



11 Main Street Highland, NY 12528

www.brooksandbrooks.us

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

Town of Marlborough Planning Board Transmittal

Submission Date: 10/6/2017

Client Name: Trapani Farms, LLC Our file # 7091.sub2

Enclosed please find the following items
regarding this NEW Application.

<input checked="" type="checkbox"/> Application	<input checked="" type="checkbox"/> Check -8163 - application fee \$1400.00
<input checked="" type="checkbox"/> Subdivision checklist	<input checked="" type="checkbox"/> Check -2388 - escrow fee \$1400.00
<input checked="" type="checkbox"/> Short EAF Form	<input checked="" type="checkbox"/> Sketch maps# <u>12</u>
<input checked="" type="checkbox"/> Letter of Agent	<input checked="" type="checkbox"/> PDF- emailed
<input checked="" type="checkbox"/> Deed of subject parcel	
<input checked="" type="checkbox"/> Ag. Data statement	

Town of Marlborough Planning Board

Application

SUSAN TRAPANI
BENJAMIN TRAPANI III
818 LATTINTOWN RD.
MILTON, NY 12547

50-7879/2219

8163

72 EZShield® PLUS Check Fraud
Protection & ID Recognition

0-4 2017

PAY to The Town of Marlboro \$ 1400.00
the order of Four thousand four hundred no/100 DOLLARS

HUDSON HERITAGE FEDERAL CREDIT UNION
NEWBURGH, NEW YORK 12550

for Susan Trapani
⑆ 221978791⑆ 12580015600026⑈ 8163

For Office U

DATE SKE

DATE PRE

DATE OF SITE REVIEW:

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM

TRAPANI FARMS LLC

08/09

201 MULBERRY LN.
MILTON, NY 12547

DATE

10/4/17

\$ 1400.00
DOLLARS

PAY
TO THE
ORDER OF

The Town of Marlboro
Fourteen hundred dollars + no/100



KeyBank National Association
Marlboro, New York 12542
1-888-KEY4BIZ® Key.com®



Susan Trapani

⑆002388⑆ ⑆021906934⑆ 323231000023⑈

2388

50-693/219
57323

Details on Back

Security Features Included

TOWN OF MARLBOROUGH PLANNING BOARD

Trapani Farms, LLC

Applicant's Name

CHECKLIST FOR MAJOR/MINOR SUBDIVISION, SITE PLAN and/or LOT LINE REVISION

I. The following items shall be submitted for a COMPLETED Planning Board Application Form.

1. X Completed Application
2. X Environmental Assessment Form (*May be obtained from Planning Board*)
3. 1 of 2 Letter of Agent Statement
4. X Application Fee (*Separate check from escrow fee*)
5. X Escrow Fee (*Separate check from application fee*)
6. X Copy of deed
7. X Completed checklist (*Automatic rejection of application without checklist*)
8. X Agricultural Data Statement (*if applicable*)
9. X Provide twelve (12) copies of all maps, plans, reports and a PDF computer file on CD of all documentation submitted. Plan sets must be correlated packages.

II. The following checklist items shall be incorporated on the Subdivision Plat, Site Plan, or Lot Line Revision prior to consideration of being placed on the Planning Board Agenda. Non-Submittal of the checklist will result in application rejection.

1. X Name and address of applicant
2. X Name and address of owner (*if different*)
3. X Subdivision name and location
4. X Tax Map Date (*Section-Block-Lot*)
5. X Location map at a scale of 1" = 2,000
6. X Zoning table showing what is required in the particular zone and what applicant is proposing.
7. X Show zoning boundary if any portion of proposed subdivision or site is within or adjacent to a different zone
8. X Date of plat preparation and/or plat revisions

9. X Scale the plat is drawn to (Max 1" = 100')
10. X North Arrow
11. X Surveyor's Certification
12. X Surveyor's seal and signature
13. X Name, SBL and ^{DL}acreage of adjoining owners
14. N/A NYSDEC Wetland and 100 foot buffer zone with an appropriate certification block regarding DEC requirements.
15. N/A Flood plain boundaries
16. N/A Federal Wetland Boundary
17. X Metes and bounds of all lots
18. X Name and width of adjacent streets, include dedication parcels. The road boundary is to be a minimum of 25 feet from the centerline of the paved street.
19. X Show existing or proposed easements (*note restrictions*)
20. X Right of way width and Rights of Access and utility placement.
21. N/A Road profile and typical section including existing proposed grades, vertical curve data, utilities, drainage and other improvements.
22. X Lot area acreage. For lots under 2 acres, list in square feet & acres.
23. X Number of lots including residual lot.
24. X Show any existing waterways, wetlands, ponds, lakes, streams, drainage courses within 20 feet of parcel boundaries.
25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office for private roads.
26. X Applicable note pertaining to owners review and concurrence.
27. X Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. X Show all existing houses, accessory structures, wells and septic systems on and within 20 feet of the parcel to be subdivided.
29. X 2 Foot Contours

