

for
line
12/15/12

Town of Marlborough Planning Board

Application

**ALL APPLICATIONS MUST BE SUBMITTED TO THE BUILDING
DEPT. FOR APPROVAL BEFORE BEING SENT TO THE
PLANNING BOARD**

For Office Use Only:

DATE SKETCH PLAN APPROVED:
DATE PRELIMINARY PLAN APPROVED:
DATE OF SITE REVIEW:
DATE OF PUBLIC HEARING:
DATE OF CONDITIONAL FINAL:
DATE APPROVED BY U.C. HEALTH DEPT:
DATE APPROVED BY HIGHWAY DEPT:
DATE APPROVED BY TOWN ENGINEER:
DATE OF FINAL APPROVAL:

Signature

KENNETH B. SALZMANN, LAND SURVEYOR

12 Hunter Lane • P.O. Box 498 • Pawling, NY 12564-0498

Licensed in New York • New Jersey • Connecticut

(845) 855-3885 • fax (845) 855-4101

January 31, 2017

Mr. Brian Bottini
24 Kris Korner
Marlboro, NY 12542

RE: Survey to Combine Lot 6 and Lot 7

Dear Brian:

The survey of Lot 6 and Lot 7, revised to add the Planning Board's comments and presented previously as a Progress Print, has been finalized. Reference to the Licensed Agreement, not recorded at this time, was also added.

I enclose thirteen (13) signed and sealed original paper copies of the map entitled:

"Survey of Property prepared for Brian Bottini of the premises designated as Lot 6 and Lot 7 on Filed Map 4321 located at 24 Kris Korner, Town of Marlborough, Ulster County, New York, Scale 1" = 30' [dated] February 3, 2016, revised January 31, 2017."

I understand you will be submitting these to the Town. A copy of the map has been sent to you as a PDF file by email. However, the PDF copy is not certified.

Please feel free to contact me if you have any questions.

Sincerely,



Kenneth B. Salzmnn, LS

TOWN OF MARLBOROUGH PLANNING BOARD

BRIAN BOTTINI

Applicant's Name

CHECKLIST FOR MAJOR/MINOR SUBDIVISION, SITE PLAN and/or LOT LINE REVISION

I. The following items shall be submitted for a COMPLETED Planning Board Application Form.

1. _____ Completed Application
2. _____ Environmental Assessment Form (*May be obtained from Planning Board*)
3. N/A Letter of Agent Statement
4. _____ Application Fee (*Separate check from escrow fee*)
5. _____ Escrow Fee (*Separate check from application fee*)
6. _____ Copy of deed
7. _____ Completed checklist (*Automatic rejection of application without checklist*)
8. N/A Agricultural Data Statement (*if applicable*)
9. ✓ Provide twelve (12) copies of all maps, plans, reports and a PDF computer file on CD of all documentation submitted. Plan sets must be correlated packages.

II. The following checklist items shall be incorporated on the Subdivision Plat, Site Plan, or Lot Line Revision prior to consideration of being placed on the Planning Board Agenda. Non-Submittal of the checklist will result in application rejection.

1. ✓ Name and address of applicant
2. ✓ Name and address of owner (*if different*)
3. ✓ Subdivision name and location
4. ✓ Tax Map Data (*Section-Block-Lot*)
5. ✓ Location map at a scale of 1" = 2,000
6. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ✓ Show zoning boundary if any portion of proposed subdivision or

- site is within or adjacent to a different zone
8. ✓ Date of plat preparation and/or plat revisions
 9. ✓ Scale the plat is drawn to (Max 1" = 100')
 10. ✓ North Arrow
 11. ✓ Surveyor's Certification
 12. ✓ Surveyor's seal and signature
 13. ✓ Name, SBL and acreage of adjoining owners
 14. NONE NYSDEC Wetland and 100 foot buffer zone with an appropriate certification block regarding DEC requirements.
 15. NONE Flood plain boundaries
 16. ✓ Federal Wetland Boundary
 17. ✓ Metes and bounds of all lots
 18. ✓ Name and width of adjacent streets, include dedication parcels. The road boundary is to be a minimum of 25 feet from the centerline of the paved street.
 19. ✓ Show existing or proposed easements (*note restrictions*)
 20. ✓ Right of way width and Rights of Access and utility placement.
 21. N/A Road profile and typical section including existing proposed grades, vertical curve data, utilities, drainage and other improvements.
 22. ✓ Lot area acreage. For lots under 2 acres, list in square feet & acres.
 23. ✓ Number of lots including residual lot.
 24. ✓ Show any existing waterways, wetlands, ponds, lakes, streams, drainage courses within 200 feet of parcel boundaries.
 25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office for private roads.
 26. ✓ Applicable note pertaining to owners review and concurrence.
 27. N/A Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc.
 28. ✓ Show all existing houses, accessory structures, wells and septic

systems on and within 200 feet of the parcel to be subdivided.

