

Town of Marlborough
Planning Board Application

Application For: (Check One)

Subdivision

Site Plan _____

Lot Line Revision _____

Application Number:

17-1012

Date of Submission: MAY 19, 2017

Name of Project: SUBDIVISION OF LANDS OF MARIA STAVROULAKIS

Location of Project: 73 PEACH LANE

Tax Section Block and Lot: 95.4 - 3-15

Zoning District: R-AG-1

Number of Acres: 25 AC± Sq. Footage of Building: 2,500 EX HOUSE

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

2 LOT SUBDIVISION - ONE LOT TO HAVE EXISTING HOUSE,
ONE LOT TO BE VARANT

Name of Property Owner: MARIA STAVROULAKIS

Address of Property Owner: 73 PEACH LANE MILTON, N.Y. 12547

Telephone Number of Property Owner: (845) 332-5588

Name of Applicant: DOUGLAS MINARD

Address of Applicant: P.O. BOX 326 CLINTONDALE, N.Y. 12515

Telephone Number of Applicant: (845) 629-1543

Name of Surveyor: ROBERT JAMES / A. DIACHISHIN AND ASSOCIATES, P.C.

Address of Surveyor: 115 YANKEE FOLLY ROAD, NEW PALTZ, NY 12561

Telephone Number of Surveyor: (914) 466-4398, (845) 419-2305

Name of Engineer: _____

Address of Engineer: _____

Telephone Number of Engineer _____

} SAME AS SURVEYOR

Name of Attorney: J. JOSEPH MORRISSEY, III, P.C.

Address of Attorney: 243 MAIN STREET, SUITE 290 NEW PALTZ, NY 12561

Telephone Number of Attorney: (845) 256-0550

Reason For Application: 2 LOT SUBDIVISION

Description of Proposal: ONE EXISTING HOUSE ON 4 ACRE LOT,
ONE VACANT 2 1/2 ACRE LOT TO BE FARMED (PRUIT)

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): DOUGLAS MINARD

Applicant's Signature: D. Minard

Date: 5/16/07

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

Short Environmental Assessment Form

Part 1 - Project Information

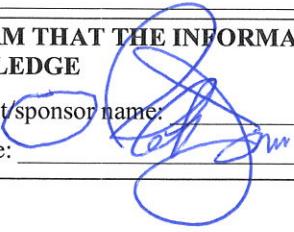
Instructions for Completing

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 Maria Stavroulakis Owner: Maria Stavroulakis, Applicant: Douglas Minard		
Project Location (describe, and attach a location map): 73 Peach Lane, Milton, NY 12547 - in Town of Marlborough		
Brief Description of Proposed Action: 2 lot subdivision of a 25 acre parcel. Lot 1 to be 4 acres and have the existing house, etc. thereon. Lot 2 to be about 21 acres and is to be farmed (fruit crop) in the near future. Both lots have frontage on Peach Lane.		
Name of Applicant or Sponsor: Sponsor: Robert James, P.E., L.S. of A. Diachishin & Associates, P.C.		Telephone: (914) 466-4398 E-Mail: adapc@bestweb.net
Address: 115 Yankee Folly Road		
City/PO: New Paltz		State: NY Zip Code: 12561
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO YES <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: Town of Marlborough Planning Board for subdivision approval		NO YES <input type="checkbox"/> <input checked="" type="checkbox"/>
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?		25 acres 0 acres 25 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 type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland		

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 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: _____	<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: _____ individual drilled wells	<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: _____ individual subsurface sewage disposal	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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? 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 checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>	

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	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name:	Robert James of A. Diachishin & Assoc.	Date: May 16, 2017
Signature: 		

Letter of Agent

I (We), MARIA STAVROULAKIS am (are) the owner(s) of a parcel of land located on PEACH LANE in the Town of Marlborough, Tax Map Designation: Section 95.4 Block 3 Lot 15.

