

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:

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

Richard Shulkin or Entity
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. N/A Subdivision name and location
4. X Tax Map Data (*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. N/A 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. X Surveyor's seal and signature

13. X Name, SBL and acreage of adjoining owners

14. X 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 200 feet of parcel boundaries.

25. X 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. N/A Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc.

28. N/A Show all existing houses, accessory structures, wells and septic

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

29. N/A 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. X 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.

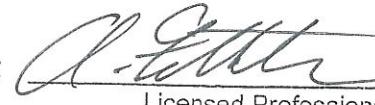
41. X Ridgeline and steep slope notation.

42. X Agricultural setbacks.

43. X 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:  P.E.
Licensed Professional

ANDREW FETHERSTON

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, Lucky 7 Equities, residing at 741 Hewitt Lane, New Windsor, NY 12553, 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

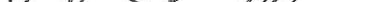
1. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application; petition or request for the subject property is an officer or employee 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: 5/4/17

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 (Residential Subdivisions & Site Plans – Excludes parent parcel)	\$1,500.00 per Lot or Unit
Recreation Fees Adult Multiple Dwelling Affordable Housing (50 and over)	\$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
---	---------------------------------------

Town of Marlborough
Planning Board Application

Application For: (Check One)

Subdivision _____ *Site Plan* _____ *Lot Line Revision* X

Application Number:

Date of Submission: May 5, 2017

Name of Project: Reservoir Road

Location of Project: Reservoir Road, Marlborough

Tax Section Block and Lot: Tax lots 108.002-9-43.131, 43.132, 43.133, 43.134, 43.135,

Zoning District: R-AG-1

Number of Acres: 21.59 Acres Sq. Footage of Building: N/A

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

The project proposes a lot line revision.

Name of Property Owner: Lucky 7 Equities, Joel Truncali, Maddison Rose Properties, LLC., Austin Tyler Properties.

Address of Property Owner: 741 Hewitt Lane, New Windsor NY 12553

Telephone Number of Property Owner: (845)566-1777

Name of Applicant: Lucky 7 Equities

Address of Applicant: 741 Hewitt Lane, New Windsor NY 12553

Telephone Number of Applicant: (845)566-1777

Name of Surveyor: Maser Consulting P.A.

Address of Surveyor: 555 Hudson Valley Avenue, New Windsor, N.Y. 12553

Telephone Number of Surveyor: 845.564.4495

Name of Engineer: Maser Consulting P.A.

Address of Engineer: 555 Hudson Valley Avenue, New Windsor, N.Y. 12553

Telephone Number of Engineer 845.564.4495

Name of Attorney:

Address of Attorney:

Telephone Number of Attorney:

Reason For Application: Lot Line Revision

Description of Proposal:

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):

Richard Shuler

Applicant's Signature:

Richard Shuler

Date:

5/4/12

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

Letter of Agent

I (We), LUCKY 7 EQUITIES LLC am (are) the owner(s) of a parcel of land located on Reservoir Road in the Town of Marlborough, Tax Map Designation: Section 108.002 Block 9 Lot 43.132.

I (We) hereby authorize Maser Consulting P.A. 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)

Richard Shukin
Signature

5/4/17
Date

Signature

Date

State Of New York}
County Of Orange } SS:

On the 4 day of May in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared

Richard Shukin, 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.

Joanne Munkelt
Notary Public

JOANNE MUNKELT
Notary Public, State of New York
13 No. 01MU6295421
Qualified in Orange County
Commission Expires Jan. 6, 2018

Letter of Agent

I (We), MADISON Rose PROPERTIES llc am (are) the owner(s) of a parcel of land located on Reservoir Road in the Town of Marlborough, Tax Map Designation: Section 108.002 Block 9 Lot 43.133.

I (We) hereby authorize Maser Consulting P.A. 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

5/4/17

Signature

Date

State Of New York}

County Of Orange }

SS:

On the 4 day of May in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared

Richard Shulkin, 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.