29. ✓ 2 Foot Contours (PART OF SITE)
30. ✓ Indicate any reference to a previous subdivision, i.e., filed map number, data and previous lot number.
31. ✓ If a private road, Town Board approval of name required, and notes on the plan that no Town services will be provided and a street sign (per Town specs) is to be furnished and installed.
32. NONE The amount of grading expected or known to be required to bring the site to readiness.
33. NONE Estimated or known cubic yards of material to be excavated.
34. NONE Estimated or known cubic yards of fill required.
35. NONE The amount of grading expected or known to be required to bring the site to readiness.
36. NONE Type and amount of site preparation which falls within the 100 foot buffer strip of wetlands and within the Critical Environmental Area. Please explain in square feet or cubic yards.
37. NONE Amount of site preparation within a 100-year flood plain or any water course on the site. Please explain in square feet or cubic yards.
38. ✓ Planning Board approval block 4" x 2"
39. NONE Special district boundaries, agricultural, school, fire, water, sewer, etc.
40. N/A Sight distance of all intersections and driveways.
41. N/A Ridgeline and steep slope notation.
42. N/A Agricultural setbacks.
43. ✓ After final approval is given by the Planning Board, the Building dept. needs to be contacted for further guidance.

The plat for the proposed subdivision, site plan, or lot line revision has been prepared in accordance with this checklist.

By: _____
Licensed Professional

Stamp

Date

Legal Notices for Public Hearing

Public Hearings will be held only on the first (1st) Monday of the Month.

Procedure for Notice:

1. Planning Board will schedule Public Hearing during a regularly scheduled meeting, after approval for such is granted.
2. Applicant is to obtain surrounding property owner names and addresses from Assessor's Office.
3. Applicant is to send Public Notice Letter, obtained from Planning Board Office, via Certified Mail with Return Receipt to property owners no less than 10 days prior to Public Hearing.
4. Planning Board Office will send notification to the town's official newspaper.
5. All Certified Mail with Return Receipt receipts and a copy of the Assessor's listing of names and addresses must be submitted at Public Hearing.

Any questions regarding procedures may be answered at 845-795-5243.

Ethics Code

TOWN OF MARLBOROUGH NOTICE OF DISCLOSURE OF INTEREST

In accordance with the Town of Marlborough Code of Ethics, Article 13-3 (E) and Public Officers Law § 209, the following disclosure notice ("notice") must be completed and signed by any individual, including any officer or employee of the Town of Marlborough, who has an application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, special use permit, site plan, subdivision, exemption from a plat or official map, license or permit, pursuant to the provisions of the zoning and planning regulations of the Town of Marlborough before any Town of Marlborough Board, Agency or Department ("decision-making authority"), in which a Town officer or employee has an interest in the subject of the application. The purpose of the disclosure notice is to identify and disclose any potential or actual conflict of interest for the Town employee or officer, which may compromise his/her ability to make decisions solely in the public interest. Please refer to the Town of Marlborough Code of Ethics for further information.

Under the Town of Marlborough Code of Ethics an interest is defined as: a participation, connection or involvement of any sort whether direct or indirect, pecuniary or non-pecuniary, personal or professional, which may result in a benefit. For the purposes of the Town of Marlborough Code of Ethics, the "interests" of a Town officer or employee shall be deemed to include the "interest" of:

- A. An immediate family member. Immediate family member is defined as: grand parents, parents, spouse, significant other, children, grand children, brother, sister, dependent, or any household member of a Town officer, Town Board member or employee.
- B. Any person other than a bank, trust company or other lending institution with whom he/she has a substantial debtor-creditor or other financial relationship.
- C. Any person by whom he/she is employed or of which he/she is an officer, director or member having a controlling interest in any business or enterprise in which the Town employee or officer holds stock or has any other profit-bearing or beneficial relationship.
- D. An officer or employee shall also be deemed to have an interest in a matter if he/she or any person described in A through C above is a party to an agreement, expressed or implied, with any applicant before any Board of the Town, whereby he/she may receive any payment or other benefit whether or not for services rendered, dependent or contingent upon the favorable approval of any such application, petition or request by any Town body.

This notice must be completed and included with the application, petition or request to the appropriate Town of Marlborough Board, Agency or Department.

I, Brian Bottini, residing at 24 Kris Cornu Dr. Marlboro N.Y., make the following statements about interests in the real property which is the subject of this application, petition or request for a LOT LINE REVISION before the PLANNING BOARD of The Town of Marlborough.

