

Town of Marlborough Planning Board

Application

17-1008

For Office Use Only:

Signature

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:

TOWN OF MARLBOROUGH PLANNING BOARD

Kevin J. & Kellie Casey

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. X Completed Application
 2. X Environmental Assessment Form (*May be obtained from Planning Board*)
 3. X Letter of Agent Statement
 4. X Application Fee (*Separate check from escrow fee*)
 5. X Escrow Fee (*Separate check from application fee*)
 6. X Copy of deed
 7. X Completed checklist (*Automatic rejection of application without checklist*)
 8. X Agricultural Data Statement (*if applicable*)
 9. X 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. X Name and address of applicant
 2. X Name and address of owner (*if different*)
 3. X Subdivision name and location
 4. X Tax Map Date (*Section-Block-Lot*)
 5. X Location map at a scale of 1" = 2,000
 6. X Zoning table showing what is required in the particular zone and what applicant is proposing.
 7. X Show zoning boundary if any portion of proposed subdivision or site is within or adjacent to a different zone
 8. X Date of plat preparation and/or plat revisions

9. X Scale the plat is drawn to (Max 1" = 100')
10. X North Arrow
11. X Surveyor's Certification
12. at final Surveyor's seal and signature
13. X Name, SBL and acreage of adjoining owners
14. n/a NYSDEC Wetland and 100 foot buffer zone with an appropriate certification block regarding DEC requirements.
15. n/a Flood plain boundaries
16. n/a Federal Wetland Boundary
17. X Metes and bounds of all lots
18. X 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. X Show existing or proposed easements (*note restrictions*)
20. X 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. X Lot area acreage. For lots under 2 acres, list in square feet & acres.
23. X Number of lots including residual lot.
24. X Show any existing waterways, wetlands, ponds, lakes, streams, drainage courses within 20 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. X Applicable note pertaining to owners review and concurrence.
27. X Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. X Show all existing houses, accessory structures, wells and septic systems on and within 20 feet of the parcel to be subdivided.
29. X 2 Foot Contours

30. X Indicate any reference to a previous subdivision, i.e., filed map number, data and previous lot number.
31. n/a 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. n/a The amount of grading expected or known to be required to bring the site to readiness.
33. n/a Estimated or known cubic yards of material to be excavated.
34. n/a Estimated or known cubic yards of fill required.
35. n/a The amount of grading expected or known to be required to bring the site to readiness.
36. n/a 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. n/a 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. n/a Planning Board approval block 4" x 2"
39. n/a Special district boundaries, agricultural, school, fire, water, sewer, etc.
40. X Sight distance of all intersections and driveways.
41. n/a Ridgeline and steep slope notation.
42. n/a Agricultural setbacks.

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

By:


Licensed Professional

Stamp

03/23/2017
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, Kevin J. & Kellie Casey, residing at 134 Idlewild Road Marlboro, N.Y. 12542, make the following statements about interests in the real property which is the subject of this application, petition or request for a Two Lot Subdivision , before the Town of Marlborough Planning Board.

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

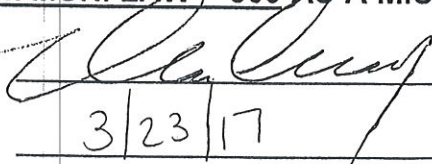
1. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application; petition or request for the subject property is an officer or employee 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:  Signed: _____
Date: 3/23/17 Date: _____

ACKNOWLEDGMENT

State of New York
County of:

On _____, before me personally appeared _____, 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
Lot Line Revision	\$300.00
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
Lot Line Revision	\$300.00 Minimum

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
PO Box 305 Milton NY 12547
"Heart Of the Hudson Valley Fruit Section"
MILTON, ULSTER COUNTY, NEW YORK 12547
DEPARTMENT OF BUILDINGS

TEL NO. 795-2406
FAX NO. 795-2031

THOMAS CORCORAN JR.
BUILDING INSPECTOR
CODE ENFORCER
FIRE INSPECTOR

Date: March 27, 2017

Re: Casey Subdivision

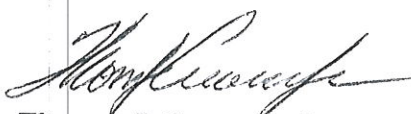
S.B.L. : 108.3-1-4.1

This letter is to verify that the building department has reviewed the Planning Board application and has concluded :

XX : The application can be presented to the Town of Marlborough Planning Board for its review.

