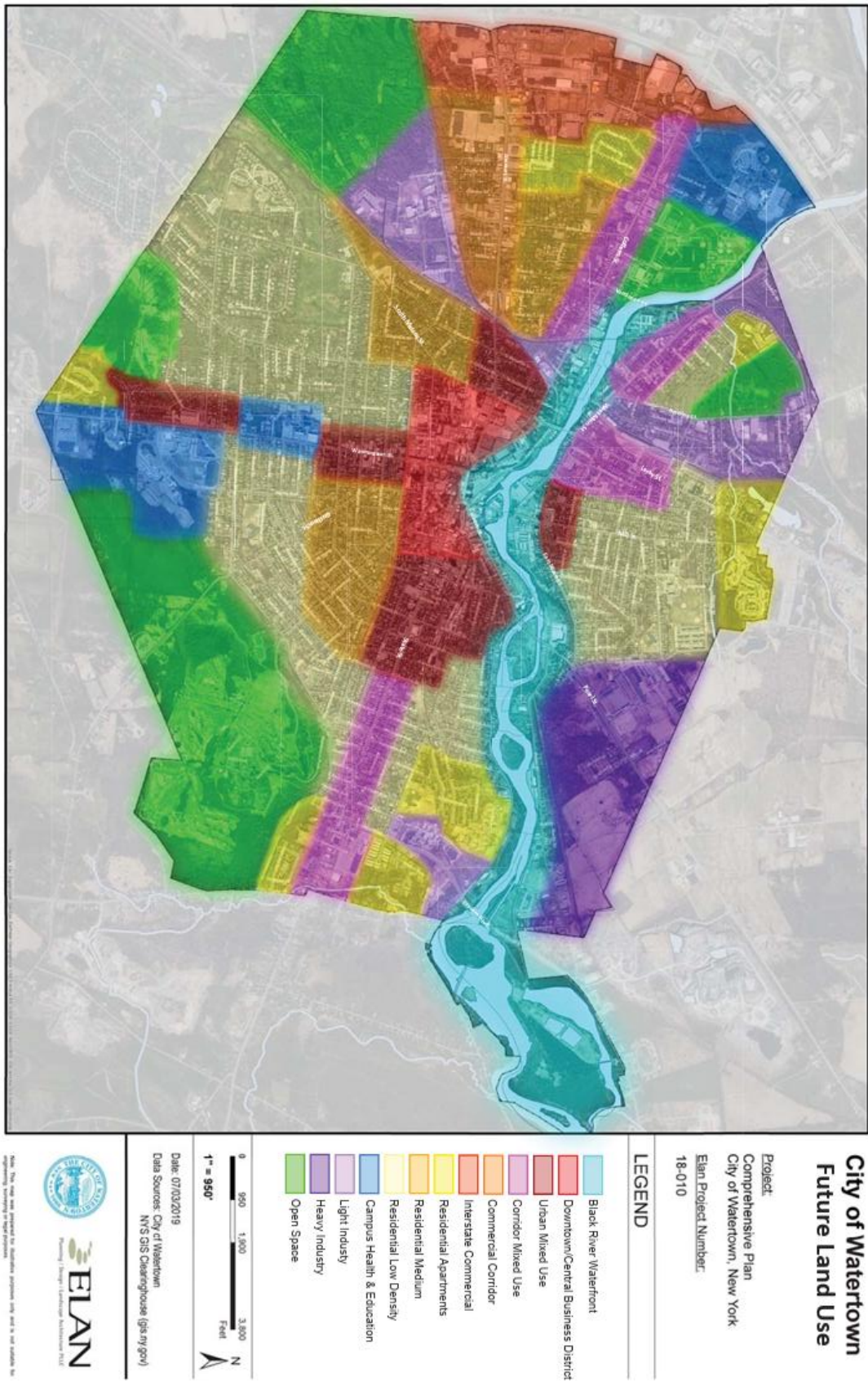
cc: City Council Members
Thomas Compo, P.E., City Engineer