PART I: Except as otherwise set forth in Part II below:

A. Individuals with an interest in the property.

1. No individual, having an ownership interest in or has an interest in a contract to purchase the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person having an ownership interest in or has an interest in a contract to purchase the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

B. Corporations or other entities with an interest in the property.

1. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity, which has an ownership interest in or has an interest in a contract to purchase the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity which has an ownership interest in or has an interest in a contract to purchase the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

C. Stockholder or controlling interest

1. No person who has a legal or beneficial ownership or control stock of a corporate applicant or is a member of a partnership or association with the applicant for the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person who has a legal or beneficial ownership or control stock of a corporate applicant or is a member of a partnership or association with the applicant for the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

D. Party to an agreement with the applicant

1. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application; petition or request for the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request for the subject property is a immediate family member of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

PART II: If any of the statements under A through D above is not true, please explain and set forth the name and the relationship to the applicant and subject property of any Town employee or officer involved:

PART III: This completed notice is to be submitted to the Board, Agency or Department that is authorized to review and render a decision on the application, petition or request. Further, the submittal must be made prior to any review of the application, petition or request. This notice shall be made part of that decision-making authority's official record, disclosing the exact nature of the conflict in detail. If there is an actual or potential conflict, the Town officer or employee shall abstain from voting or otherwise acting on the application, petition or request so as to avoid an actual conflict.

ANY QUESTIONS REGARDING THIS DISCLOSURE NOTICE OR THE CODE OF ETHICS ARE TO BE DIRECTED TO THE TOWN SUPERVISOR AT (845) 795-2220.

PLEASE TAKE NOTICE.....A KNOWINGLY FALSE STATEMENT IS PUNISHABLE UNDER N.Y. GEN. MUN. LAW ' 809 AS A MISDEMEANOR.

Signed:



Date:

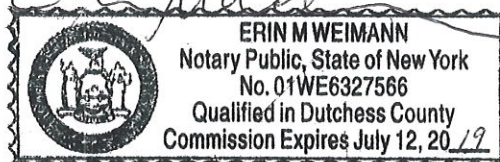
1/12/2017

ACKNOWLEDGMENT

State of New York

County of: Dutchess

On 1/12/17, before me personally appeared Brian Bottini, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to this instrument and acknowledged to me that [he/she/they] executed the same in [his/her/their] capacity(ies), and that by [his/her/their] signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary

Planning Board Fees

(All Applications Subject To Escrow Fees)

Application Fees:

Residential Subdivision – Single Family or Town House	\$500.00, plus \$150.00 per Lot or Unit
Residential Site Plan – Multi Family Apartments or Condos	\$500.00, plus \$100.00 Per Unit
Commercial Subdivision	\$500.00, plus \$150.00 per Lot or Unit
Commercial Site Plan	\$550.00, plus \$10.00 per 1,000 sf of Building
All Other Site Plan Reviews	\$550.00
<u>Lot Line Revision</u>	<u>\$300.00</u>
Recreation Fees <i>(Residential Subdivisions & Site Plans – Excludes parent parcel)</i>	\$1,500.00 per Lot or Unit
Recreation Fees Adult Multiple Dwelling Affordable Housing <i>(50 and over)</i>	\$500.00 per Unit

Escrow Deposit: *(To be replenished to 75% of original escrow when level drops to 25% remaining in account.)*

Residential Subdivision – Single Family or Town House	\$500.00, plus \$150.00 per Lot or Unit
Residential Site Plan – Multi Family Apartments or Condos	\$500.00, plus \$100.00 per Unit
Commercial Subdivision	\$400.00 per Lot (up to 4 lots,) then \$200.00 per Lot Thereafter
Commercial Site Plan	\$750.00 Minimum
All Other Site Plans	\$750.00 Minimum
<u>Lot Line Revision</u>	<u>\$300.00 Minimum</u>

Engineer Inspection Fees (All Town Road Installation Inspections)

Improvements as approved by Town Engineer	5% of the estimated cost to construct
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Town of Marlborough
Planning Board Application

Application For: (Check One)

Subdivision _____

Site Plan ☒

Lot Line Revision ☒

Application Number:

~~17-1001~~ 17-1001

Date of Submission: _____

Name of Project:

BOTTINI LOT LINE REVISION

Location of Project:

24 KRIS KORNER DR, MARLBORO, NY 12542

Tax Section Block and Lot:

103.3-3-31 AND 103.3-3-33

Zoning District:

R-1

Number of Acres:

3.40

Sq. Footage of Building:

2964 dwelling; 4145 TOTAL

Description of Project (include number of lots/units & bedrooms):

COMBINE 2 PARCELS (LOT 6 AND LOT 7, FILED MAP 4321)

TO BE A SINGLE RESIDENTIAL LOT.