30. X Indicate any reference to a previous subdivision, i.e., filed map number, data and previous lot number.
31. N/A If a private road, Town Board approval of name required, and notes on the plan that no Town services will be provided and a street sign (*per Town specs*) is to be furnished and installed.
32. X The amount of grading expected or known to be required to bring the site to readiness.
33. N/A Estimated or known cubic yards of material to be excavated.
34. N/A Estimated or known cubic yards of fill required.
35. N/A The amount of grading expected or known to be required to bring the site to readiness.
36. N/A Type and amount of site preparation which falls within the 100 foot buffer strip of wetlands and within the Critical Environmental Area. Please explain in square feet or cubic yards.
37. N/A Amount of site preparation within a 100-year flood plain or any water course on the site. Please explain in square feet or cubic yards.
38. X Planning Board approval block 4" x 2"
39. X Special district boundaries, agricultural, school, fire, water, sewer, etc.
40. existing Sight distance of all intersections and driveways.
41. N/A Ridgeline and steep slope notation.
42. X Agricultural setbacks.

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

By: Patricia P. Brooks (SD)
Licensed Professional

Stamp

Date

October 6, 2017

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, BenTrapani, residing at at 818 Lattintown Road, Milton, NY 12547, make the following statements about interests in the real property which is the subject of this application, petition or request Subdivision & Lot Line Revision, before the Planning Board of The Town of Marlborough.

PART I: Except as otherwise set forth in Part II below:

A. Individuals with an interest in the property.

1. No individual, having an ownership interest in or has an interest in a contract to purchase the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person having an ownership interest in or has an interest in a contract to purchase the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

B. Corporations or other entities with an interest in the property.

1. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity, which has an ownership interest in or has an interest in a contract to purchase the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity which has an ownership interest in or has an interest in a contract to purchase the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

C. Stockholder or controlling interest

1. No person who has a legal or beneficial ownership or control stock of a corporate applicant or is a member of a partnership or association with the applicant for the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person who has a legal or beneficial ownership or control stock of a corporate applicant or is a member of a partnership or association with the applicant for the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

D. Party to an agreement with the applicant

1. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application; petition or request for the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request for the subject property is a immediate family member of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

PART II: If any of the statements under A through D above is not true, please explain and set forth the name and the relationship to the applicant and subject property of any Town employee or officer involved:

I AM A PLANNING BOARD
MEMBER

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: Bj
Date: 10/4/17

ACKNOWLEDGMENT

State of New York
County of:

On 10/4/17, before me personally appeared Benjamin Trapani, 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.

SUZANNE DEMSKIE
Notary Public, State of New York
Reg. No. 0186240448
Qualified in Ulster County
Commission Expires May 02, 2019

Notary

Planning Board Fees

(All Applications Subject To Escrow Fees)

\$1400.00

Application Fees:

Residential Subdivision – Single Family or Town House	500.00 plus $\left(\frac{150.00 \times 2 = 300}{2 \text{ new lots}}\right) = 800$
Residential Site Plan – Multi Family Apartments or Condos	\$500.00, plus \$150.00 per Lot or Unit
Commercial Subdivision	\$500.00, plus \$100.00 Per Unit
Commercial Site Plan	\$500.00, plus \$150.00 per Lot or Unit
All Other Site Plan Reviews	\$550.00, plus \$10.00 per 1,000 sf of Building
Lot Line Revision	\$550.00
Recreation Fees (<i>Residential Subdivisions & Site Plans – Excludes parent parcel</i>)	$\frac{2 \text{ new lot lines} \approx 600.00}{\$300.00}$
Recreation Fees Adult Multiple Dwelling Affordable Housing (<i>50 and over</i>)	\$1,500.00 per Lot or Unit
	\$500.00 per Unit

\$1400.00

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 plus $2 \text{ new lots} \approx 800$
Residential Site Plan – Multi Family Apartments or Condos	\$500.00, plus \$150.00 per Lot or Unit
Commercial Subdivision	\$500.00, plus \$100.00 per Unit
Commercial Site Plan	\$400.00 per Lot (up to 4 lots,) then \$200.00 per Lot Thereafter
All Other Site Plans	\$750.00 Minimum
Lot Line Revision	$\frac{2 \text{ new lot lines} \approx 600.00}{\$300.00 \text{ Minimum}}$