: The application is rejected for the following reasons :

Thank You.



Thomas J. Corcoran Jr.
Building Inspector
Code Enforcement Officer

Application For: (Check One)

Application Number: 17-008

Date of Submission:

Name of Project: Subdivision of lands of Kevin J. & Kellie Casey

Location of Project: 134 Idlewild Road Marlboro

Tax Section Block and Lot: SBL: 108.003-1-41

Zoning District: R-AG-1

Number of Acres: 9.67 acres Sq. Footage of Building: 2700sq. ft. existing hse./gar.

Description of Project (include number of lots/units & bedrooms): Two lot subdivision of 9.76 acre parcel designated as SBL:108.003-1-4.1. Proposed Lot 1, currently vacant, to be a 1.13 acres parcel. Proposed Lot 2 to be a 8.63 acre parcel with an existing house/well/septic.

Name of Property Owner: Kevin J. & Kellie Casey

Address of Property Owner: 134 Idlewild Road Marlboro, N.Y. 12542

Telephone Number of Property Owner: 845-597-6307

Name of Applicant: Kevin J. & Kellie Casey

Address of Applicant: 134 Idlewild Road Marlboro, N.Y. 12542

Telephone Number of Applicant: 845-597-6307

Name of Surveyor: Brooks & Brooks Land Surveyors, P.C.

Address of Surveyor: 11 Main Street Highland, New York 12528

Telephone Number of Surveyor: 845-691-7339

Name of Engineer: _____ -

Address of Engineer: -

Telephone Number of Engineer -

Name of Attorney: -

Address of Attorney: -

Telephone Number of Attorney: -

Reason For Application: Two lot subdivision of SBL: 103.1-4-50.1 & 51.1

Description of Proposal: Two lot subdivision of 9.76 acre parcel designated as SBL:108.003-1-4.1. Proposed Lot 1 to be a 1.13 acres parcel. Proposed Lot 2 to be a 8.63 acre parcel with an existing house/well/septic.

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.

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): Kevin Casey

Applicant's Signature: 

Date: 3/23/17

Applicant's Name(Print): _____

Applicant's Signature: _____

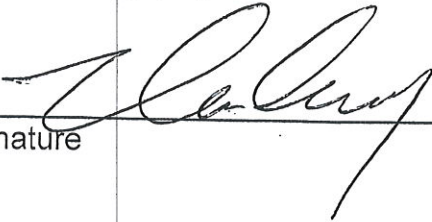
Date: _____

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

Letter of Agent

I, Kevin J. & Kellie Casey, are the owner of a parcel of land located on Idlewild Road, in the Town of Marlborough, Tax Map Designation: Section 108.003, Block 1, Lot 4.1.

I hereby authorize Brooks & Brooks Land Surveyors, P.C. to act as my agent to represent my interest in applying to the Town of Marlborough Planning Board for a ~~Site Plan~~ 2 lot subdivision.



Signature

03-23-2017

Date

Signature

Date

State Of New York}
County Of _____}

SS:

On the _____ day of _____ in the year _____ before me, the undersigned, a Notary Public in and for said State, personally appeared

_____, 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

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.

