

LEGEND LAND SURVEYING, P.C.

Richard Paul Hanback

N.Y.S. LAND SURVEYOR
LICENSE NO. 050362

Richard P. Hanback
191 Norton Road
Red Hook, N.Y. 12571

Phone: (845)-758-4177
Website: Legendlandsurveying.com
Email: Hanback@frontiernet.net

July 31, 2017

Town of Marlborough Planning Board
21 Milton Tpke.
Milton, N.Y. 12547

Re: Eighty Six Washington, LLC Commercial Site Plan, Tax Parcel #103.3-4-19

Members of the Board,

The applicant has decided to modify the existing site plan application to remove the proposed building and associated site work from the application at this time. Site plan approval is being sought for a proposed gate and interior improvements to the existing buildings.

The existing buildings are proposed to be used for office and warehouse space for the applicant's existing construction business which has a total of 6 employees. Approximately 2,400 square feet will be dedicated to office space and 3,900 square feet dedicated to warehouse space. The hours of operation are from 7AM to 7PM daily. The office and warehouse spaces are not open to the public and only the 6 existing employees will have access to the property and buildings.

In response to an undated technical review comment letter as prepared by Patrick J. Hines from McGoey, Hauser and Edsall Consulting Engineers, D.P.C. and received by applicant on July 17, 2017, we offer the following:

1. Approval Granted
2. Topography, water and sewer provisions, grading, drainage, erosion and sediment control, proposed site lighting and landscaping requirements are no longer necessary due to above stated site plan application change (per telephone conversation with Mr. Hines on July 31, 2017). Existing parking spaces have been added to the plan and zoning data table. A narrative of the proposed use and hours is addressed above. NYSDOT has been contacted and a field meeting arranged.
3. The existing conex boxes are to be removed as determined by the building department.
4. Site plan application has been revised.

If you should have any questions or concerns please contact me at (845)-758-4177.

Sincerely,



Richard P. Hanback

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

Eighty Six Washington LLC / Frank Bova
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. *N/A* Environmental Assessment Form (May be obtained from Planning Board)
3. *N/A* Letter of Agent Statement
4. Application Fee (Separate check from escrow fee)
5. Escrow Fee (Separate check from application fee)
6. Copy of deed
7. Completed checklist (Automatic rejection of application without checklist)
8. 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. *N/A* 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. Date of plat preparation and/or plat revisions
9. Scale the plat is drawn to (Max 1" = 100')
10. North Arrow
11. Surveyor's Certification
12. Surveyor's seal and signature
13. Name, SBL and acreage of adjoining owners
14. 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. N/A Road profile and typical section including existing proposed grades, vertical curve data, utilities, drainage and other improvements
22. Lot area acreage. For lots under 2 acres, list in square feet & acres
23. N/A Number of lots including residual lot
24. Show any existing waterways, wetlands, ponds, lakes, streams, drainage courses within 200 feet of parcel boundaries.
25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office for private roads.
26. N/A 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. N/A 2 Foot Contours

30. ✓ 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. ✓ Planning Board approval block 4" x 2"

39. ✓ Special district boundaries, agricultural, school, fire, water, sewer, etc.

40. N/A Sight distance of all intersections and driveways.

41. N/A Ridgeline and steep slope notation.

42. ✓ 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: RICHARD P. HANBACK
Licensed Professional

N.Y.S.L.S. 050362

Richard P. Hanback

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, FRANK BOVA, residing at 274 Milton Turnpike,
Milton New York, make the following statements about interests in the real property which is the subject of this application, petition or request for a Commercial 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: Frank A. Bova, Jr.

Date: 1-3-17

ACKNOWLEDGMENT

State of New York

County of: Dutchess

On 1/3/2017, before me personally appeared Frank A. Bova, Jr. 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.

Brenda C. Holmes



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

Name of Project: Eighty Six Washington LLC

Location of Project: 1613 RT 9W Milton NY 12547

Tax Section Block and Lot: 103 3-4-19

Zoning District

RAG-1

Number of Acres: 3.28

Sq. Footage of Building:

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

UPGRADE / IMPROVEMENTS TO EXISTING BLDG.