Name of Property Owner:

BRIAN BOTTINI

Address of Property Owner:

24 KRIS KORNER DR. MARLBORO N.Y. 12542

Telephone Number of Property Owner:

914-474-4799

Name of Applicant:

BRIAN BOTTINI

Address of Applicant:

24 KRIS KORNER DR. MARLBORO N.Y. 12542

Telephone Number of Applicant:

914-474-4799 / 845-256-3360

Name of Surveyor:

KENNETH B. SALZMANN, LS

Address of Surveyor:

12 HUNTER LAKE P.O. Box 498

PAULING, N.Y. 1012564-0498

Telephone Number of Surveyor: 845-855-3885

Name of Engineer: NONE

Address of Engineer: _____

Telephone Number of Engineer _____

Name of Attorney: Richard Cantor

Address of Attorney: 2780 South Road Pok.

Telephone Number of Attorney: (845) 452-1834

Reason For Application: COMBINE 2 PARCELS (LOT 6 AND LOT 7
ON FILED MAP 4321) TO BE A SINGLE RESIDENTIAL LOT.

Description of Proposal: LOT LINE ADJUSTMENT

Disclaimer

The applicant is advised that the Town of Marlborough Town Code, which contains the Town's Zoning Regulations, is subject to amendment. Submission of an application to the Planning Board does not grant the applicant any right to continued review under the code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new code requirements made while the application is pending.

An approval by the Planning Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer or water. It is the applicant's responsibility to apply for and obtain Town of Marlborough and other agency approvals not within this Board's authority to grant.

AFTER FINAL APPROVAL IS GIVEN BY THE PLANNING BOARD, THE BUILDING DEPT. MUST BE CONTACTED FOR FURTHER GUIDANCE.

The Town of Marlborough Town Board sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgment of responsibility for payment of these fees to the Planning Board for review of this application including, but not limited to, fees for professional services (Planners/Consultants, Engineers, Attorneys,) public hearings and site inspections. Applicant's submissions and re-submissions that are not complete will not be considered by the Planning Board or placed upon its agenda unless all outstanding fees have been paid.

The undersigned applies for subdivision, site plan, or lot line approval as described above under the rules and procedures of the Town of Marlborough, New York as duly authorized by the Town Board of Marlborough, New York.

The undersigned also acknowledges receipt of the "Disclaimer" above.

Applicant's Name(Print):

Brian Bottini

Applicant's Signature:

Date:

1/12/2017

****Application will not be accepted if not signed and filled out completely****

Letter of Agent

I (We), BRIAN BOTTINI am (are) the owner(s) of a parcel of land located on 24 Kris Corner Drive in the Town of Marlborough, Tax Map Designation: Section _____ Block _____ Lot _____.

I (We) hereby authorize _____ to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a _____ Lot Subdivision, Site Plan, or Lot Line Revision Application. (circle one)

Signature _____

Date 1/12/2017

Signature _____

Date _____

State Of New York
County Of Dutchess SS:

On the 12th day of January in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared

Brian Bottini, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

KENNETH B. SALZMANN, LAND SURVEYOR

12 Hunter Lane • P.O. Box 498 • Pawling, NY 12564-0498

Licensed in New York • New Jersey • Connecticut

(845) 855-3885 • fax (845) 855-4101

Schedule A

Description of Combined Lot 6 and Lot 7, Filed Map 4321

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Marlborough, County of Ulster and State of New York, being and intended to be the premises designated as Lot 6 and Lot 7 depicted on the map entitled: "Subdivision Plat of Lands of Affuso & Noto" by Gary Packer, L.S. recorded with the Ulster County Clerk's Office on March 10, 1981 as Map No. 4321; when said Lot 6 and Lot 7 are combined as one single parcel of land, they are more particularly described in accordance with the February 3, 2016 survey by Kenneth B Salzman, LS as:

BEGINNING at the intersection of the northeast line of Kris Korner (sometimes known as Kris Korner Drive) with the division line between Lot 6 and Lot 24 on said Map No. 4321;

thence along said division line, North 39° 00' 00" East 117.18 feet (117.19' map); South 84° 48' 20" East 220.91 feet and due South 265.01 feet (265.00' map) to the common intersection of Lot 24, Lot 6 and Lot 7 on said Map No. 4321;

thence along the division line between Lot 24 and Lot 7 on said Map No. 4321, South 71° 17' 10" East 108.76 feet to the intersection of a 1,838.55 foot radius curve in the west right of way line of land now or formerly Consolidate Rail Corporation, formerly Penn Central Railroad, to which intersection a radial line bears South 62° 27' 50" East;

thence southwesterly with the arc of said curve, deflecting to the right through a central angle of 9° 50' 10" an arc distance of 315.62 feet to the division line between Lot 7 and Lot 8 on said Map No. 4321;