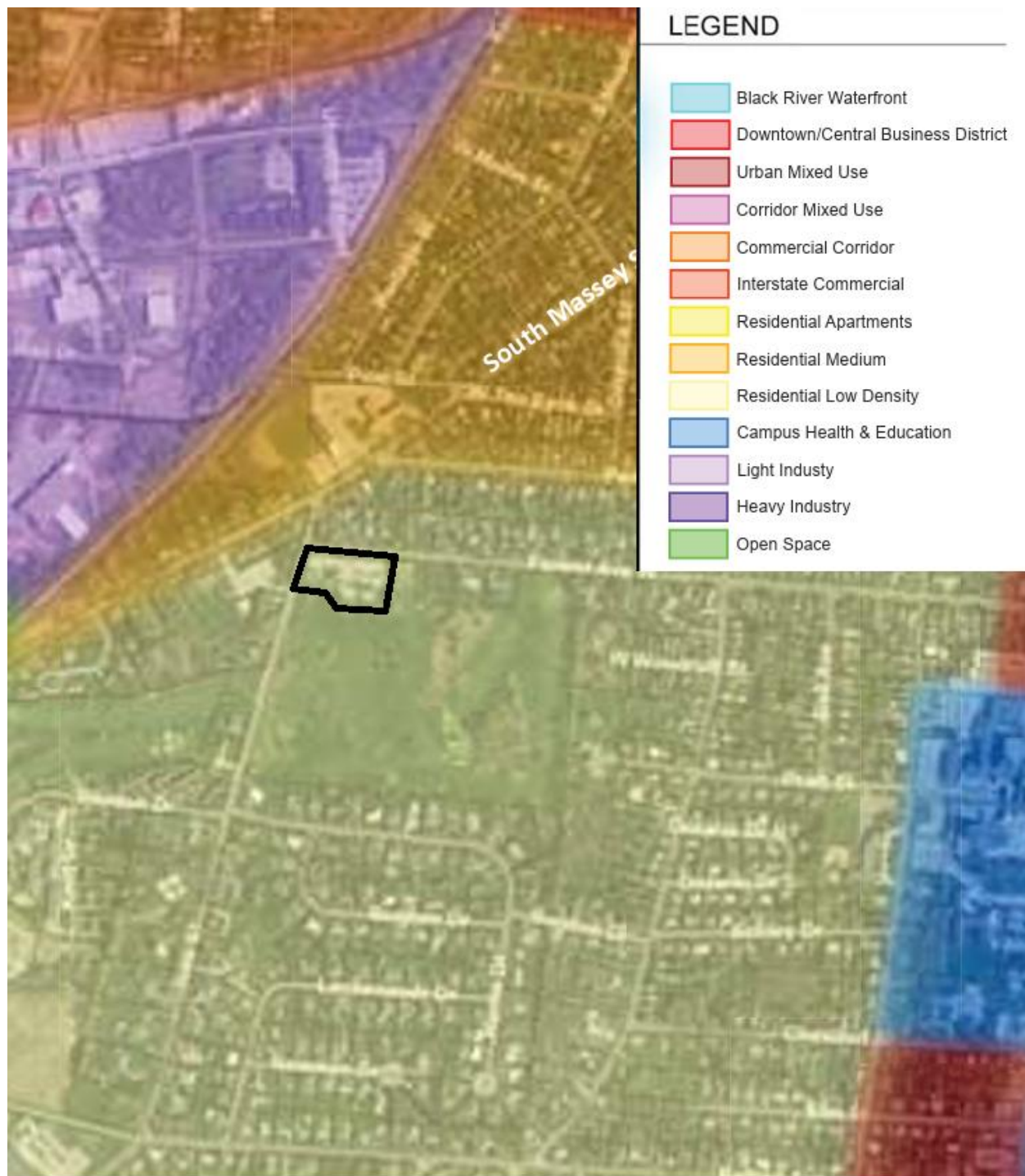
Above: A map depicting the Zone Change request area and the surrounding zoning.



Above: A satellite map depicting the Zone Change request area and the surrounding land.



Above: The Future Land Use Map in the City’s adopted Comprehensive Plan.



Above: A view of the Future Land Use Map in the City's adopted Comprehensive Plan, zoomed in to the immediate vicinity of the land proposed for rezoning. The black polygon approximates the 1.7-acre section of land that the applicant proposes to rezone to Neighborhood Mixed Use (NMU). The light beige color represents the Residential Low Density Future Land Use Character Area that the subject parcel sits entirely within. The orange area to the northwest between Massey Street S and the railroad tracks represents Residential Medium.



September 11, 2026

Mr. Michael A. Lumbis, Planning and Community Development Director
City of Watertown
245 Washington Street, Room 305
Watertown, NY 13601

Re: Ives Hill Country Club
Subj: Proposed Subdivision and Zoning Change

Dear Mr. Lumbis:

Ives Hill Country Club 465, LLC (Applicant) is requesting a zoning change for a portion of the Ives Hill Country Club property located at 465 Flower Avenue West (Tax Parcel ID No. 14-42-101), on the east side of Ives Street in the City of Watertown, Jefferson County, New York.

The property is currently zoned Residential (R). We are proposing to subdivide an approximately 1.7-acre portion of the property containing the existing clubhouse/restaurant building, parking area, access from Flower Avenue West, and associated site amenities from the remaining golf course property. The requested zoning change would apply only to the proposed clubhouse/restaurant parcel, changing its designation from Residential (R) to Neighborhood Mixed Use (NMU). The existing restaurant currently operates as an accessory use to the golf course, and the requested NMU zoning would allow it to continue as a principal use following subdivision.

The proposed subdivision and zoning change will not result in any change to the existing use of the property. The restaurant/clubhouse and golf course will continue to operate in their existing locations and manner, with no new construction, expansion, or change in use proposed. The remaining golf course property will retain its existing zoning and use. The separate golf course property west of Ives Street is not part of this application.