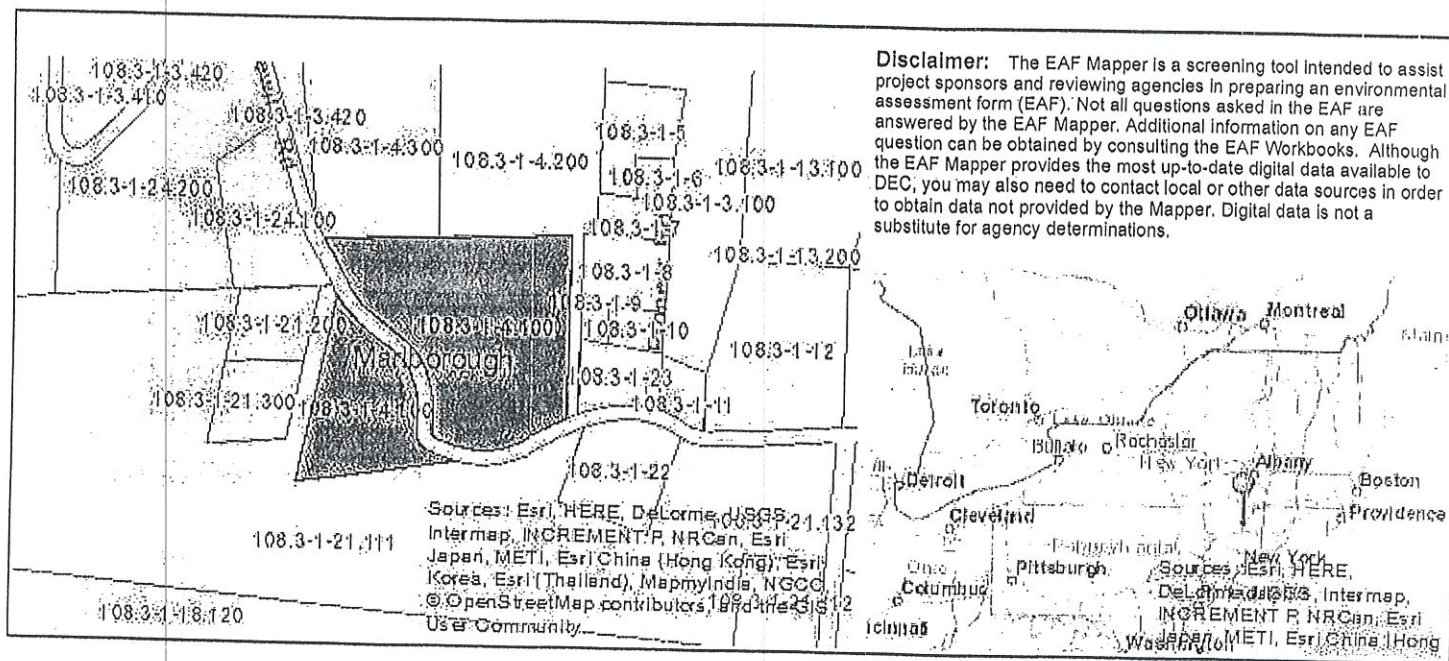
Part 1 - Project and Sponsor Information																		
Name of Action or Project: Subdivision of lands of Kevin J. & Kellie Casey																		
Project Location (describe, and attach a location map): 134 Idlewild Road Marlboro, NY																		
Brief Description of Proposed Action: Two lot subdivision, a 9.76 acre parcel, Town of Marlboro County of Ulster, NY designated as SBL:108.003-1-4.1. Proposed lot 1 will be a vacant 1.13 acre parcel. Proposed lot 2 will be a 8.63 acre parcel with an existing house/well/septic.																		
Name of Applicant or Sponsor: Brooks & Brooks, Land Surveyors, P.C.		Telephone: 845-691-7339 E-Mail: pbrooks@bnbpc.biz																
Address: 11 Main Street																		
City/PO: Highland		State: NY	Zip Code: 12528															
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>											
NO	YES																	
<input checked="" type="checkbox"/>	<input type="checkbox"/>																	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Ulster County Health Department - Septic system permit			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>											
NO	YES																	
<input type="checkbox"/>	<input checked="" type="checkbox"/>																	
3.a. Total acreage of the site of the proposed action?		9.76 acres																
b. Total acreage to be physically disturbed?		less than 1 acres																
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		24.95 acres																
4. Check all land uses that occur on, adjoining and near the proposed action.																		
<table style="width: 100%;"> <tr> <td><input type="checkbox"/> Urban</td> <td><input type="checkbox"/> Rural (non-agriculture)</td> <td><input type="checkbox"/> Industrial</td> <td><input type="checkbox"/> Commercial</td> <td><input type="checkbox"/> Residential (suburban)</td> </tr> <tr> <td><input checked="" type="checkbox"/> Forest</td> <td><input checked="" type="checkbox"/> Agriculture</td> <td><input type="checkbox"/> Aquatic</td> <td colspan="2"><input checked="" type="checkbox"/> Other (specify): <u>rural residential</u></td> </tr> <tr> <td><input type="checkbox"/> Parkland</td> <td colspan="4"></td> </tr> </table>				<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential (suburban)	<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input checked="" type="checkbox"/> Other (specify): <u>rural residential</u>		<input type="checkbox"/> Parkland				
<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential (suburban)														
<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input checked="" type="checkbox"/> Other (specify): <u>rural residential</u>															
<input type="checkbox"/> Parkland																		