thence along said division line, North 42° 02' 40" West 535.85 feet to the intersection of a 125.00 foot radius curve in the east right of way line of said Kris Korner, to which intersection a radial line bears North 23° 38' 00" West;

thence northeasterly along the division line between said Kris Korner and Lot 7, with the arc of said 125.00 foot curve, deflecting to the right through a central angle of 21° 49' 50" an arc distance of 47.63 feet (47.62' map) to the intersection of a 65.00 foot radius curve, to which intersection a radial line bears South 65° 34' 40" West;

thence easterly, northerly and westerly along the division line said Kris Korner and Lot 7 and Lot 6 on said Map No. 4321, with the arc of said 65.00 foot curve, deflecting to the left through a central angle of 222° 04' 36" an arc distance of 251.94 feet to the Point of Beginning.

Containing an area of 3.46 acres, more or less.

Said Lots 6 and 7 are designated as Tax Map Section 103.3, Block 3, Lots 31 and 33, respectively.

he Flood Insurance Study report for this jurisdiction.

ce is available in this community, contact your insurance
d Insurance Program at 1-800-638-6620.



0 300 600
METERS

PANEL 0790E

FIRM
FLOOD INSURANCE RATE MAP
ULSTER COUNTY,
NEW YORK
(ALL JURISDICTIONS)

PANEL 790 OF 910
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY: LLOYD, TOWN OF
MARLBOROUGH, TOWN OF
NUMBER: 361012
361220
PANEL SUFFIX: E
E

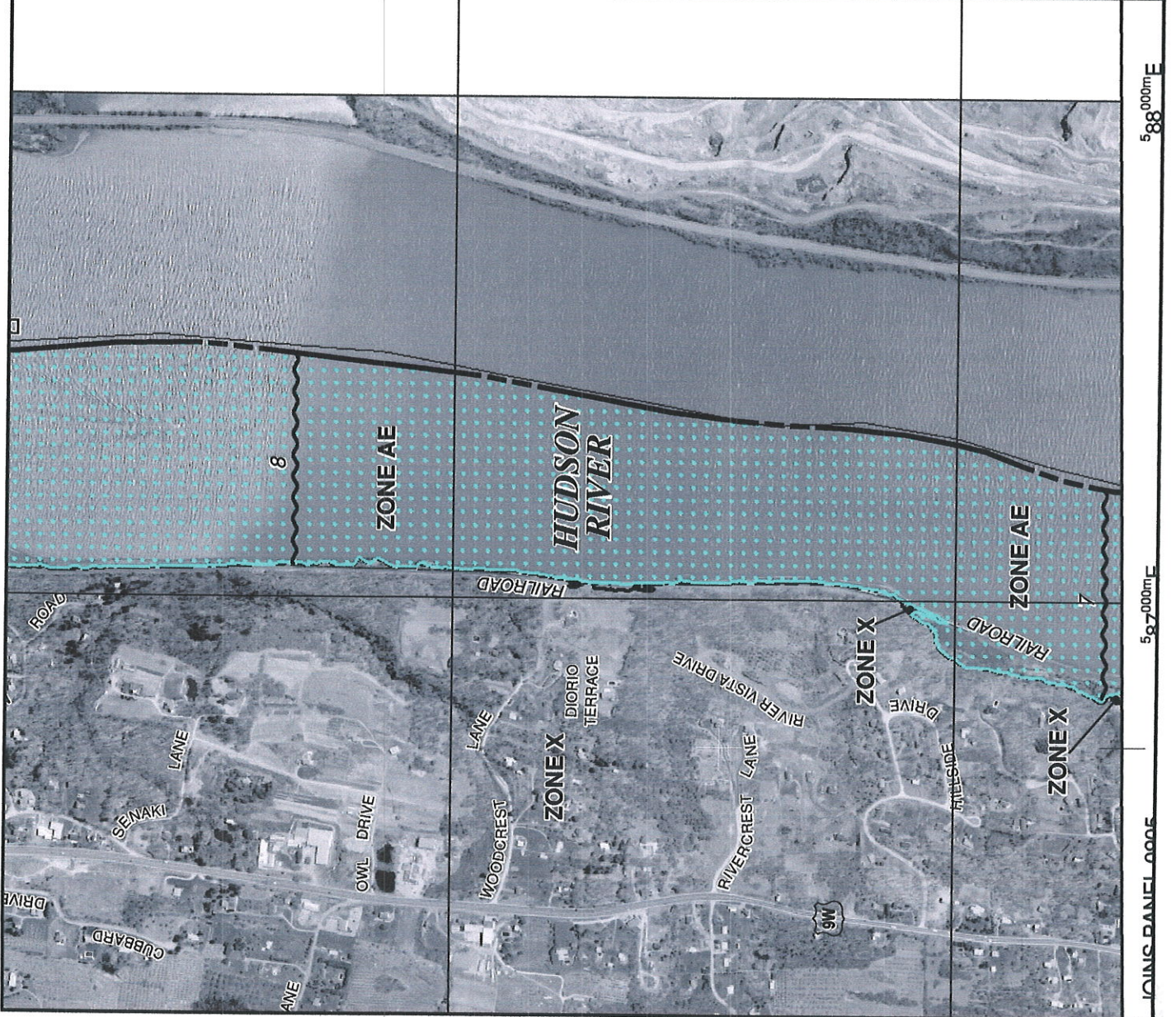
Notice to User: The Map Number shown below should be
used when placing map orders; the Community Number shown
above should be used on insurance applications for the subject
community.