The requested zoning change would place the longstanding restaurant/clubhouse use within a district that more appropriately accommodates its existing function. The NMU District allows restaurant uses subject to Special Use Permit review. If the zoning change is approved, we intend to proceed with the required subdivision and Special Use Permit review processes. As discussed, the enclosed subdivision sketch illustrates the proposed parcel configuration.

Enclosed please find the following materials comprising the zoning change application:

List of Attachments
Cover Letter

Mr. Michael A. Lumbis, Planning and Community Development Director
City of Watertown
September 11, 2026
Page 2



Enclosed please find the following materials comprising the zoning change application:

List of Attachments
Cover Letter
Property Deeds/Metes and Bounds Descriptions
Tax Map
Part 1 of the Short Environmental Assessment Form
Proposed Subdivision Sketch

We respectfully request placement on the agenda for the next available Planning Commission meeting on October 6, 2026, to review the proposed zoning change. If you have any questions regarding the enclosed application materials, please contact me.

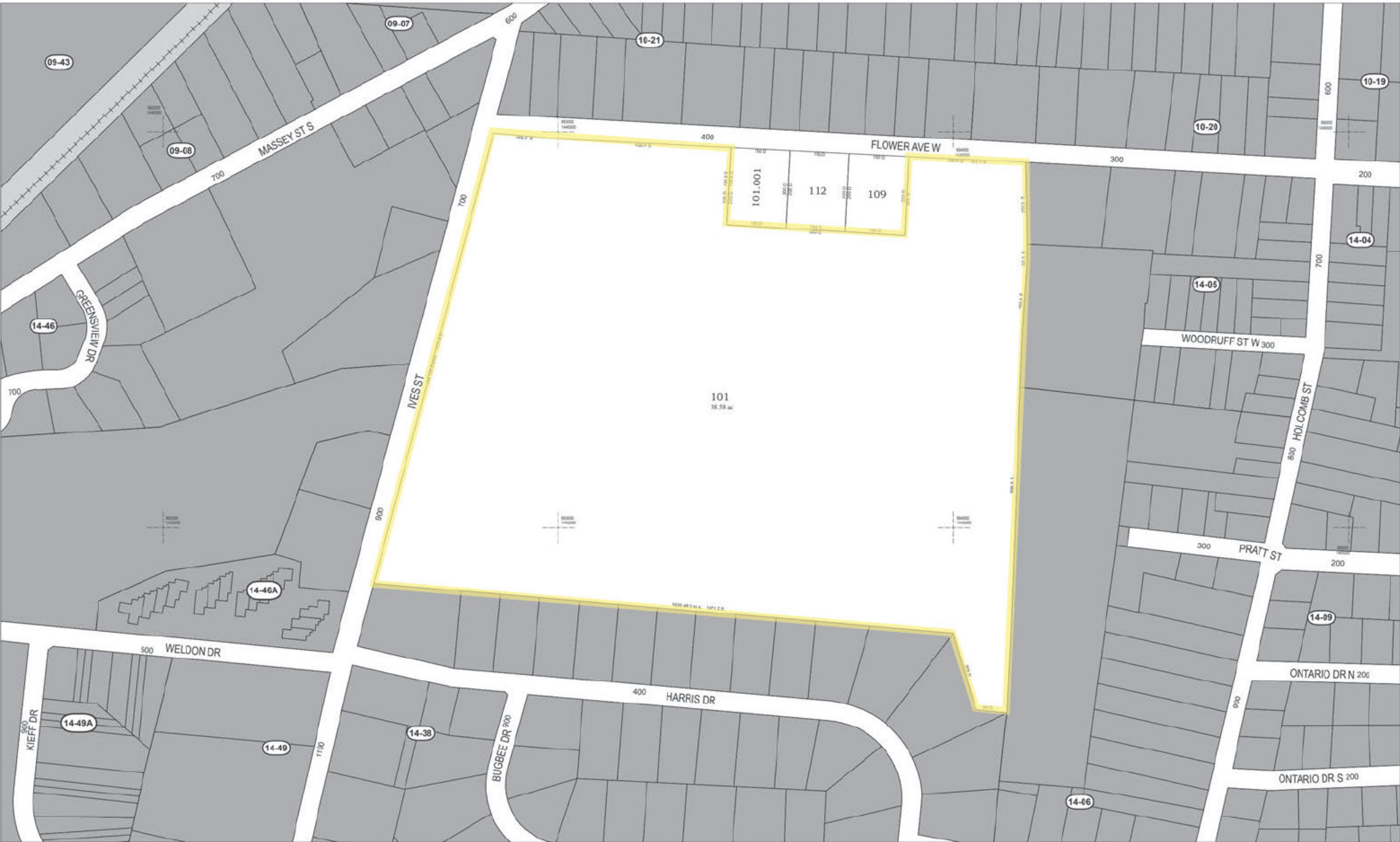
Sincerely,

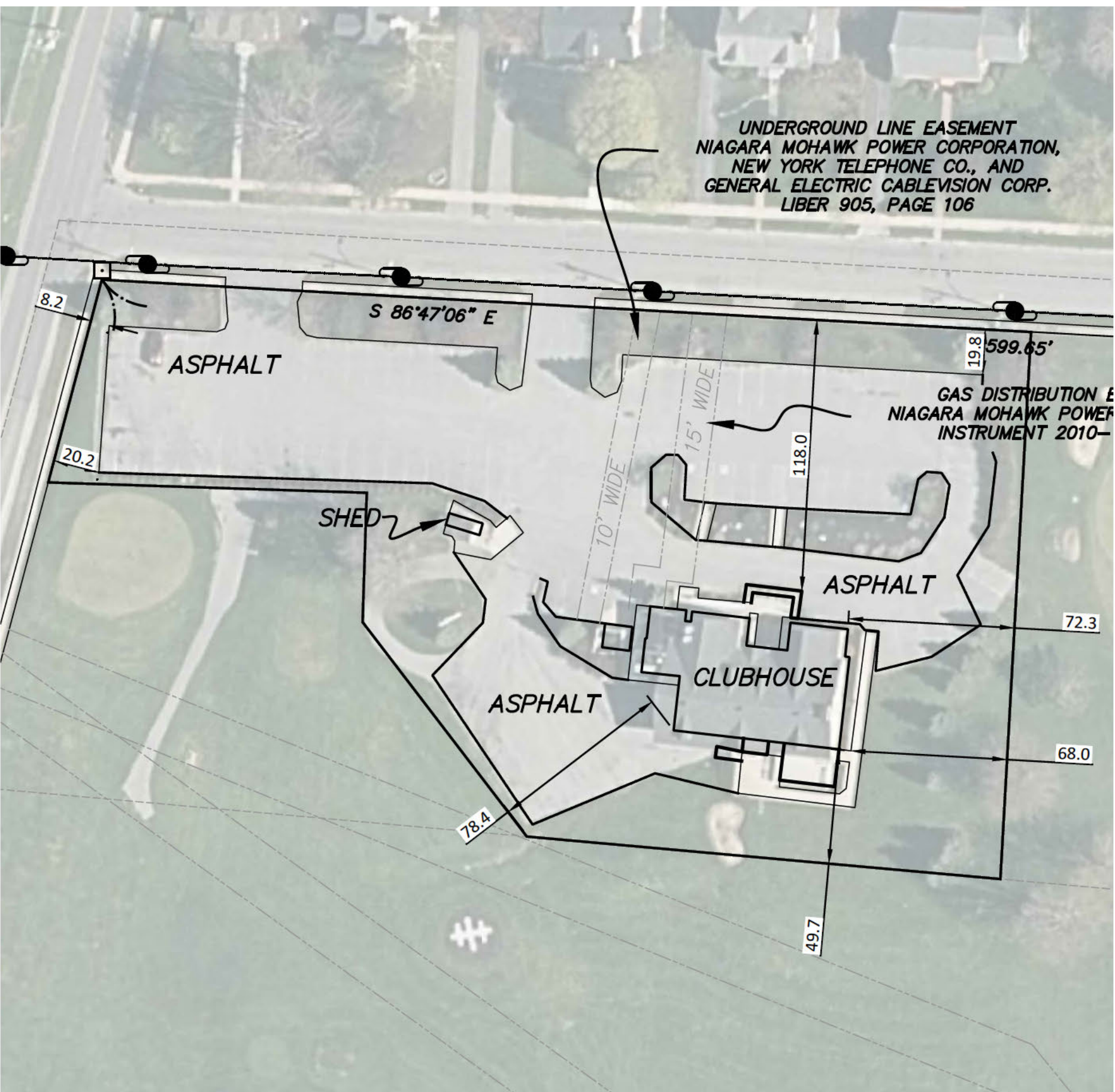
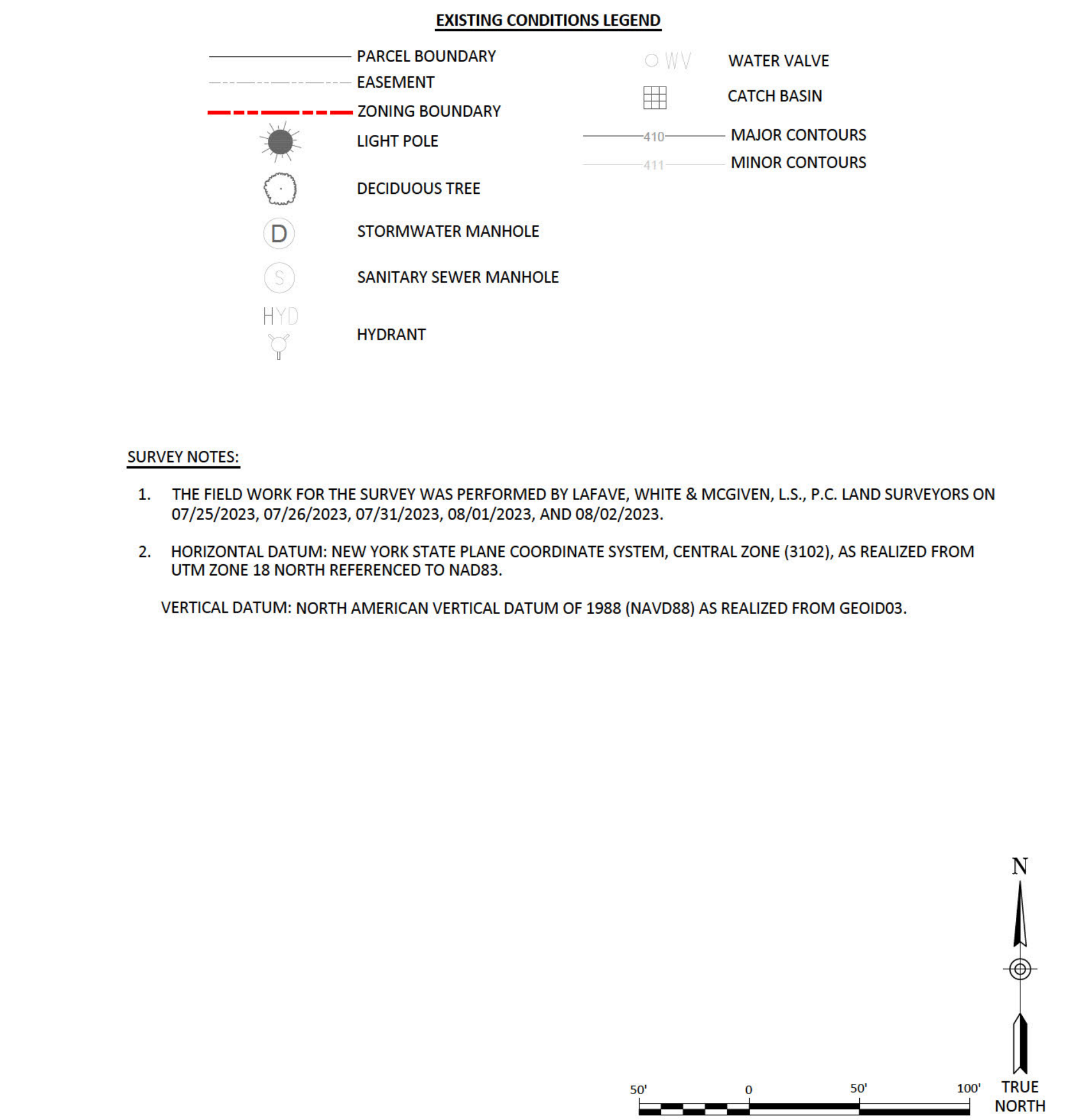
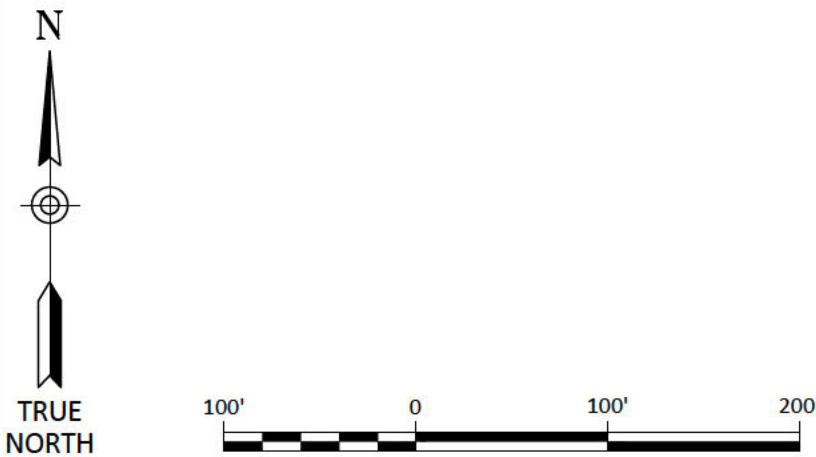
A handwritten signature in black ink, appearing to read 'Jake Johnson', written over a horizontal line.