Fence

Name of Property Owner: Eighty Six Washington LLC / Frank Bova

Address of Property Owner: 86 Washington ST. Poughkeepsie NY 12601

Telephone Number of Property Owner: 914 475 3455

Name of Applicant:

FRANK BOVA

Address of Applicant:

274 Milton TPK Milton NY 12547

Telephone Number of Applicant:

914-475-3455

Name of Surveyor:

Richard Henback

Address of Surveyor:

191 Norton Rd. Red Hook NY 12571

Telephone Number of Surveyor:

845-758-4177

Name of Engineer:

Address of Engineer:

Telephone Number of Engineer:

Name of Attorney:

JOHN ADAMS

Address of Attorney:

35 MARKET ST Poughkeepsie NY 12601

Telephone Number of Attorney:

845-454-1110

Reason For Application:

Commercial Site Plan Approval

Description of Proposal:

Upgrades/ Improvements To Existing BlOG Property
Fence

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):

Eighty Six Washington LLC / Frank Bova

Applicant's Signature:

Frank Bova

Date:

1-3-17

****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

STATE ENVIRONMENTAL QUALITY REVIEW

SHORT ENVIRONMENTAL ASSESSMENT FORM

for UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR

Eighty Six Washington LLC / Frame Box

2. PROJECT NAME

BSA Construction Inc

3. PROJECT LOCATION:

Municipality

MARLBOROUGH

County

ULSTER

4. PRECISE LOCATION: Street, Address and Road, Intersections, Prominent landmarks, etc. - or provide map.

1613 RT 9W Millerton NY 12547

5. IS PROPOSED ACTION:

 New Expansion Modification / alteration

6. DESCRIBE PROJECT BRIEFLY:

Upgrades / Improvements to Existing Block 8 Property
Fence

7. AMOUNT OF LAND AFFECTED:

Initially _____ acres

Ultimately _____

acres

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS?

 Yes No

If no, describe briefly:

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.)

Residential Industrial Commercial Agriculture Park / Forest / Open Space Other (describe)

10. DOES ACTION INVOLVE A PERMIT APPROVAL OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local)?

Yes No If yes, list agency name and permit / approval:

Town of Marlborough Planning Board Approval

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?

Yes No If yes, list agency name and permit / approval:

12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION?

 Yes No

CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Applicant / Sponsor Name



Date:

1-3-17

Signature:

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

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:

Eighty Six Washington LLC / FRANK BOVA
86 Washington St.
Poughkeepsie N.Y. 12601

B. Description of the proposed project:

UPGRADE/IMPROVEMENT to Existing
BLOG + PROPERTY, NEW BLOG, FENCE, STORAGE CONTAINERS

C. Project site address:

1613 Rte. 9W Town: Milton NY 12547

D. Project site tax map number:

103.3-4-19

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:

3.28

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.