MAP NUMBER
36111C0790E
EFFECTIVE DATE
SEPTEMBER 25, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It
was extracted using F-MIT On-Line. This map does not reflect changes
or amendments which may have been subsequent to the date on the
title block. For the latest product information about National Flood Insurance
Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov





Location Map
Scale 1"=1.000'

Lot Areas

Lot 6	1.35944 Acres
Lot 7	2.07254 Acres
Combined Area	3.43198 Acres

Building Areas

Residential	2,364
Commercial	185
Outdoor Kitchen	125
Patio/Deck	224
Shed	87
Total	3,185

Zone R-1 Setbacks

Setback	Front	Side	Rear
Minimum	25'	10'	10'
Maximum	50'	25'	25'

Flood Plain Note
The project is located within the 100-year flood plain. The project is designed to be elevated above the flood plain. The project is designed to be elevated above the flood plain. The project is designed to be elevated above the flood plain.

Map Intent Note
This map is intended to show the location of the project. The project is located on the corner of Lot 6 and Lot 7. The project is located on the corner of Lot 6 and Lot 7. The project is located on the corner of Lot 6 and Lot 7.

Planning Board Approval

Owner's Certification Note

The undersigned owner of the property depicted on this map and the property adjacent thereto, hereby certifies that the information contained herein is true and correct. The undersigned owner of the property depicted on this map and the property adjacent thereto, hereby certifies that the information contained herein is true and correct.

Owner's Certification Note

The undersigned owner of the property depicted on this map and the property adjacent thereto, hereby certifies that the information contained herein is true and correct. The undersigned owner of the property depicted on this map and the property adjacent thereto, hereby certifies that the information contained herein is true and correct.

Land Surveyor's Certification

This survey has been prepared in accordance with the current State of Practice for Land Surveyors in the State of Massachusetts. The survey was conducted by the undersigned Land Surveyor, who is duly licensed and qualified to perform such work. The survey was conducted by the undersigned Land Surveyor, who is duly licensed and qualified to perform such work.

Surveyor's Information
Surveyor: Kenneth B. Schuman, Land Surveyor, N.Y. Lic. No. 49712
12 Maple Street, 1st Floor, New York, N.Y. 10014 (212) 697-8005

Notes:

1. This map is based upon the latest survey conducted on January 20, 2016, and was prepared by the undersigned Land Surveyor, who is duly licensed and qualified to perform such work.
2. The boundary lines shown on this map are based upon the latest survey conducted on January 20, 2016, and were prepared by the undersigned Land Surveyor, who is duly licensed and qualified to perform such work.
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15. The boundary lines shown on this map are based upon the latest survey conducted on January 20, 2016, and were prepared by the undersigned Land Surveyor, who is duly licensed and qualified to perform such work.