Jake Johnson
Ives Hill Country Club 465, LLC

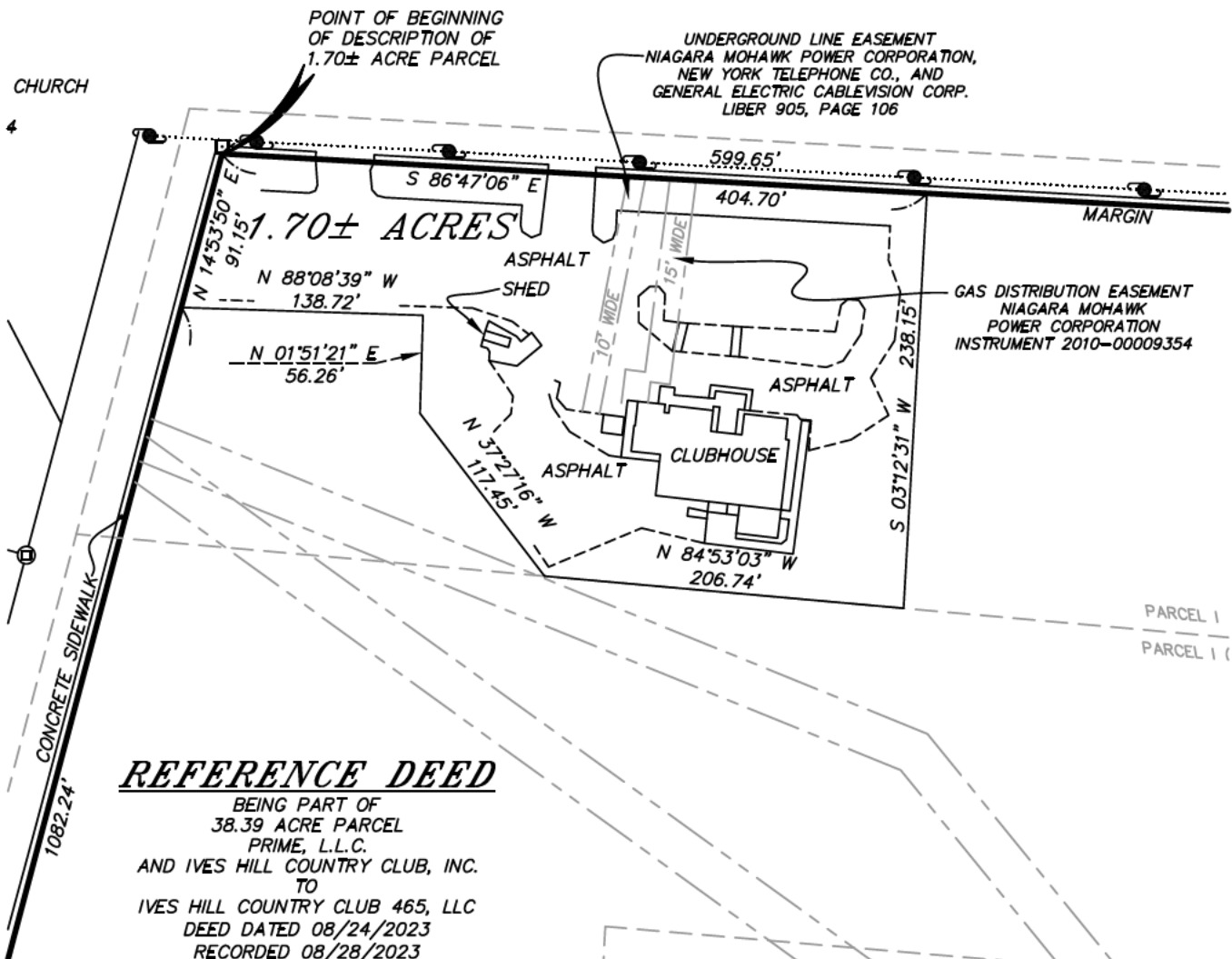
cc: Kayla Kibling (Barton & Loguidice, D.P.C.)

Attachments





REVISIONS	
CITY OF WATERTOWN	
IVES HILL COUNTRY CLUB 465, LLC PROPOSED SUBDIVISION & ZONING CHANGE	
JEFFERSON COUNTY, NEW YORK	
PROPOSED SUBDIVISION SKETCH	
REVIEW ONLY NOT FOR CONSTRUCTION	
Date	SEPTEMBER 2026
Scale	AS SHOWN
Sheet Number	SK1
Project Number	710.3078



REFERENCE DEED

BEING PART OF
 38.39 ACRE PARCEL
 PRIME, L.L.C.
 AND IVES HILL COUNTRY CLUB, INC.
 TO
 IVES HILL COUNTRY CLUB 465, LLC
 DEED DATED 08/24/2023
 RECORDED 08/28/2023
 INSTRUMENT 2023-00012920
 PART OF TAX PARCEL 14-42-101

SUBJECT TO THE TERMS OF THE
 DECLARATION OF COVENANTS AND
 RESTRICTIONS BETWEEN
 PRIME, L.L.C.,
 IVES HILL COUNTRY CLUB, AND,
 WATERTOWN GOLF CLUB INCORPORATED
 DATED 12/18/2022
 RECORDED 01/27/2023
 INSTRUMENT 2023-00001278
 [ABSTRACT ITEM 37]

ENGINEERING PLAN,
 COMPANY,
 4P 326.

LaFave, White & McGivern, L.S., P.C.