I (We) hereby authorize ROBERT JAMES to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a 2 Lot Subdivision, Site Plan, or Lot Line Revision Application. (circle one)

Maria Stavroulakis
Signature

5-18-2017
Date

Signature

Date

State Of New York}
County Of Ulster } SS:

On the 18 day of May in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared

Maria Stavroulakis, 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

BONNIE A. CASTELLAND
Notary Public, State of New York
Reg. #01CA6253953
Qualified in Ulster County
Commission Expires 11/10/2020

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

THIS INDENTURE, made this 8th day of February, two thousand and five

BETWEEN PAUL SALATINO a/k/a PATRICK SALATINO, 73 Peach Lane, Milton, New York
12547

party of the first part,

and PATRICK SALATINO, 73 Peach Lane, Milton, New York 12547 and
MARIA STAVROULAKIS, 1668 Woodhill Green, #11C, Wappingers Falls, NY
12590, joint
tenants with rights of survivorship

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, paid by the party of the second part, does hereby remise, release and
quitclaim unto the parties of the second part, their 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 in the Town of Marlborough, County of Ulster, State of New York,
bounded and described as follows:

Beginning at a point in the Westerly bounds of a public highway known as the Peach Road
at the end of a stone wall forming the division line between the lands of Conners on the North and
the lands of Anna Salatino on the South and running: (1) thence from said point of beginning along
the Westerly bounds of the Peach Road the following courses and distances: South $22^{\circ} 09' 20''$
West 155.38 feet to a point; (2) thence South $18^{\circ} 05' 15''$ West 139.76 feet to a point; (3) thence
South $13^{\circ} 21' 30''$ West 177.07 feet to an iron bar; (4) thence along other lands of Anna Salatino
the following courses and distances: North $61^{\circ} 15'$ West 35.14 feet to an iron bar; (5) thence North
 $44^{\circ} 53' 30''$ West 580.94 feet to an iron bar; (6) thence North $46^{\circ} 44' 40''$ West 349.01 feet to a
12-inch Maple tree; (7) thence North $56^{\circ} 06' 26''$ West 1,452.60 feet to an iron bar in a stone wall;
(8) thence along the lands of Tiel, a stone wall, North $24^{\circ} 38' 50''$ East 240.92 feet to a wall angle;
(9) thence along the same North $26^{\circ} 10' 15''$ East 353.00 feet to a wall corner; (10) thence along
the lands of Conners, a stone wall, South $48^{\circ} 48' 30''$ East 2,375.41 feet to the place of beginning.
Containing 25.00 acres.

All bearings are referred to the Magnetic Meridian as of November 1969.

Being a portion of the premises described in a certain deed dated the 27th day of February,
1954 by Frank Salatino and Martha Salatino to Anna Salatino and which said deed was recorded
in the office of the Clerk of the County of Ulster on the 3rd day of March, 1954 in Liber 883 of
Deeds at page 224.

Being the same premises described in a certain deed dated the 30th day of September, 1971
by Paul Salatino to Paul Salatino and Rose Salatino and which said deed was recorded in the Office
of the Clerk of the County of Ulster on the 4th day of October, 1971 in Liber 1266 at Page 1182.
Said Rose Salatino died a resident of Ulster County, New York on August 29, 1999 leaving Paul
Salatino, grantor herein as sole surviving tenant by the entirety.

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

Universal

CHECKED OS
ENTERED SMM
MARKOFF _____

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, 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 to 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 party has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Paul Salatin and Patrick Salatin

STATE OF NEW YORK)
COUNTY OF DUTCHES)
ss)

On the 8 day of February, 2005, before me, the undersigned, a notary public in and for said state, personally appeared PATRICK SALATINO, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

RICHARD R. DUVALL
Notary Public, State of New York
Dutchess County
My Commission Expires
September 2, 1976

R&R: McCabe & Mack LLP, P.O. Box 509, Poughkeepsie, NY 12602
AAY, 8715-1

TOWN OF MARLBOROUGH PLANNING BOARD

DOUGLAS MINARD

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. 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. 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' *1" = 1/000'*
6. Zoning table showing what is required in the particular zone and what applicant is proposing.
7. NA 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 *(SURVEY (BOUNDARY TO BE COMPLETED))*

12. Surveyor's seal and signature

13. Name, SBL and acreage of adjoining owners

14. NA NYSDEC Wetland and 100 foot buffer zone with an appropriate certification block regarding DEC requirements.

15. NA Flood plain boundaries

16. ✓± Federal Wetland Boundary

17. Metes and bounds of all lots

18. NA 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. NA Show existing or proposed easements (*note restrictions*)

20. NA Right of way width and Rights of Access and utility placement.

21. NA 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. NA 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. 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. NO 2 Foot Contours (10 Foot)
USGS

30. ✓ Indicate any reference to a previous subdivision, i.e., filed map number, data and previous lot number.