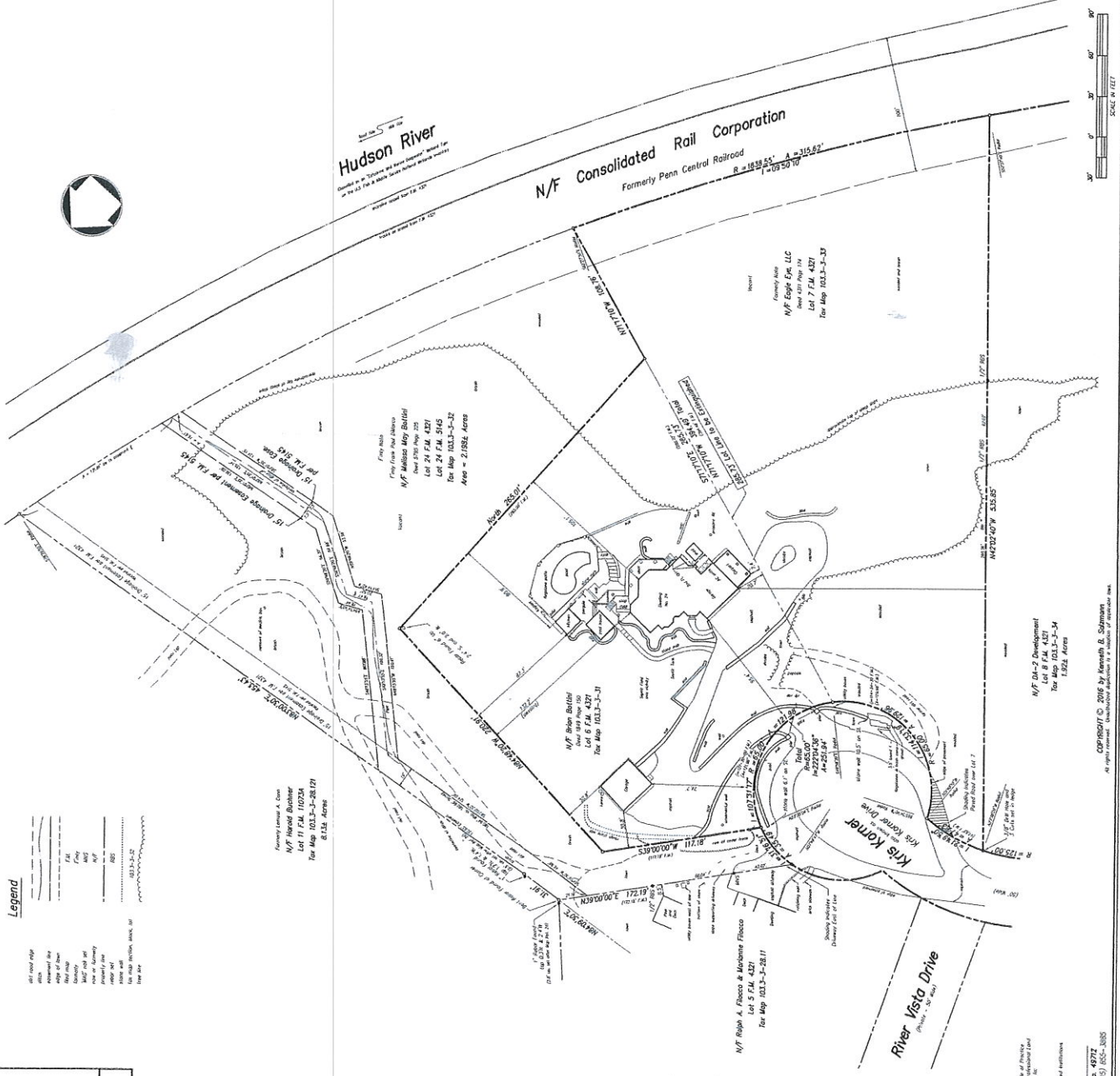
16. The boundary lines shown on this map are based upon the latest survey conducted on January 20, 2016, and were prepared by the undersigned Land Surveyor, who is duly licensed and qualified to perform such work.

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18. The boundary lines shown on this map are based upon the latest survey conducted on January 20, 2016, and were prepared by the undersigned Land Surveyor, who is duly licensed and qualified to perform such work.

19. The boundary lines shown on this map are based upon the latest survey conducted on January 20, 2016, and were prepared by the undersigned Land Surveyor, who is duly licensed and qualified to perform such work.

20. The boundary lines shown on this map are based upon the latest survey conducted on January 20, 2016, and were prepared by the undersigned Land Surveyor, who is duly licensed and qualified to perform such work.



PROGRESS PRINT
02-19-2016

Survey of Property
for
Brian Bottini
of the premises designated as
Lot 6 and Lot 7 on Filed Map No. 4321
located at
24 Kris Korner
Town of Marlborough
Ulster County, New York
Scale 1" = 30' February 4, 2016
Revised Feb. 16, 2016 - Refer to Sheet 13

Copyright © 2016 by Kenneth B. Schuman
All rights reserved. Unpublished information is a violation of applicable laws.

[illegible]

Survey of Property
prepared for
Brian Bottini
of the premises designated as
Lot 6 and Lot 7 on Filed Map 4321
located at
24 Kris Korner
Town of Marlborough
Uster County, New York

Scale 1" = 30' February 1, 2016
Revised Feb. xx, 2016 – Buyer is Male !!!



1D rod

Left half: FEM

Right half: FEM

Interface: FEM/FEM

Right end: FEM

Left end: FEM

Formerly Lemuel A. Curre
N/F Harold Buchner
Lot 11 F.M. 11073A
See Map 103.3-J-28.121
6.13± Acres

Total **4,145**

*Approx. presented in square feet, are "more or less."
Curtain area includes carpet and second floor overhangs*

Principal dwelling	Residence	Celling	Plastered
Front yard	35'	95' 4"	33' 4"
Side yard	50'	20' 2"	1,52' 2"
Back yard	35'	105' 1"	105' 1"

Refer to the Form Code for additional information

The premises depicted are within "Zone 2" on National Flood Insurance Program Flood Insurance Rate Map" and will be under County Zone Two" Area 790 of 7903, Map Number 3611100700X, Effective Date September 25, 2008

This survey is intended to be used for a 100 line revision. List 6 and List 7, F.M. 422, are to be combined to create a single remaining lot.