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Any new construction will conform to town/county/state energy code requirements _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Proposed lot 1 : proposed drilled well. Proposed lot 2 : existing drilled well.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Proposed lot 1: proposed septic system. Proposed lot 2: existing septic system.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
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? 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: _____ <u>note regarding 13b: there is no regulated NYS or Federal wetlands located on this parcel as per NYSDEC Enviromental Resource Mapper.</u>	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
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 <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
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 <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Brooks & Brooks, Land Surveyors</u> Date: <u>March 23, 2017</u> Signature: <u>Steven R. Pauli</u>		

EAF Mapper Summary Report

Thursday, March 23, 2017 9:39 AM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: Kevin J. & Kellie Casey

Mailing address: 134 Idlewild Road

Marlboro, NY 12542

B. Description of the proposed project: Two Lot Subdivision of SBL: 108.3-1-4.1

C. Project site address: 134 Idlewild Road

Town: Marlboro

D. Project site tax map number: 108.3-1-4.1

E. The project is located on property:

O- within an Agricultural District containing a farm operation, or

X- with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 9.76 acres

G. Is any portion of the project site currently being farmed?

O Yes. If yes, how many acres _____ or square feet _____?

X No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

SBL: 108.3-1-3.1 & 21.113 Ernest Greiner 96 Idlewild Road Marlboro, NY 12542 – Fruit Crop/Cold Storage

SBL: 108.3-1-21.114 NJNL 70 Ridge Road Marlboro, NY 12542 – Cold Storage

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

~~~~~  
**FARM NOTE**

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