LAND SURVEYORS
THERESA - BOONVILLE

Ives Hill Country Club 465, LLC
1.70 Acre Parcel

All that parcel of land located in the City of Watertown, County of Jefferson and State of New York, bounded and described as follows:

Beginning at a point at the intersection of the south margin of Flower Avenue West with the east margin of Ives Street; and runs thence from the point of beginning, South 86 degrees 47 minutes 06 seconds East, 404.70 feet along the south margin of Flower Avenue West to a point; thence South 03 degrees 12 minutes 31 seconds West, 238.15 feet to a point; thence North 84 degrees 53 minutes 03 seconds West, 206.74 feet to a point; thence North 37 degrees 27 minutes 16 seconds West, 117.45 feet to a point; thence North 01 degrees 51 minutes 21 seconds East, 56.26 feet to a point; thence North 88 degrees 08 minutes 39 seconds West, 138.72 feet to a point in the east margin of Ives Street; thence North 14 degrees 53 minutes 50 seconds East, 91.15 feet along the east margin of Ives Street to the point of beginning, containing 1.70 acres of land.

The above described parcel being part of the 38.39 acre parcel conveyed by Prime, L.L.C. and Ives Hill Country Club, Inc. to Ives Hill Country Club 465, LLC by deed dated August 24, 2023 and recorded in the Jefferson County Clerk's Office on August 28, 2023 at Instrument 2023-00012920.

The above described parcel is subject to the underground line easement granted to Niagara Mohawk Power Corporation, New York Telephone Co. and General Electric Cablevision Corp. by deed recorded in the Jefferson County Clerk's Office in Liber 905 of Deeds at Page 106.

The above described parcel is subject to the gas distribution easement granted to Niagara Mohawk Power Corporation by deed recorded in the Jefferson County Clerk's Office at Instrument 2010-00009354.

The above described parcel is subject to the terms of the Declaration of Covenants and Restrictions between Prime, L.L.C., and Ives Hill Country Club, and Watertown Golf Club Incorporated dated December 18, 2022 and recorded in the Jefferson County Clerk's Office on January 27, 2023 at Instrument 2023-00001278.

Together with and subject to rights, covenants, easements, restrictions and rights of way of record.

LaFave, White & McGivern, L.S., P.C.

LAND SURVEYORS
THERESA - BOONVILLE

Prime, LLC
38.39 Acre Parcel

All that parcel of land located in the City of Watertown, County of Jefferson and State of New York, bounded and described as follows:

Beginning at a point at the intersection of the south margin of Flower Avenue West with the east margin of Ives Street; and runs thence from the point of beginning, South 86 degrees 47 minutes 06 seconds East, 599.65 feet along the south margin of Flower Avenue West to an existing iron pin at the northwest corner of land conveyed to Thomas G. Compo and Judy P. Compo (Instrument 2020-00013495); thence South 03 degrees 12 minutes 54 seconds West, 200.00 feet along the west line of said land of Compo to an existing iron pin at the southwest corner thereof, said iron pin being North 86 degrees 47 minutes 06 seconds West, 150.00 feet from an existing iron pin at the southeast corner of said land conveyed to Compo; thence South 86 degrees 47 minutes 06 seconds East, 450.00 feet along the south line of said land of Compo, passing through the last mentioned existing iron pin, to and along the south line of land conveyed to Stephen G. Johnson (Instrument 2020-00013496) and David O. Van Eenenaam, et al. (Instrument 2015-00005187) to an existing iron pipe at the southeast corner of said land of Van Eenenaam, said iron pipe being South 86 degrees 47 minutes 06 seconds East, 150.00 feet from an existing iron pipe at the southwest corner of said land of Van Eenenaam and at the southeast corner of said land of Johnson; thence North 03 degrees 12 minutes 54 seconds East, 200.00 feet along the east line of said land of Van Eenenaam to a 5/8 inch rebar with red plastic cap set in the south margin of Flower Avenue West; thence South 86 degrees 47 minutes 06 seconds East, 283.41 feet along the south margin of Flower Avenue West to a point; thence South 87 degrees 03 minutes 30 seconds East, 7.18 feet continuing along the south margin of Flower Avenue West to an existing iron pipe at the northwest corner of land conveyed to Harold B. Johnson, II and Susan M. Johnson (Liber 1837, Page 279); thence South 01 degrees 03 minutes 02 seconds East, 197.72 feet along the west line of said land of Johnson to an existing iron pipe at the southwest corner thereof, said iron pipe being at the northwest corner of the 1.53 acre parcel conveyed to Michael E. Lundy (Instrument 2021-00020979); thence South 01 degrees 58 minutes 47 seconds East, 73.18 feet along the west line of said 1.53 acre parcel to an existing iron pipe; thence South 02 degrees 19 minutes 07 seconds West, 291.97 feet continuing along the west line of said 1.53 acre parcel, to and along the west line of the 1.04 acre parcel conveyed to Lundy, to an existing iron pipe at the southwest corner of said 1.04 acre parcel, said iron pipe being at the northwest corner of land conveyed to The Sisters of the Precious Blood (Liber 843, Page 714); thence South 02 degrees 46 minutes 52 seconds West, 635.16 feet along the west line of said land conveyed to The Sisters of the Precious Blood to an existing iron pipe; thence South 04 degrees 15 minutes 13 seconds West, 189.49 feet continuing along the west line of said land conveyed to The Sisters of the Precious Blood to a 5/8 inch rebar with red plastic cap set at the northeast corner of land conveyed to Richard E. Badour, et al. (Instrument 2004-00020262), said rebar also being at the east corner of land conveyed to Phillip P. Compeau and Kathleen H. Compeau (Instrument 2015-00010544); thence North 83 degrees 30 minutes 19 seconds West, 80.00 feet along said land of Compeau on the south to a 5/8 inch rebar with red plastic cap set; thence North 13 degrees 48 minutes 19 seconds West, 197.75 feet along said land of Compeau on the west to an existing iron pipe at the north corner of said land, said iron pipe being at the northeast corner of land conveyed to Stephen T. Bajjaly, et al. (Instrument 2023-00009572), said iron pipe also being South 85 degrees 04 minutes 32 seconds East, 4.55 feet from an existing iron pipe; thence North 85 degrees 04 minutes 32 seconds West, 1468.01 feet along the north line of said land of Bajjaly and passing through the last mentioned existing iron pipe, to and along the north line of several parcels of land fronting on Harris Drive, to an existing iron pipe in the east margin of Ives Street at the northwest corner of land conveyed to Ginger J. Caulkins (Instrument 2017-00014474); thence North 14 degrees 53 minutes 50 seconds East, 1173.39 feet along the east margin of Ives Street to the point of beginning, containing 38.39 acres of land.