Owner's Certification Note

The undersigned owner of the property depicted on this postcard, with this map, its contents and its notes and hereby consents to the Lot Line Revision Appointed Aeronaut and to its filing of this postcard with the Master County Clerk's Office.

Signature _____ Date _____
 White Bottom, for LOT 102.3-3-23

This Survey has been prepared in accordance with the current Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors (NYSALS) for the exclusive use of and is certified only to:

Kenneth B. Solomon, Land Surveyor, NY Lic. No. 49717
12 Hunter Lane, PO Box 498, Pawling, NY 12564 (845) 855-3985

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PROJECT ID NUMBER

617.20
APPENDIX C

SEQR

STATE ENVIRONMENTAL QUALITY REVIEW
SHORT ENVIRONMENTAL ASSESSMENT FORM
for UNLISTED ACTIONS Only**PART 1 - PROJECT INFORMATION** (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR <i>BRIAN BOTTINI</i>	2. PROJECT NAME <i>BOTTINI LOT REVISION</i>
3. PROJECT LOCATION: Municipality <i>TOWN OF MARLBOROUGH</i>	County <i>ULSTER</i>
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map <i>24 KRIS KORNER DRIVE, MARLBORO, NY 12542</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>COMBINE 2 PARCELS (LOT 6 AND LOT 7 ON FILED MAP NO. 4321) TO BECOME ONE RESIDENTIAL PARCEL.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>3.46</i> acres Ultimately <i>3.46</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly:	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input type="checkbox"/> Other (describe)	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit / approval: <i>PLANNING BOARD, TOWN OF MARLBOROUGH</i>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant / Sponsor Name	Date:
Signature	

If the action is a Coastal Area, and you are a state agency,
complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: <div style="border: 1px solid black; height: 20px; width: 100%;"></div></p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: <div style="border: 1px solid black; height: 20px; width: 100%;"></div></p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: <div style="border: 1px solid black; height: 20px; width: 100%;"></div></p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: <div style="border: 1px solid black; height: 20px; width: 100%;"></div></p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: <div style="border: 1px solid black; height: 20px; width: 100%;"></div></p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: <div style="border: 1px solid black; height: 20px; width: 100%;"></div></p> <p>C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly: <div style="border: 1px solid black; height: 20px; width: 100%;"></div></p>	<p>If yes, coordinate the review process and use the FULL EAF.</p> <p>If No, a negative declaration may be superseded by another involved agency.</p>
<p>D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <div style="border: 1px solid black; height: 20px; width: 100%;"></div></p>	
<p>E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <div style="border: 1px solid black; height: 20px; width: 100%;"></div></p>	

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

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 **AND** provide, on attachments as necessary, the reasons supporting this determination.

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)

ZONING

155 Attachment 2

SCHEDULE I LOT, YARD AND HEIGHT REGULATIONS

Town of Marlborough
Chapter 155, Zoning

[Amended 3-8-1999 by L.L. No. 1-1999; 11-25-2002 by L.L. No. 8-2002;
5-27-2003 by L.L. No. 2-2003]

Regulations	District						
	R	R-1	R-Ag-1	C-1	C-2	HD	I
Minimum lot area		1 acre ¹	1 acre ¹			2 acres	5 acres
Without public water or sewer (square feet)	20,000			15,000	20,000		
With public water or sewer (square feet)	15,000			10,000			
With public water and sewer (square feet)	10,000			5,000			
Minimum yards							
Front yard (feet)	10	35	50	5	35	75	75
Rear yard (feet)	20	50	75	20	30	75	75
Side yard (feet)							
One	10	35	35	0	35	25	25
Both	25	70	80	0	70	50	50
Minimum lot width (feet)	75	150	150	50	100	200	200
Minimum lot depth (feet)	100	200	200	100	100	200	200
Maximum building coverage (percent)	30%	20%	20%	75%	40%	40%	30%
Maximum height							
Stories	2½	2½	2½	2½	2½	2½	2½
Height (feet)	35	35	35	35	35	35	35

NOTES:

¹ Minimum lot sizes in R-1 and R-Ag-1 are subject to percolation tests required under § 155-42, but in no event are less than one (1) acre.

² Minimum setbacks are subject to Section 155-52 in RAG-1, R-1 and HD zones that are next to agricultural land in efforts to preserve and protect agricultural practices. These setbacks will supersede minimum setbacks