



# Orange County LAND TRUST

Date: 12/28/22

## PALMER SUBDIVISION AND LOT LINE CHANGE

### PROJECT NARRATIVE

The Palmer family and the Orange County Land Trust (OCLT) have entered an agreement to transfer lands from the Palmers to OCLT. The current subdivision and lot line change application has the following purposes:

1. To create permanent conservation lands that will be accessible to the public. In the larger picture, the current application is part of OCLT's initiative to provide connected greenspace from Goosepond Mountain State Park to the summit of Sugar Loaf Mountain and the hamlet of Sugar Loaf. The overall project includes approximately 323 acres.
2. To create a lot, about ten acres in size, on the west side of Laroe Road that includes the existing dwelling and accessory structures.
3. To create a buildable lot, about ten acres in size, on the east side of Laroe Road. Potential uses of the lot include construction of a single-family dwelling, agriculture, or conservation land.
4. The proposed lot line change will eliminate existing driveway encroachments onto Lot 7-1-35.2.

The project will require very little land disturbance. It is estimated that approximately 75,000 square feet (1.7 acres) of open field will be disturbed during the construction of a single-family dwelling on proposed Lot 2. No disturbance is proposed to other areas.

No clearing or timber harvesting is proposed. No import or export of soil material is proposed. No construction or other disturbance is proposed within flood plains, wetlands, or regulated wetland buffers.