LaFave, White & McGivern, L.S., P.C.

LAND SURVEYORS
THERESA - BOONVILLE

Prime, LLC
38.39 Acre Parcel (continued)

The above described parcel being a part of the land conveyed by KDC Land, LLC to Prime, LLC by deed dated February 01, 2007 and recorded in the Jefferson County Clerk's Office on February 01, 2007 at Instrument 2007-00001774.

The above described parcel is subject to the sanitary sewer easement granted by The Ives Hill Land Company to the City of Watertown by deed dated October 16, 1930 and recorded in the Jefferson County Clerk's Office on December 29, 1930 in Liber 398 of Deeds at Page 478.

The above described parcel is subject to the sewers line easement granted to the City of Watertown by deed recorded in the Jefferson County Clerk's Office in Liber 533 of Deeds at Page 188.

The above described parcel is subject to the storm sewer easement granted to the City of Watertown by deed recorded in the Jefferson County Clerk's Office in Liber 687 of Deeds at Page 521.

The above described parcel is subject to the underground line easement granted to Niagara Mohawk Power Corporation, New York Telephone Co. and General Electric Cablevision Corp. by deed recorded in the Jefferson County Clerk's Office in Liber 905 of Deeds at Page 106.

The above described parcel is subject to the gas distribution easement granted to Niagara Mohawk Power Corporation by deed recorded in the Jefferson County Clerk's Office at Instrument 2010-00009354.

The above described parcel is subject to the terms of the Declaration of Covenants and Restrictions between Prime, L.L.C., and Ives Hill Country Club, and Watertown Golf Club Incorporated dated December 18, 2022 and recorded in the Jefferson County Clerk's Office on January 27, 2023 at Instrument 2023-00001278.

Together with and subject to rights, covenants, easements, restrictions and rights of way of record.

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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Ives Hill Country Club Clubhouse/Restaurant Subdivision and Zoning Change			
Project Location (describe, and attach a location map): 465 Flower Ave W, Watertown, NY 13601			
Brief Description of Proposed Action: The proposed action includes subdivision of the existing Ives Hill Country Club property (Tax Parcel ID No. 14 -42-101), located on the east side of Ives Street, to create an approximately 1.7-acre parcel containing the existing clubhouse/restaurant building, parking area, access from Flower Avenue West, and associated site amenities. The proposed action also includes a zoning change for the newly created parcel to Neighborhood Mixed Use (NMU) to allow the existing restaurant to continue as a principal use. The remainder of the parcel will continue to be used as a golf course. No new construction, expansion, or change in the existing use of the restaurant, clubhouse, or golf course is proposed as part of this action.			
Name of Applicant or Sponsor: Ives Hill Country Club 465, LLC		Telephone: [REDACTED] E-Mail: [REDACTED]	
Address: [REDACTED]			
City/PO: Watertown		State: NY	Zip Code: 13601
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: (C) Watertown - Zoning Change/Subdivision		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		39.11 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		56.31 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other(Specify): Golf Course/Recreational ☐ 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:			
No new construction, expansion, or change in existing uses is proposed.	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____			
Restaurant/clubhouse is already connected to public water.	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____			
Restaurant/clubhouse is already connected to public wastewater.	☒	☐	
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: _____			

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? Indiana Bat, Northern Long-...	NO ☐	YES ☒
16. Is the project site located in the 100-year or 500-year flood plain?	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:	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 ☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. 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): No new construction, land disturbance, expansion, or change in existing uses is proposed.	NO ☐	YES ☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Jake Johnson (Ives Hill Country Club 465, LLC)</u> Date: <u>9/11/2026</u> Signature: _____ Title: <u>Owner</u>		



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]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Northern Long-eared Bat
Part 1 / Question 16 [100 or 500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	Yes