Joanne Munkelt
Notary Public

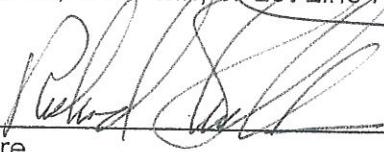
JOANNE MUNKELT
Notary Public, State of New York
No. 01MU6295421
Qualified in Orange County
Commission Expires Jan. 6, 2018

Letter of Agent

I (We), AUSTIN TYLER PROPERTIES am (are) the owner(s) of a parcel of land located on Reservoir Road, in the Town of Marlborough, Tax Map Designation: Section 108.002 Block 9 Lot 43.134, 135.

I (We) hereby authorize Maser Consulting P.A. 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

5/4/17

Signature

Date

State Of New York}

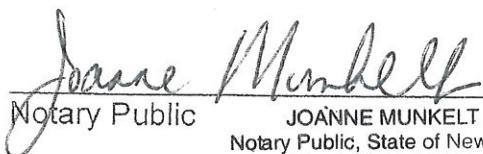
County Of Orange }

SS:

On the 4 day of May in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared

Richard Shulkin

, 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
JOANNE MUNKELT
Notary Public, State of New York
No. 01MU6295421
Qualified in Orange County
Commission Expires Jan. 6, 2018

Letter of Agent

I (We), Joel Truncali am (are) the owner(s) of a parcel
of land located on Reservoir Road in the Town of Marlborough,
Tax Map Designation: Section 108.002 Block 9 Lot 43.

I (We) hereby authorize Maser Consulting P.A. 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

5/5/17
Date

Signature

Date

State Of New York}
County Of Ulster } SS:

On the 5th day of May in the year 2017 before me, the undersigned, a Notary
Public in and for said State, personally appeared

Joel Truncali, 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.



Kara L. Shier
Notary Public

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: May 8, 2017

Re: Easy Lifestyle Real Estate Lot Line Revision

S.B.L. : 108.2-9-43.131

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

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

 : The application is rejected for the following reasons :

 : The application can be presented to the Town of Marlborough Planning Board with the following recommendations.

Thank You.


Thomas J. Corcoran Jr.
Building Inspector
Code Enforcement Officer

AGRICULTURAL DATA STATEMENT

(Required pursuant to Agricultural and Markets Law §305-a for applications for site plan approvals, use variances and subdivision approvals that will occur on property within a County Agricultural District containing an active farm operation or on property with boundaries within five hundred feet of an active farm operation located in a County Agricultural District)

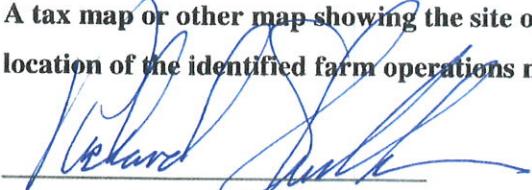
Name and address of the applicant: Lucky 7 Equities, 741 Hewitt Lane
New Windsor, NY, 12553

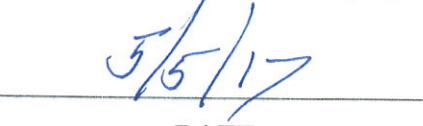
Description of the proposed project: Lot Line Revision

Location of the proposed project: Reservoir Road,
Town of Marlborough, NY, 12547

Name(s) and address(es) of any owner(s) of land within a County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property: See attached list of Property Owners

