

# Town of Marlborough Planning Board

## Application

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

**For Office Use Only:**

DATE SKETCH PLAN APPROVED:

DATE PRELIMINARY PLAN APPROVED:

Signature

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:

Form 20-01-007 Rev. 10/09

## TOWN OF MARLBOROUGH PLANNING BOARD

\_\_\_\_\_  
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
6. \_\_\_\_\_ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. \_\_\_\_\_ Show zoning boundary if any portion of proposed subdivision or

site is within or adjacent to a different zone *has no setbacks*

8. \_\_\_\_\_ Date of plat preparation and/or plat revisions *10/10/13*

9. \_\_\_\_\_ Scale the plat is drawn to (Max 1" = 100') *1:1000*

10. \_\_\_\_\_ North Arrow *True North*

11. \_\_\_\_\_ Surveyor's Certification *Surveyor's Seal*

12. \_\_\_\_\_ Surveyor's seal and signature *Surveyor's Seal*

13. \_\_\_\_\_ Name, SBL and acreage of adjoining owners *Adjoining Owners*

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

15. \_\_\_\_\_ Flood plain boundaries

16. \_\_\_\_\_ Federal Wetland Boundary

17. \_\_\_\_\_ Metes and bounds of all lots

18. \_\_\_\_\_ Name and width of adjacent streets, include dedication parcels. The road boundary is to be a minimum of 25 feet from the centerline of the paved street.

19. \_\_\_\_\_ Show existing or proposed easements (*note restrictions*)

20. \_\_\_\_\_ Right of way width and Rights of Access and utility placement.

21. \_\_\_\_\_ 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. \_\_\_\_\_ 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. \_\_\_\_\_ 2 Foot Contours

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

31. \_\_\_\_\_ If a private road, Town Board approval of name required, and notes on the plan that no Town services will be provided and a street sign (per Town specs) is to be furnished and installed.

32. \_\_\_\_\_ The amount of grading expected or known to be required to bring the site to readiness.

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

34. \_\_\_\_\_ Estimated or known cubic yards of fill required.

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

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

40. \_\_\_\_\_ Sight distance of all intersections and driveways.

41. \_\_\_\_\_ 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: \_\_\_\_\_  
Licensed Professional

Stamp

Date

## Legal Notices for Public Hearing

Public Hearings will be held only on the first (1<sup>st</sup>) 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, Thomas Conover Jr., residing at 6 Conover Drive,  
MILTON, NY 12547, make the following statements about interests in the real property which is the subject of this application, petition or request for a SITE PLAN, 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: Mark L. Cawthon

## 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**

Application Number:

Date of Submission: 7-24-17

Name of Project: GRAND SLAM AUTO

Location of Project: 1924 ROUTE 9W MILTON, NEW YORK 12547

Tax Section Block and Lot: 103.1-2-61

Zoning District: **HD**

Number of Acres: 1 Sq. Footage of Building: 880 sq ft

SITE PLAN APPLICATION FOR USED CAR SALES WITH RETAIL  
OFFICE SPACE AND GARAGES - TOW TRUCK

Name of Property Owner: THOMAS COCCERAN

Address of Property Owner: 6 COCCOCAN DRIVE MILTON, NY 12547

Telephone Number of Property Owner: (845) 795-2493

Name of Applicant: Thomas CORCORAN DBA GRAND SLAM AUTO

Address of Applicant: 3851 RT. 9W HIGHLAND NY 12528

Telephone Number of Applicant: (845) 795-2493

Name of Surveyor: SPENCER HALL / HALL LAND SURVEYING

Address of Surveyor: 6244 NY 82 STANFORDVILLE, NY 12581

Telephone Number of Surveyor: (845) 868-1262

Name of Engineer: Louis Dubois, P.E.

Address of Engineer: 116 VINEYARD AVENUE HIGHLAND NY 12528

Telephone Number of Engineer (845) 691-2247

Name of Attorney: Rizzo & KEELEY

Address of Attorney: 272 MILL STREET #2 Poughkeepsie, NY 12601

Telephone Number of Attorney: (845) 452-6100

Reason For Application: SITE PLAN APPLICATION FOR COMMERCIAL BUILDING

FOR PURPOSE OF USED CAR SALES & SERVICE, RETAIL OFFICE  
SPACE AND GARAGE BAY'S - TOW TRUCK

Description of Proposal: SITE PLAN MAPS AND APPLICATION FOR  
COMMERCIAL SITE PLAN APPROVAL OF USED CAR SALES & SERVICE,  
RETAIL OFFICE SPACE AND GARAGE'S - TOW TRUCK

## 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):

Thomas Cowan

Applicant's Signature:

Thomas Cowan

Date:

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

## Letter of Agent

I (We), \_\_\_\_\_ am (are) the owner(s) of a parcel  
of land located on \_\_\_\_\_ in the Town of Marlborough,  
Tax Map Designation: Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

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

Signature

Date

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

for UNLISTED ACTIONS Only

## PART 1 - PROJECT INFORMATION

(To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR <i>Thomas Concoran</i>	2. PROJECT NAME <i>GIRAND SLAM AUTO</i>
3. PROJECT LOCATION: 1924 ROUTE 9W MILTON, NY 12547 Municipality <i>MALBOROUGH</i>	County <i>ULSTER</i>
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map - 1924 ROUTE 9W MILTON NY 12547 - NORTH OF KIRK'S DELI @ 1922 ROUTE 9W MILTON NY 12547	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY:  <i>SITE PLAN APPLICATION FOR USED CAR SALES &amp; REPAIR, RETAIL OFFICE SPACE AND GARAGE.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <input checked="" type="checkbox"/> 1 acres      Ultimately <i>3/4</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      If no, describe briefly:	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input checked="" type="checkbox"/> Other (describe) <i>VACANT LAND IN THE HIGHWAY DEVELOPMENT DISTRICT</i>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      If yes, list agency name and permit / approval: <i>Town of Malborough Planning Board, NYS D.O.T.</i>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      If yes, list agency name and permit / approval:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant / Sponsor Name <i>Thomas Concoran</i> Date: Signature <i>Thomas Concoran</i>	

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

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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.  
 Yes  No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.  
 Yes  No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other Impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly):

Yes  No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:

Yes  No

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

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

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

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.

Yes  No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

Yes  No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

(Leave blank)

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

(Leave blank)

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

(Leave blank)

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

(Leave blank)

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

(Leave blank)

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

(Leave blank)

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

(Leave blank)

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly:

Yes  No

(Leave blank)

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:

Yes  No

(Leave blank)

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

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

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

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

# ***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.

<b>Part 1 - Project and Sponsor Information</b>		
Name of Action or Project: Site Plan Application / Grand Slam Auto		
Project Location (describe, and attach a location map): Route 9W Milton New York 12547 / Tax Id # 103.1-2-61		
Brief Description of Proposed Action: Site plan Application for Commercial Building for use with Business of Used Car Sales		
Name of Applicant or Sponsor: Thomas Corcoran		Telephone: (845) 795-2493 E-Mail: auto151@netzero.net
Address: 6 Corcoran Drive		
City/PO: Milton		State: New York      Zip Code: 12547
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		<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?		1 acres 3/4 acres 1 acres
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" 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		

	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: all new construction will meet state energy code requirements under the building permit	<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: _____	<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 through the U.C. Health Department and the town building permit	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<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?	<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 checked="" type="checkbox"/>	<input 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      □ Agricultural/grasslands      □ Early mid-successional □ Wetland      □ 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 checked="" 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 checked="" 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: _____ _____ _____	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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: _____	Date: _____	
Signature: _____		

***Short Environmental Assessment Form***  
***Part 2 - Impact Assessment***

**Part 2 is to be completed by the Lead Agency.**

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

***Short Environmental Assessment Form***  
***Part 3 Determination of Significance***

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

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

Name of Lead Agency	Date
---------------------	------

Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
--	------------------------------

Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)
---	---

## **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: **Thomas Corcoran**  
Mailing address: **6 Corcoran Drive**  
**Milton New York 12547**

B. Description of the proposed project: **Site Plan Application**

C. Project site address: **Route 9W Milton** Town: **Marlborough**

D. Project site tax map number: **103.1-2-61**

E: The project is located on property:  
 within an Agricultural District containing a farm operation, or  
 with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: **1 ACRE**

G. Is any portion of the project site currently being farmed?  
 Yes. If yes, how many acres \_\_\_\_\_ or square feet \_\_\_\_\_?  
 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.

**SEE ATTACHED LIST OF PROPERTY OWNERS**

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.