~~~~~  
Steven Pauli – Brooks & Brooks, Land Surveyors, PC

~~~~~  
March 24, 2017

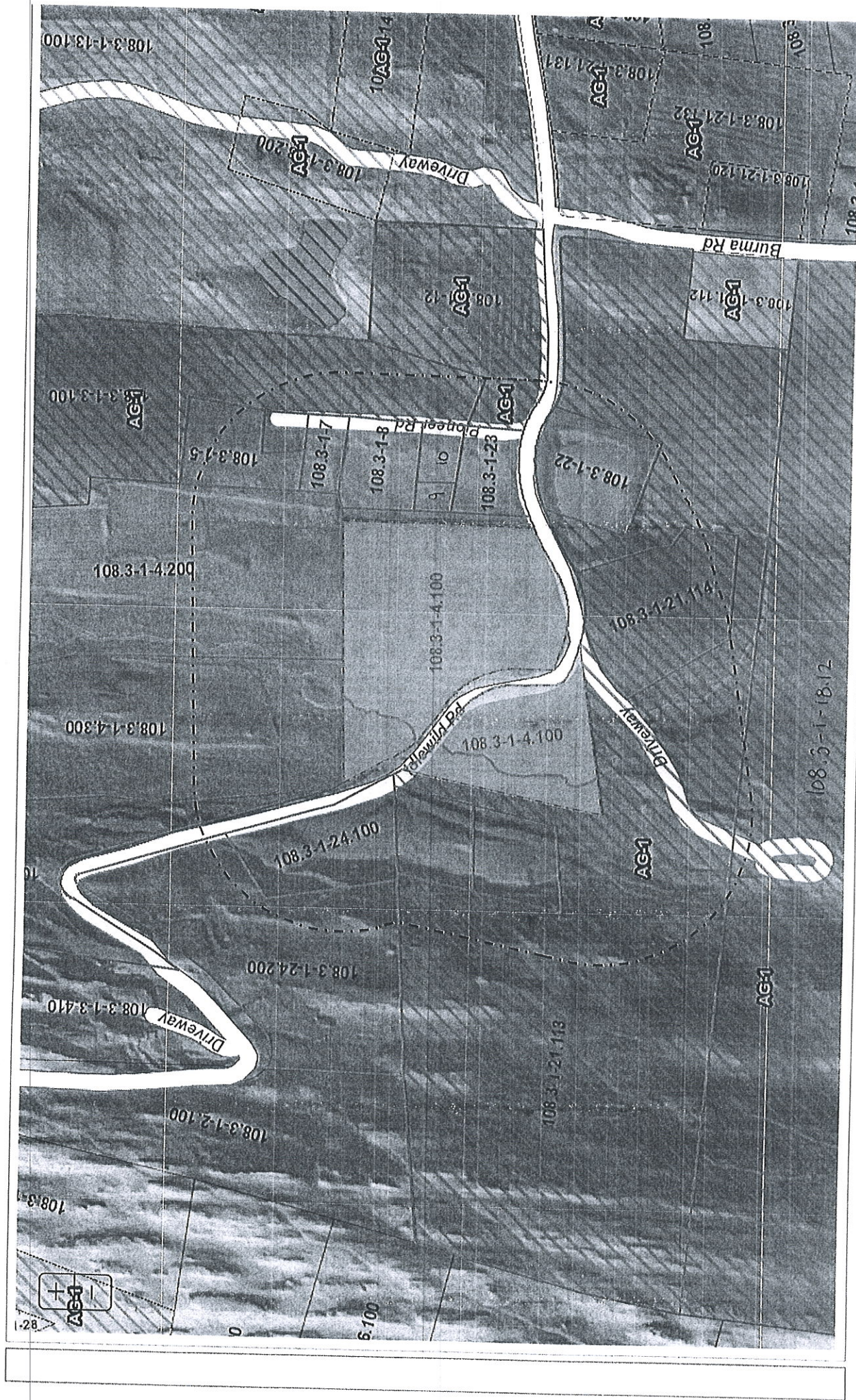
\_\_\_\_\_  
Name and Title of Person Completing Form

\_\_\_\_\_  
Date





# ULSTER COUNTY PARCEL VIEWER





108:3-①-4.1

LIBER 3111 PAGE 0012

ULSTER COUNTY CLERK'S OFFICE  
COUNTY CLERK'S RECORDING PAGE

448

Return To:

MICHAEL KRAIZA  
563 TEMPLE HILL RD  
NEW WINDSOR, N. Y. 12553

CASEY  
KEVIN J & ORS  
CASEY  
KEVIN J & OR

Index Deed Book

Book 03111 Page 0012

No. Pages 0005

Instrument DEED

Date : 12/18/2000

Time : 4:02:12

Control # 200012180345

RPT 17 2000 003001

Employee ID VENS

|            |    |       |
|------------|----|-------|
| DEED REC   | \$ | 20.00 |
|            | \$ | .00   |
|            | \$ | .00   |
|            | \$ | .00   |
| GOV REC FE | \$ | 5.00  |
| TRANS TAX  | \$ | .00   |
|            | \$ | .00   |
|            | \$ | .00   |
|            | \$ | .00   |
|            | \$ | .00   |
| Total:     | \$ | 25.00 |

STATE OF NEW YORK  
ULSTER COUNTY CLERK'S OFFICE

TRANSFER AMT

WARNING-THIS SHEET CONSTITUTES THE CLERK'S  
ENDORSEMENT REQUIRED BY SECTION 316-a(5) &  
SECTION 319 OF THE REAL PROPERTY LAW OF THE  
STATE OF NEW YORK. DO NOT DETACH.

TRANSFER AMT \$ .00

TRANSFER TAX \$ .00

ALBERT SPADA  
COUNTY CLERK

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made on 2<sup>nd</sup> day of October, 2000  
BETWEEN

KEVIN J. CASEY AND KELLIE CASEY, husband and wife, both residing  
at South Road, P. O. Box 168, Marlboro, New York 12542, and  
MARK D. CASEY AND DANA K. DIORIO CASEY, husband and wife, both  
residing at 97 Porpiglia Drive, Marlboro, New York 12542

USE 311 PACE 0013

party of the first part, and

KEVIN J. CASEY AND KELLIE CASEY, husband and wife, both residing  
at South Road, P. O. Box 168, Marlboro, New York 12542,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of -----TEN-----

-----(\$10.00)-----dollars,

lawful money of the United States, and other good and valuable consideration----- paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or  
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,  
lying and being ~~XXXXX~~ more particularly described on the attached SCHEDULE "A".



DESCRIPTION OF LOT #1  
FINAL MAP OF SUBDIVISION  
OF LANDS OF  
CASEY

All that parcel of land situate in the Town of Marlboro, County of Ulster and State of New York being designated as Lot #1 on a map entitled "Final Map of Subdivision of Lands of Casey," filed with the Office of the Ulster County Clerk on May 4<sup>th</sup>, 2000 as map number 11628 said lot being more particularly bounded and described as follows:

Beginning at a spike set in the centerline of Idlewild Road at the northwest corner of the herein described parcel of land said spike being on the division line between Lot #1 and Lot #3 as shown on said filed map number 11628 and running thence along the division line between the herein described Lot #1 said line running through the centerline of a 50 foot wide right of way and said Lot #3, North 88° 07' 00" East 306.08 feet to a rebar set on the easterly side of a stream on the division line with Lot #2 as shown on said filed map number 11628, thence along the division line between the herein described Lot #1 and said Lot #2, South 89° 13' 05" East 386.72 feet to a set rebar and South 01° 24' 20" West 519.61 feet to a point in the centerline of aforementioned Idlewild Road, thence through Idlewild Road, South 63° 35' 50" West 140.60 feet, South 83° 00' 00" West 132.00 feet and North 89° 45' 00" West 75.24 feet to a point in a utility pole, thence leaving said Idlewild Road and along a division line with lands of Ernest B. Greiner as recorded in Deed Liber 1805 at Page 90, South 64° 45' 00" West 28.38 feet to a point at the end of stone wall, South 86° 37' 15" West 422.68 feet to a point and North 14° 44' 20" East 545.81 feet to a point in the centerline of aforementioned Idlewild Road, said last mentioned course and distances passing over a pipe found set at a distance of 501.60 feet, thence through the center of Idlewild Road, North 24° 59' 00" West 63.79 feet and North 15° 07' 05" West 45.88 feet to the place of beginning.

Containing 9.76 acres.

Excepting a 50 foot wide easement centered on Idlewild Road as shown on said filed map number 11628.

Parcel being a portion of the premises conveyed to Kevin J. Casey, Kellie Casey, Mark D. Casey and Dana K. Diorio Casey by deed dated the 4<sup>th</sup> of June 1998 and filed with the County Clerk in Liber 2857 at Page 70.

Subject to all provision as shown on map number 11628 filed with the Office of the Ulster County Clerk.

Schedule A

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

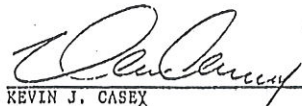
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

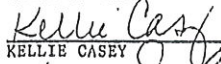
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

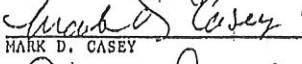
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

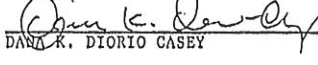
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

  
KEVIN J. CASEY

  
KELLIE CASEY

  
MARK D. CASEY

  
DANA K. DIORIO CASEY

## ACKNOWLEDGMENT IN NEW YORK STATE (RPL 309-a)

State of New York, County of Albany ss.:

On 10/2/00 before me, the undersigned, personally appeared KEVIN J. CASEY AND KELLIE CASEY AND MARK D. CASEY AND DANA K. DIORIO, 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(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.

Michael A. Kraiza  
 Notary Public, State of New York (Signature of individual taking acknowledgment)  
 No. 4890781

Qualified in Ulster County  
 Commission Expires April 0, 192001  
 ACKNOWLEDGMENT OUTSIDE NEW YORK STATE (RPL 309-b)

State of \_\_\_\_\_ County of \_\_\_\_\_ ss.:

On \_\_\_\_\_ before me, the undersigned, personally appeared \_\_\_\_\_

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(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, and that such individual made such appearance before the undersigned in \_\_\_\_\_

(Insert city or political subdivision and state or county or other place acknowledgment taken)

(signature and office of individual taking acknowledgment)

**Bargain and Sale Deed**  
 WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. \_\_\_\_\_

KEVIN J. CASEY AND KELLIE CASEY  
 MARK D. CASEY AND DANA K. DIORIO CASEY

TO

KEVIN J. CASEY and  
 KELLIE CASEY

## ACKNOWLEDGMENT BY SUBSCRIBING WITNESS(ES)

State of \_\_\_\_\_ County of \_\_\_\_\_ ss.:

On \_\_\_\_\_ before me, the undersigned, personally appeared \_\_\_\_\_

the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number, if any, thereof);

that he/she/they know(s)

to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said

execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto.

( ☐ If taken outside New York State insert city or political subdivision and state or county or other place acknowledgment taken. And that said subscribing witness(es) made such appearance before the undersigned in \_\_\_\_\_ )

(signature and office of individual taking acknowledgment)

SECTION  
 BLOCK  
 LOT  
 COUNTY OR TOWN

## RETURN BY MAIL TO:

MICHAEL A. KRAIZA, ESQ.  
 563 Temple Hill Road  
 New Windsor, NY 12553

Zip No. \_\_\_\_\_

Reserve this space for use of Recording Office.

CHECKED SP  
 ENTERED SP  
 MARK/OFF \_\_\_\_\_



**BROOKS & BROOKS, PC**  
**SURVEYING, PLANNING, GIS**

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[www.brooksandbrooks.us](http://www.brooksandbrooks.us)

845-691-7339 phone 845-691-7166 fax

**Town of Marlborough Planning Board Transmittal**

Submission Date: 3/24/17

Client Name: Kevin J. & Kellie Casey Our file # 6897

|                                                              |                                                                             |
|--------------------------------------------------------------|-----------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Application              | <input checked="" type="checkbox"/> Check -#2784 - application fee \$650.00 |
| <input checked="" type="checkbox"/> Subdivision checklist    | <input checked="" type="checkbox"/> Check -#2785 - escrow fee \$650.00      |
| <input checked="" type="checkbox"/> Short EAF Form           | <input checked="" type="checkbox"/> Sketch maps# <u>12</u>                  |
| <input checked="" type="checkbox"/> Letter of Agent          |                                                                             |
| <input checked="" type="checkbox"/> Deeds of subject parcels |                                                                             |