

TOWN OF NEW HAVEN



APPLICATION FOR PROPOSED DEVELOPMENT

Application No. _____

Application Date _____

1. Applicant's Name: David J von Holtz Jr
2. Applicant's Address: 529 Green Road, Mexico, NY 13114
3. Applicant's Phone Numbers: Day _____ Evening _____
4. Property To Be Developed

A. Property Owner, Address, and Phone Number:

David J von Holtz Jr 529 Green Road, Mexico NY 13114

B. Brief Description of Property as it currently is:

Existing detached structure on the residents property

C. Deed Description: Book 1368 Page 250

D. Real Property Tax Description:

Section 133.00 Block 01 Lot 14

E. Total Acreage: 18.3

5. Existing Use of Property:

Residential property with detached building

- A. List all property owners contiguous to proposed Development:

NAME

ADDRESS

David J von Holtz Jr 529 Green Road Mexico, NY 13114

Laurel L Fischer/von Holtz 529 Green Road Mexico, NY 13114

Attach additional names and addresses, if necessary.

- B. Identify any and all existing streets, highways, roads, easements or rights-of-way that abut the proposed development:

Green Road

- C. Will the proposed development require the construction of any new streets, or the acquisition of easements and/or rights-of-way? If so, briefly describe what will be required.

No new construction required

- D. Is the proposed development improved by a water, sewer or lighting district? yes.

If yes, list improvements water

If no, explain the plan to manage water, sewage disposal and utility services for the proposed development

- E. Describe the lot size (s) for the proposed development

One existing 18.3-acre parcel. The proposed business use will be limited to the existing detached workshop and existing driveway/parking area. No subdivision or change to the parcel boundaries is proposed.

- F. Describe the type (s) of structures to be constructed in the proposed development

No new construction will be required

- G. Briefly describe the project:

Operation of FOCUS Outdoors LLC from an existing detached structure. The owner-operated business will manufacture game calls, hunting blinds and other outdoor products; provide laser engraving and customization; and conduct appointment-based retail sales and firearm transfers following required licensing.

- H. Are there any wetlands, wooded areas, public land or facilities or other significant physical features on or contiguous to the site of the proposed development? Yes If yes, briefly describe

There are wetlands and woodland on the property but no effected by project

- I. Are there any other existing restrictions on the use of the land including easements, deed restrictions or covenants that may impede or prohibit your application? No If yes, briefly explain

6. Name and address of Professional advisors, including professional engineer, land surveyor and attorney:

Name _____ Title: _____

Address _____

Telephone No. _____ License No. _____

Name _____ Title: _____

Address _____

Telephone No. _____ License No. _____

Name _____ Title: _____

Address _____

Telephone No. _____ License No. _____

7. Name of Proposed Use, if any FOCUS Outdoors LLC — Outdoor Products
Manufacturing and Appointment-Based Retail Business

8. Does the proposed development cover applicant's entire property? No. If no, explain what portion of the existing property will remain undeveloped, and whether the applicant intends to develop the property in the future.

Currently approximately .75 acres of the 18.3 acres is developed there is no plan to develop more of the property leaving approximately 95% of the property undeveloped.

9. State the approximate cost of the proposed development and length of time within which it will be completed.

Cost \$0 Length of Time N/A

Please attach to this application all documents and items required by Section 3.30 of the Town of New Haven Site Plan Review Ordinance:

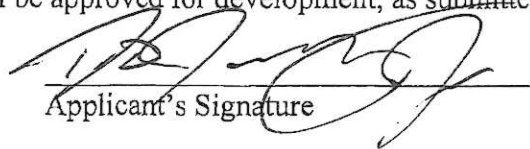
The applicant shall submit, in triplicate, a site plan and supporting data prepared by an architect, engineer, land surveyor or planner, and shall include the following information presented in drawn form and accompanied by a written text:

1. Survey of the property to scale with north arrow and date, showing existing features of the property, including contours, large trees, buildings, structures, streets, utility easements, rights of way, land use and ownership of surrounding property.
2. Site plan showing proposed lots, blocks, building locations and land use areas.
3. Traffic circulation, parking and loading spaces and pedestrian walks.
4. Landscaping plans, including site grading, landscape design and open areas.
5. Preliminary architectural drawings for buildings to be constructed.
6. Preliminary engineering plans, including street improvements, storm drainage system, public utility extensions, water supply and sanitary sewer facilities.
7. Engineering feasibility studies of any anticipated problems which might arise due to the proposed development, as required by the Planning Board.
8. Construction sequence and time schedule for completion of each phase for buildings, parking spaces and landscaped areas.
9. A description of the proposed uses, including hours of operation, number of employees, expected volume of business, type and volume of traffic expected

- to be generated, and a description of any hazardous materials, fumes, noise to be generated and/or stored on site.
10. A completed short form environmental assessment form as provided in part 617 of the State Environmental Quality Review Regulations, part 617 of title six of the official Compilation of Codes, Rules and Regulations of the State of New York.
 11. A list of all federal, state, county and local permits required for the proposed use, including, but not limited to, SPEDES permit for storm water discharge.

I, David J von Holtz Jr, the undersigned, do hereby acknowledge that the information that I have provided in this application for proposed development in the Town of New Haven is true and accurate and I have made no attempt to falsify or lie about any of the information contained herein. I have read a Copy of the Town of New Haven [Site Plan Review Ordinance] [Local Law No. 1 of the year 1994] and I agree to comply with the terms and conditions therein.

I understand that my application must first be approved by the Town of New Haven Planning Board before I can construct anything on the site of the proposed development, and that by signing this application does not mean that I have been approved, nor does it guarantee that I will be approved for development, as submitted.