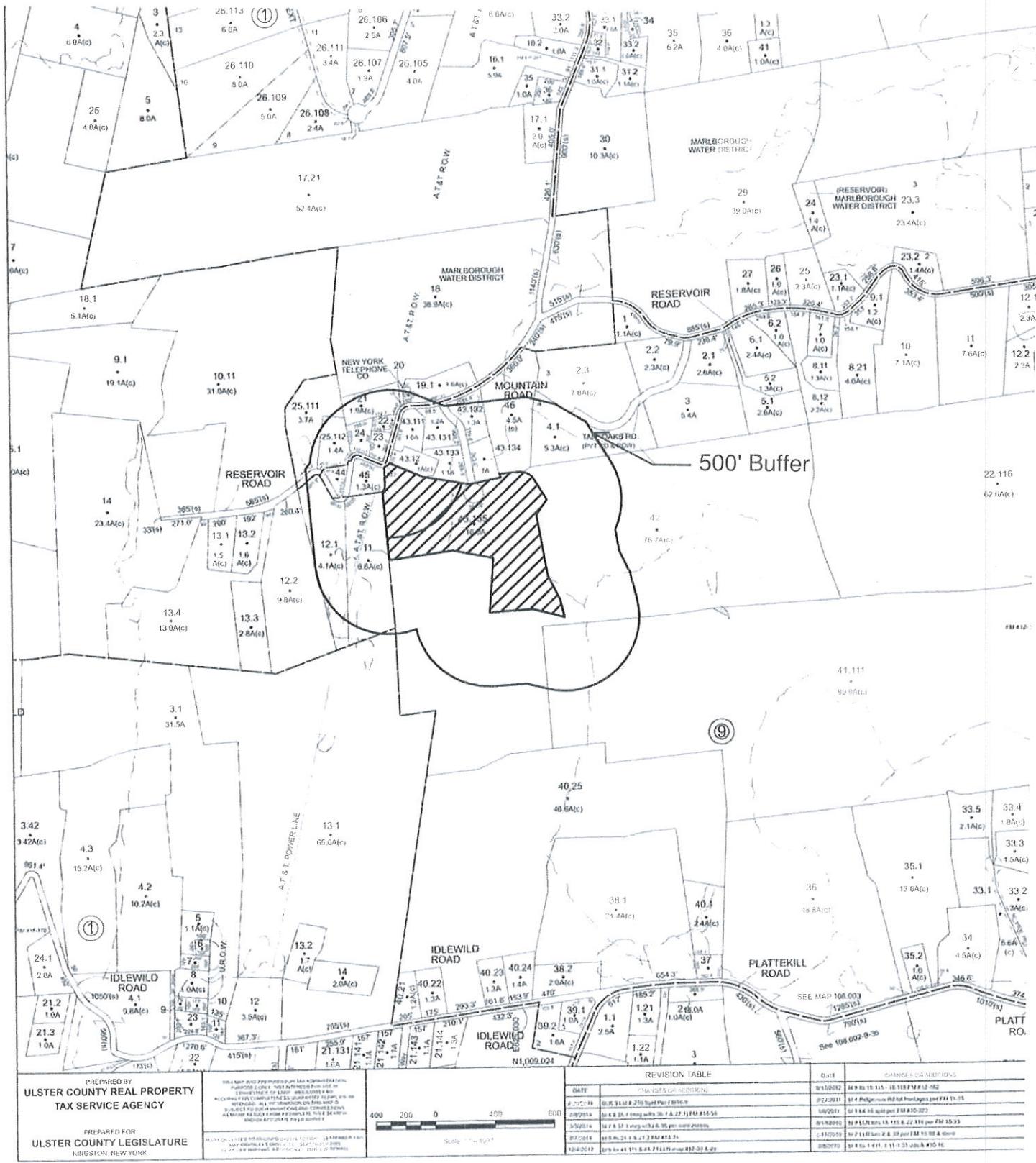
A tax map or other map showing the site of the proposed project relative to the location of the identified farm operations must be attached to this form.