Name and Title of Person Completing Form

Date

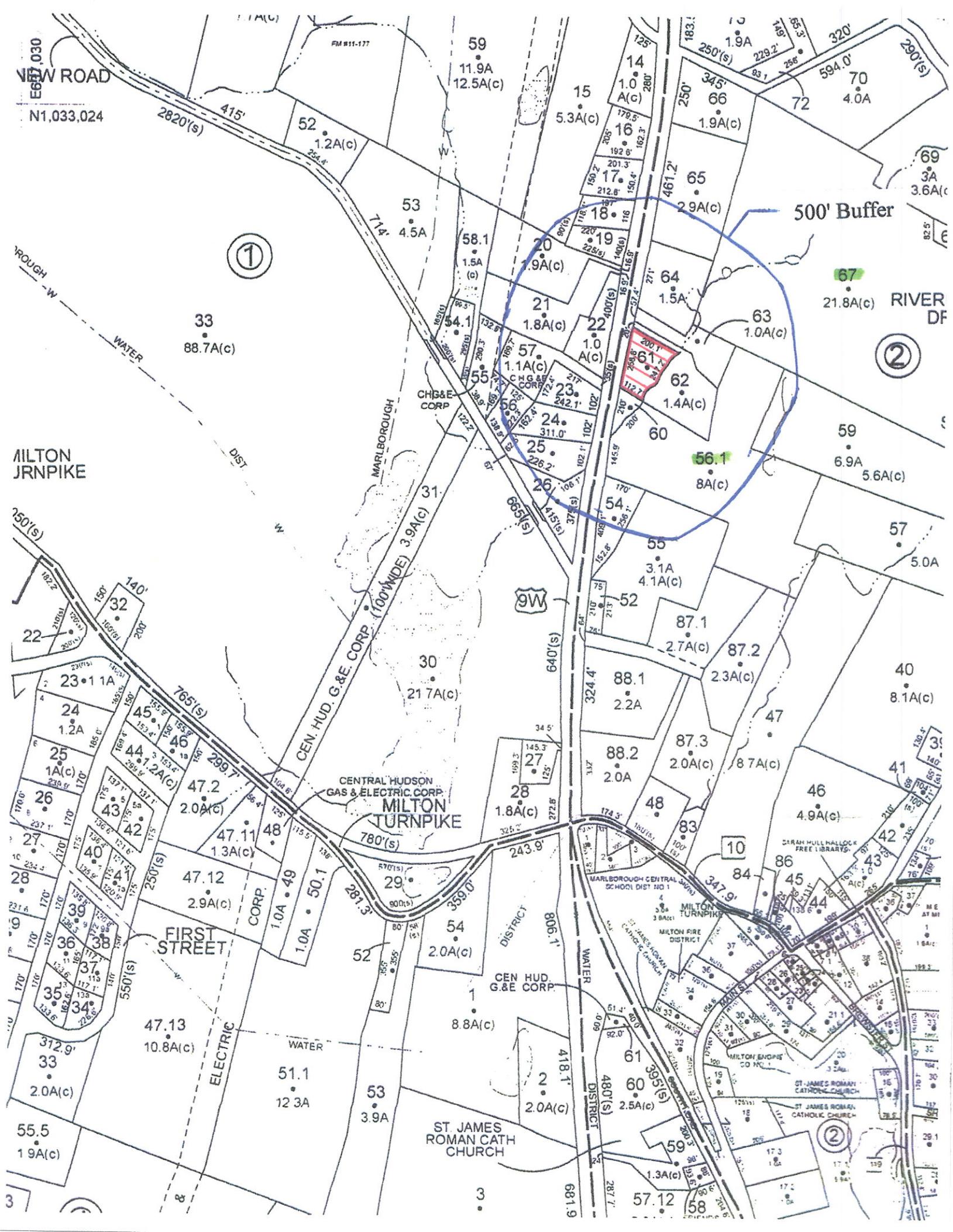
**All Properties within 500' Buffer are in the Highway Development District**

**List of Property Owners within 500' Buffer**

<b><u>Section / Block / Lot</u></b>	<b><u>Owner</u></b>	<b><u>Street</u></b>
103.1-1-18	Top Seed Landscaping	Route 9W
103.1-1-19	Salvatore Bennie	1939 Route 9W
103.1-1-20	1937 Route 9W LLC	1937 Route 9W
103.1-1-21	Brenda Smith	1931 Route 9W
103.1-1-22	Ronald Colandrea	Route 9W
103.1-1-23	Sabrina Chesser	28 New Road
103.1-1-24	Michael Andujar	24 New Road
103.1-1-25	Richard Sherburne	14 New Road
103.1-1-26	James Morrissey Sr	8 New Road
103.1-1-56	Richard Martin	18 New Road
103.1-1-57	Central Hudson Gas & Electric	1927 Route 9W
103.1-2-54	Frank Skartados	Route 9W
103.1-2-55	Frank Skartados	1900 Route 9W
103.1-2-59	James Kent	North Road
103.1-2-60	JG&J Restaurant Inc	1922 Route 9W
103.1-2-62	Matthew Snyder	1934 Route 9W
103.1-2-63	Luis Cardenas	1936 Route 9W
103.1-2-64	1940 Route 9W Milton LLC	1940 Route 9W
103.1-2-65	Gela Group LLC	1966 Route 9W

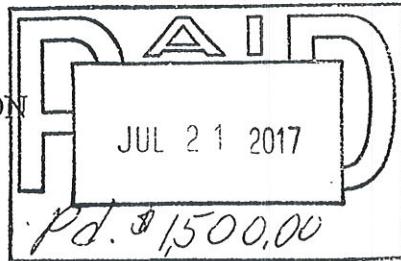
**List of Property Owners with Agricultural Related Properties**