Applicant's Signature

David J von Holtz Jr

Print Name

08/18/2026

Date of Application

FOR OFFICIAL USE ONLY

Date Application Received: Aug 21, 2026

Date of Checklist Review: _____

239_m Referral to County: _____

Date of Public Hearing: _____

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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: FOCUS Outdoors LLC			
Project Location (describe, and attach a location map): 529 Green Road, Mexico, NY 13114; Town of New Haven, Oswego County. Tax parcel 133.00-01-14			
Brief Description of Proposed Action: FOCUS Outdoors LLC proposes to operate a small, owner-operated outdoor-products manufacturing and appointment-based retail business from an existing detached workshop. Activities will include manufacturing game calls, hunting blinds and related outdoor products; laser engraving and customization; retail sale of hunting and outdoor merchandise; and appointment-based firearm sales and transfers following receipt of all required licenses. No employees are initially proposed. Customer traffic is expected to be minimal. No new construction, subdivision, additional driveway, utility extension, grading or significant site disturbance is proposed. Existing access and on-site parking will be used.			
Name of Applicant or Sponsor: David J. von Holtz Jr., Managing Member, FOCUS Outdoors LLC		Telephone: E-Mail:	
Address: 529 Green Road			
City/PO: Mexico		State: NY	Zip Code: 13114
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: Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) — Type 01 Federal Firearms License		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		18.3 acres 0 acres 18.3 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☒ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ 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: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <u>Use of existing septic</u> _____	☒	☐	
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?	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,	NO	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: _____ _____		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	☒	☐
21. Is the project located within, or within 1/2-mile of, a disadvantaged community?	NO	YES
	☒	☐
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):		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name <u>David J von Holtz Jr</u> Date: <u>8/31/2026</u>		
Signature: _____ Title: <u>Managing Member</u>		

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:		
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐
12. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool (https://on.ny.gov/DACAT)?	☒	☐
13. Will the proposed action cause or increase a pollution burden within a disadvantaged community?	☒	☐

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Written project narrative – 529 Green Road



FOCUS Outdoors LLC will operate an owner-operated outdoor-products manufacturing and appointment-based retail business from an existing detached workshop. Products and services will include manufacturing game calls, hunting blinds and related outdoor products; laser engraving and customization; retail sale of hunting and outdoor merchandise; and appointment-based firearm sales and transfers following receipt of all required licenses.

Proposed customer hours are Tuesday through Friday, 5:00 p.m. to 8:00 p.m., and Saturday by appointment. The business will initially have one owner-operator and no employees. Customer visits will be by appointment, generally one customer vehicle at a time, with approximately 0–5 customer visits per week during initial operations.

Existing driveway access and on-site parking will be used. No new buildings, additions, roads, driveways, parking areas, utility extensions, grading, drainage improvements or significant site disturbance are proposed.

Normal operations may generate limited intermittent noise from woodworking, laser-engraving and fabrication equipment operated inside the enclosed workshop. No significant fumes, smoke or outdoor manufacturing noise are anticipated. Ordinary finishing products, adhesives, fuels and cleaning products will be stored in small consumer quantities in appropriate labeled containers. Firearms and ammunition will be stored securely in accordance with applicable federal and state requirements.

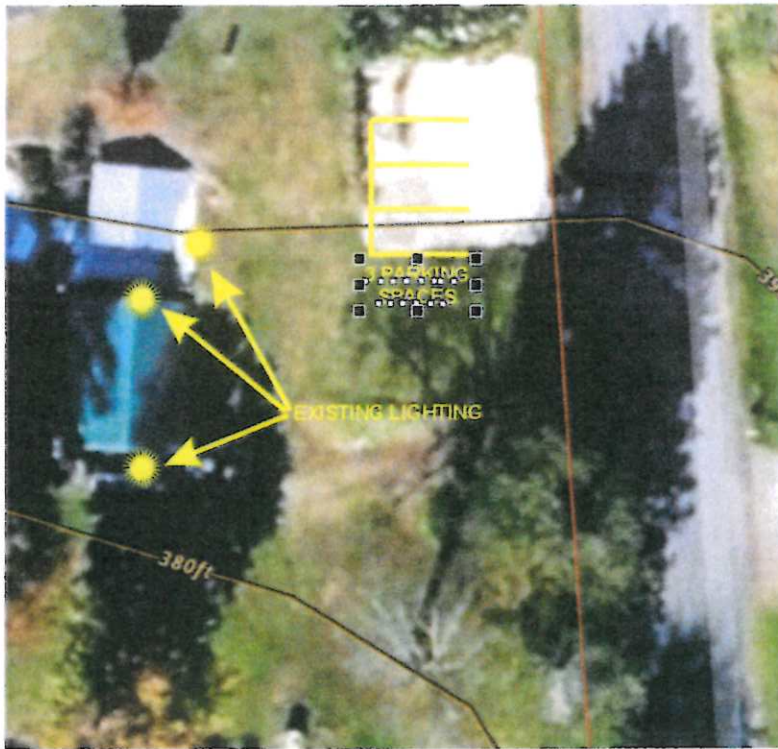
Items 2 through 8 are not applicable because the proposal involves the use of an existing detached workshop. No lots, buildings, roads, walkways, landscaping, drainage facilities, public utilities or construction phases are proposed.

Required approvals list

- Town of New Haven Planning Board — site-plan approval
- ATF — Type 01 Federal Firearms License
- New York State firearms-dealer licensing/registration, if applicable
- New York State Department of Taxation and Finance — Certificate of Authority
- No SPDES permit required because no construction or stormwater disturbance is proposed



Parking and Lighting Detail



Flood Plain Report