APPLICANT'S SIGNATURE


DATE

List of Property Owners within the Agricultural District and 500' buffer

Section Block Lot	Owner	Street
108.002-9- 43.131	Joel Truncali	Reservoir Rd
108.002-9- 43.132	Lucky 7 Equities	Reservoir Rd
108.002-9- 43.133	Madison Rose Properties	Reservoir Rd
108.002-9- 43.134	Austin Tyler Properties	Reservoir Rd
108.002-9- 43.135	Austin Tyler Properties	Reservoir Rd
108.002-9- 43.12	Lisa Truhn	145 Reservoir Rd
108.002-9- 43.111	Peter Floor	141 Reservoir Rd
108.001-1-11	Onno DeJong	157 Reservoir Rd
108.002-9-45	Greg Fratto	Reservoir Rd
108.002-9-46	Edward Stureski	125 Reservoir Rd
108.002-9-42	Wade & Katelyn Davis	Lattintown Rd
108.001-1-13.1	N/A	183 Reservoir Rd
108.002-9- 14.111	SCHOENBERG, STEVEN	191 Reservoir Rd
108.001-1-12.1	Mordente, Philip	165 Reservoir Rd
108.001-1-12.2	N/A	Reservoir Rd
108.002-9-44	N/A	156 Reservoir Rd
108.002-1- 25.111	N/A	160 Reservoir Rd
108.002-1- 25.112	N/A	160 Reservoir Rd
108.002-1-20	N/A	Mountain Rd
108.002-1-21	Halstead, John	152-2 Reservoir Rd
108.002-1-22	FEDERAL HOME LOAN MORTGAG, Corp	144 Reservoir Rd
108.002-1-23	County of Ulster	148 Reservoir Rd
108.002-1-24	Desilets, Frederick A	152-1 Mountain Rd



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

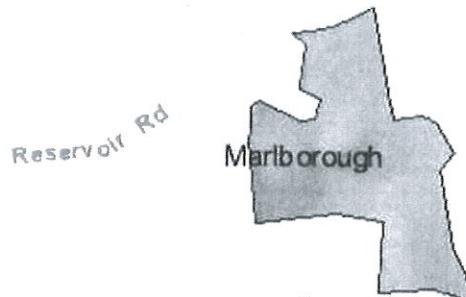
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Reservoir Road		
Project Location (describe, and attach a location map): Tax lots 108.002-9-43.131, 43.132, 43.133, 43.134, 43.135,		
Brief Description of Proposed Action: Proposed Lot Line Revision		
Name of Applicant or Sponsor: Lucky 7 Equities		Telephone: (845) 566-1777 E-Mail: easy4richard@yahoo.com
Address: 741 Hewitt Lane		
City/PO: New Windsor		State: New York Zip Code: 12553
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.		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
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: Town of Marlborough Planning Board, Lot Line Revision.		<input type="checkbox"/> NO <input checked="" type="checkbox"/> 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?		21.59 acres 0 acres 21.59 acres
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland		

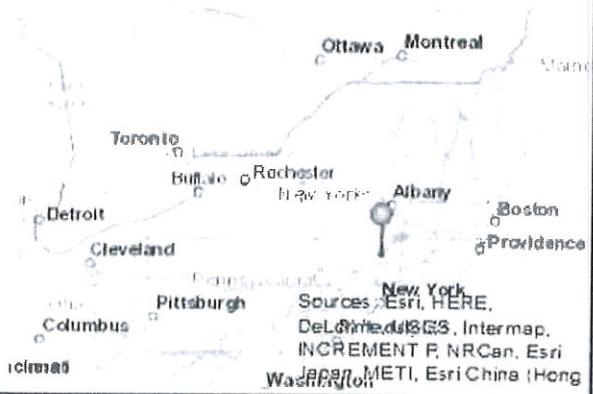
	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<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 type="checkbox"/>	<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: The proposed action will not change the energy demand for this site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ On site potable water wells will be installed and permitted on each lot at the time of building permit application.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ The proposed septic system will be installed and permitted on each lot at the time of building permit application.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	<input type="checkbox"/>	<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: Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/>	<input type="checkbox"/>	<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:	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Andrew Fetherston</u> Signature: <u>ANDREW FETHERSTON, P.E.</u> Date: <u>5/5/17</u>		



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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