103.1-2-56.1	Charles Kent	Route 9W
103.1-2-67	James Kent	199 North Road



TOWN OF MARLBOROUGH  
WATER IMPROVEMENT AREA  
APPLICATION FOR WATER SERVICE INSTALLATION

DATE: 7-21-17



Name/address of property owner: Thomas Corcoran  
6 Corcoran Drive

Sec.blk.lot MILTON, NY 12547

SBL: 103.1 - 2 - 61 1924 RT. 9W - MILTON

Water use type: COMMERCIAL BUILDING  
USED CAR SALES - OFFICE

Name of contractor or firm

GRAND SIAM AUTO

3851 RT. 9W HIGHLAND, NY 12528

RULES AND REGULATIONS ATTACHED HERETO AND MADE PART OF THIS  
APPLICATION MUST BE COMPLIED WITH.

Thomas Corcoran  
Signature of owner or authorized agent

SECTION 12, WATER  
PURSUANT TO CHAPTER 149

1. Turning on water.....	\$25.00
2. Fee for damage or destruction of water meter due to negligence or freezing.....	\$150.00
3. Replacement of entire water meter.....	\$300.00
4. Reapplication for service.....	\$200.00
5. Application fee for work performed by the Town of Marlborough Water Dept. in tapping the water main and appurtenances for residential use which includes and is limited to: corporation, curb valve, curb box, up to 25' of k copper, and up to four hours of work.....	\$1500.00
6. Road cut fee for a service line not crossing the center of a road.....	\$1,000.00
6. Road cut fee for a service line crossing center of road .....	\$2,000.00
7. Inspection fee for privately installed main and tap.....	\$500.00
8. Inspection fee for each service line and tap from privately installed main	\$200.00
9. Fee for meter and connectors.....	\$150.00

(Fees apply to a standard  $\frac{3}{4}$  inch Tap)

In the event of special circumstances the following may also apply:

A. Per hour for backhoe use.....	\$80.00
B. Per hour for dump truck use.....	\$55.00
C. Labor per man hour.....	\$45.00
D. K copper per foot.....	List price
E. Compressor use per hour.....	\$50.00
F. Boring underneath road surfaces under 6 years of age (Per Linear Foot).	\$55.00
G. One inch Taps are additional cost of.....	\$350.00

Water Superintendent

Highway Superintendent

Town Clerk

Followan Corcoran

TOWN OF MARLBOROUGH  
WATER IMPROVEMENT AREA  
APPLICATION FOR WATER SERVICE INSTALLATION

DATE: 7-21-17



Name/address of property owner: Thomas Corcoran

6 Corcoran Drive

MILTON, NY 12547

SBL: 103-1-2-61 1924 RT. 9W - MILTON

Water use type:

COMMERCIAL BUILDING

USED CAR SALES - OFFICE

Name of contractor or firm

GRAND SIAM AUTO

3851 RT. 9W HIGHLAND, NY 12528

RULES AND REGULATIONS ATTACHED HERETO AND MADE PART OF THIS APPLICATION MUST BE COMPLIED WITH.

Thomas Corcoran  
Signature of owner or authorized agent

SECTION 12, WATER  
PURSUANT TO CHAPTER 149

1. Turning on water.....	\$25.00
2. Fee for damage or destruction of water meter due to negligence or freezing.....	\$150.00
3. Replacement of entire water meter.....	\$300.00
4. Reapplication for service.....	\$200.00
5. Application fee for work performed by the Town of Marlborough Water Dept. in tapping the water main and appurtenances for residential use which includes and is limited to: corporation, curb valve, curb box, up to 25' of k copper, and up to four hours of work.....	\$1500.00
6. Road cut fee for a service line not crossing the center of a road.....	\$1,000.00
6. Road cut fee for a service line crossing center of road .....	\$2,000.00
7. Inspection fee for privately installed main and tap.....	\$500.00
8. Inspection fee for each service line and tap from privately installed main	\$200.00
9. Fee for meter and connectors.....	\$150.00

(Fees apply to a standard  $\frac{3}{4}$  inch Tap)

In the event of special circumstances the following may also apply:

A. Per hour for backhoe use.....	\$80.00
B. Per hour for dump truck use.....	\$55.00
C. Labor per man hour.....	\$45.00
D. K copper per foot.....	List price
E. Compressor use per hour.....	\$50.00
F. Boring underneath road surfaces under 6 years of age (Per Linear Foot).	\$55.00
G. One inch Taps are additional cost of.....	\$350.00

Water Superintendent

Highway Superintendent

Town Clerk

Jolleen Corcoran