Hepworth FARMS LLC

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

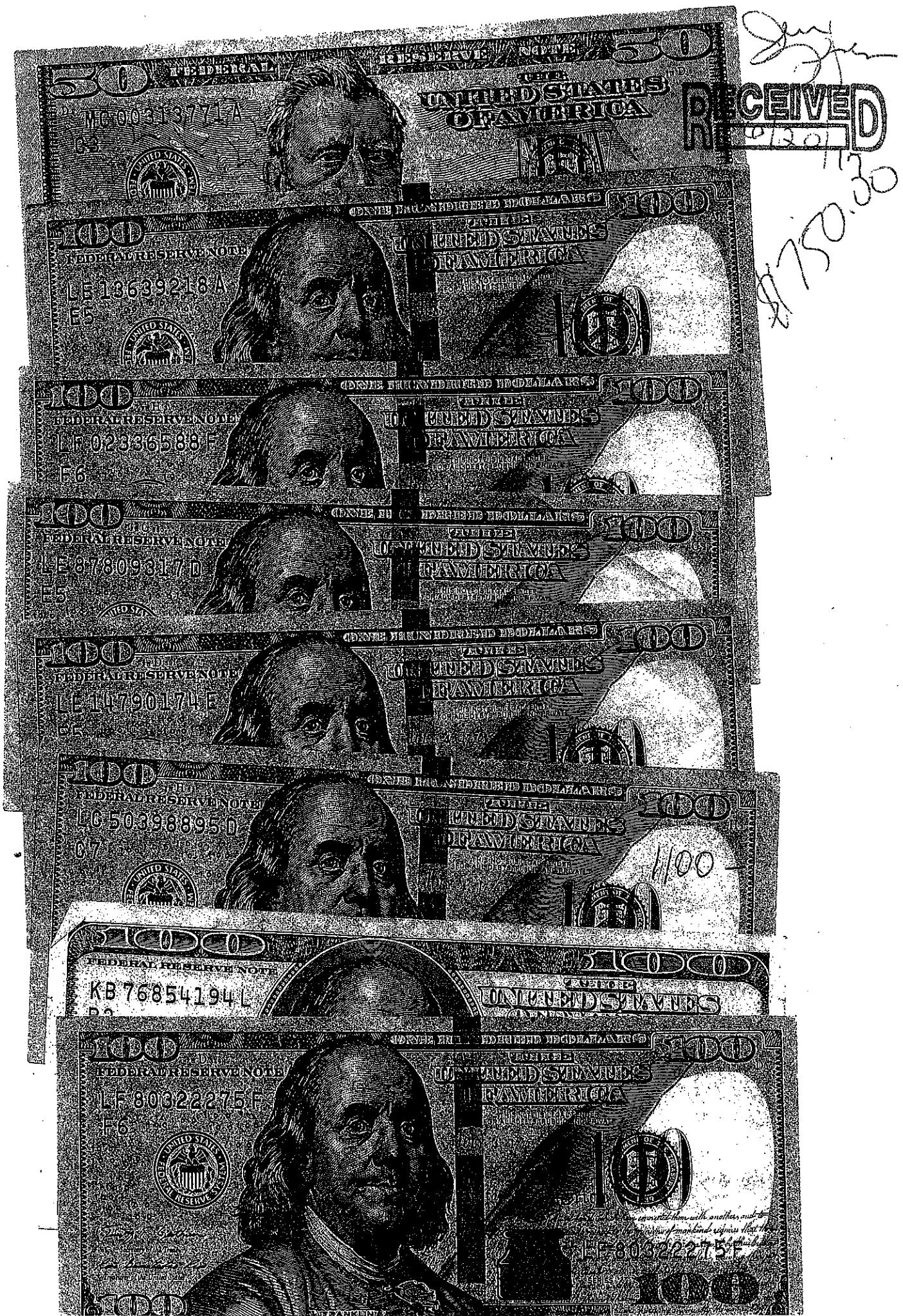
Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts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

FRANK BOVA - OWNER

Name and Title of Person Completing Form

6-20-17

Date



EIGHTY SIX WASHINGTON STREET LLC

TOWN OF MARLBOROUGH

WWW.COMPUCHECKS.COM 888.358.5591

3933

COMMERCIAL SITE PLAN

6/20/2017

550.00

RIVERSIDE BANK

COMMERCIAL SITE PLAN

550.00

EIGHTY SIX WASHINGTON STREET LLC

WWW.COMPUCHECKS.COM 888.358.5591

3933

TOWN OF MARLBOROUGH

COMMERCIAL SITE PLAN

6/20/2017

550.00

RIVERSIDE BANK

COMMERCIAL SITE PLAN

550.00

EIGHTY SIX WASHINGTON STREET LLC

TOWN OF MARLBOROUGH

WWW.COMPLIANCECHECKS.COM 888.368.5581

3934

COMMERCIAL SITE PLAN

6/20/2017

93.75

RIVERSIDE BANK

COMMERCIAL SITE PLAN

93.75

EIGHTY SIX WASHINGTON STREET LLC

TOWN OF MARLBOROUGH

WWW.COMPLIANCECHECKS.COM 888.368.5581

3934

COMMERCIAL SITE PLAN

6/20/2017

93.75

RIVERSIDE BANK

COMMERCIAL SITE PLAN

93.75