31. NA 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. NA The amount of grading expected or known to be required to bring the site to readiness.

33. NA Estimated or known cubic yards of material to be excavated.

34. NA Estimated or known cubic yards of fill required.

35. NA The amount of grading expected or known to be required to bring the site to readiness.

36. NA 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. NA 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. NA Special district boundaries, agricultural, school, fire, water, sewer, etc.

40. — Sight distance of all intersections and driveways. EXISTING
(NONE PROPOSED)

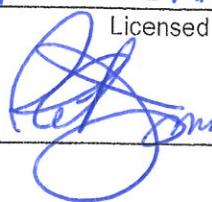
41. NA Ridgeline and steep slope notation.

42. ✓ 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: ROBERT JAMES, P.E., L.S.
Licensed Professional



Planning Department
TOWN OF MARLBOROUGH
21 Milton Turnpike
Milton, NY 12547

AGRICULTURAL DATA STATEMENT

Project Identification No. _____

In accordance with Section 283-a of the New York State Town Law, the Town of Marlborough will use the data in this statement to assist in evaluating the impacts of proposed development projects on farm operations in or near Agricultural Use Districts.

A. Name of Applicant
Mailing Address

DOUGLAS MINARD
P.O. BOX 326
CLINTONDALE, N.Y. 12515

B. Description of the proposed project: 2 LOT SUBDIVISION AT 73
PEACH LANE, ONE LOT TO BE 4 ACRES AND INCLUDE
EXISTING HOUSE, ONE LOT 21 ACRES IS TO BE FARMED
(FRUIT) - CURRENTLY NOT FARMED

C. Project Location: 73 PEACH LANE
Tax Map Designation: Section 95.4 Block 3 Lot 15

D. Number of total acres involved with project: 25

E. Number of total acres included in above tax map lot: 25

F. Is any portion of the subject site currently being used to produce an agricultural product?
Yes _____ No (check one)

If yes, how much? _____ acres

G. Identify the type of agricultural production being conducted on the premises.

NA

H. If no farming is conducted on the site at this time, estimate the last year any of the site was used for agricultural production.

ABOUT 25-30 YEARS AGO (1987)

I. Identify the person or entity who is farming the subject site.

NA

J. Does this person or entity () own, or () rent the land? (check one)

K. Indicate what the intentions are for use of the remainder of the tax map lot that is not proposed to be developed.

THE INTENT IS TO FRUIT FARM LOT 2
(21 ACRES)

L. Who will maintain the remainder of the property not being used for this development?

NA

M. Other Project Information: Include information about the existing land cover of the site, the slopes, if any, any known impacts on existing storm water drainage (including field tiles) or other significant plant materials.

GRASS COVER, SLOPES RANGE FROM 0% TO 20%
DRAINS TO TWAALSKILL CREEK

N. Make a copy of the overall (original) parcel and surrounding parcels within five-hundred (500) feet from the Town's tax maps. Identify the site of this application by placing an "X" on it. Include the tax map with this completed agricultural data statement.

O. Town Law requires that this Data Statement be mailed by the applicant to all owners of land that is farmed within five-hundred (500) feet of the boundaries of the subject parcel provided such lands are within an Ag Use District or within five-hundred (500) feet of an Ag Use District. Therefore, please list the name, address, and section, block, and lot of all such lands. THIS LOT IS TO BE FARMED - NOT DEVELOPED (NA)

1. JACK GALLAGHER 95.4-3-13 86 AC±
204 WHITCOMB LANE ABANDONED ORCHARD
CARY, NC 27518
2. PARADISE VALLEY ORCHARDS, LLC 95.4-3-12.100
P.O. BOX 246 31 AC±
MILTON, NY 12547
3. LEONARD CLARKE LIVING TRUST 95.4-3-18
P.O. BOX 73 126 AC±
MILTON, N.Y. 12547
4. APPLE BLOSSOM ORCHARDS, LLC 95.4-3-1.220
P.O. BOX 326 25 AC±
CLINTONDALE, NY 12515
5. OVERLOOK FARMS INC 95.4-3-31.100
113 LYONS LN 24 AC±
MILTON, NY 12547
6. _____

(for additional space, use reverse side)

FOR TOWN USE ONLY

Has this Agricultural Data Statement been referred to the County Planning Agency?

YES NO

If YES, give date of referral _____

If YES, give County Referral Number _____

If NO, state reason _____

Name of Official Completing Form

Date: _____