Engineer Inspection Fees (All Town Road Installation Inspections)

Improvements as approved by Town Engineer	5% of the estimated cost to construct
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Town of Marlborough Planning Board Application

Application For: (Check One)

Subdivision X

Site Plan

Lot Line Revision X

Application Number: _____

Date of Submission: October 5, 2017

Name of Project: Subdivision of Lands of Trapani Farms, LLC and Lot Line Revision with lands of Trapani living Trust and Lattintown Baptist Church

Location of Project: Lattintown Road / Old Indian Road

Tax Section Block and Lot: 102.4-1-28.2 & 2 & 27

Zoning District: R-Ag-1

Number of Acres: 89.5+- Sq. Footage of Building: _____

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

Three Lot subdivision to create a 1.44 and 1.53 acre building lot./ LLR between TM lot 28.2/27/2

Name of Property Owner: Trapani Farms, LLC / Trapani Living Trust / Lattintown Baptist Church

Address of Property Owner: 818 Lattintown Road Milton, NY 12547

Telephone Number of Property Owner: 845-590-1583

Name of Applicant: Ben Trapani

Address of Applicant: 818 Lattintown Road Milton, NY 12547

Telephone Number of Applicant: 845-590-1583

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

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

Telephone Number of Surveyor: 845-691-7339

Name of Engineer: t.b.d.

Address of Engineer: t.b.d.

Telephone Number of Engineer -

Name of Attorney: n/a

Address of Attorney: n/a

Telephone Number of Attorney: -

Reason For Application:

To request subdivision and Lot Line Revision approval

Description of Proposal:

Three lot subdivision of TM Lot 28.2. Lot Line Revision with TM Lots 2 & 27

Disclaimer

The applicant is advised that the Town of Marlborough Town Code, which contains the Town's Zoning Regulations, is subject to amendment. Submission of an application to the Planning Board does not grant the applicant any right to continued review under the code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new code requirements made while the application is pending.

An approval by the Planning Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer or water. It is the applicant's responsibility to apply for and obtain Town of Marlborough and other agency approvals not within this Board's authority to grant.

The Town of Marlborough Town Board sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgment of responsibility for payment of these fees to the Planning Board for review of this application including, but not limited to, fees for professional services (Planners/Consultants, Engineers, Attorneys,) public hearings and site inspections. Applicant's submissions and re-submissions that are not complete will not be considered by the Planning Board or placed upon its agenda unless all outstanding fees have been paid.

The undersigned applies for subdivision, site plan, or lot line approval as described above under the rules and procedures of the Town of Marlborough, New York as duly authorized by the Town Board of Marlborough, New York.

The undersigned also acknowledges receipt of the "Disclaimer" above.

Applicant's Name(Print): BENJAMIN TRAPANI

Applicant's Signature: 

Date: 10/4/17

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

Letter of Agent

I, Ben Trapani, Trapani Farms, LLC, am the owner of a parcel of land located on Lattintown Road in the Town of Marlborough, Tax Map Designation: Section 102.4 Block 1, Lot 28.2 & 2

I hereby authorize Brooks & Brooks Land Surveyors, P.C. to act as my agent to represent my interest in applying to the Town of Marlborough Planning Board / Zoning Board of Appeals for a Subdivision and Lot Line Revision.

Ben Trapani
Signature

10/4/17
Date

State Of New York }
County Of Wester } SS:

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

Benjamin Trapani, 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.

Suzanne Demskie
Notary Public

SUZANNE DEMSKIE
Notary Public, State of New York
Reg. No. 0156240148
Qualified in Ulster County
Commission Expires May 02, 2019

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: Trapani Farms, LLC
Mailing address: 818 Lattintown Road Milton, NY 12547
- B. Description of the proposed project: Three lot subdivision to create a 1.44 acre and 1.53 acre building lot. Lot line between TM lot 28.2/27 and TM lot 28.2/2
- C. Project site address: 700 Lattintown Road Town: Marlborough
- D. Project site tax map number: 102.4-1-28.2 & 27 & 2
- E. The project is located on property:
☒ X within an Agricultural District containing a farm operation, or
☐ D with boundaries within 500 feet of a farm operation located in an Agricultural District.
- F. Number of acres affected by project: 89.5 +/- acres
- G. Is any portion of the project site currently being farmed?
☒ X Yes. If yes, how many acres 34 +/- or square feet ?
☐ D 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.

Clara Werba Trust 357 Old Indian Road Milton, NY 12547 SBL: 102.4-3-3.11 Fruit Crop

Lynn Faurie 561 Old Indian Road Milton, NY 12547 SBL: 102.3-1-12.100 Fruit Crop

- 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**

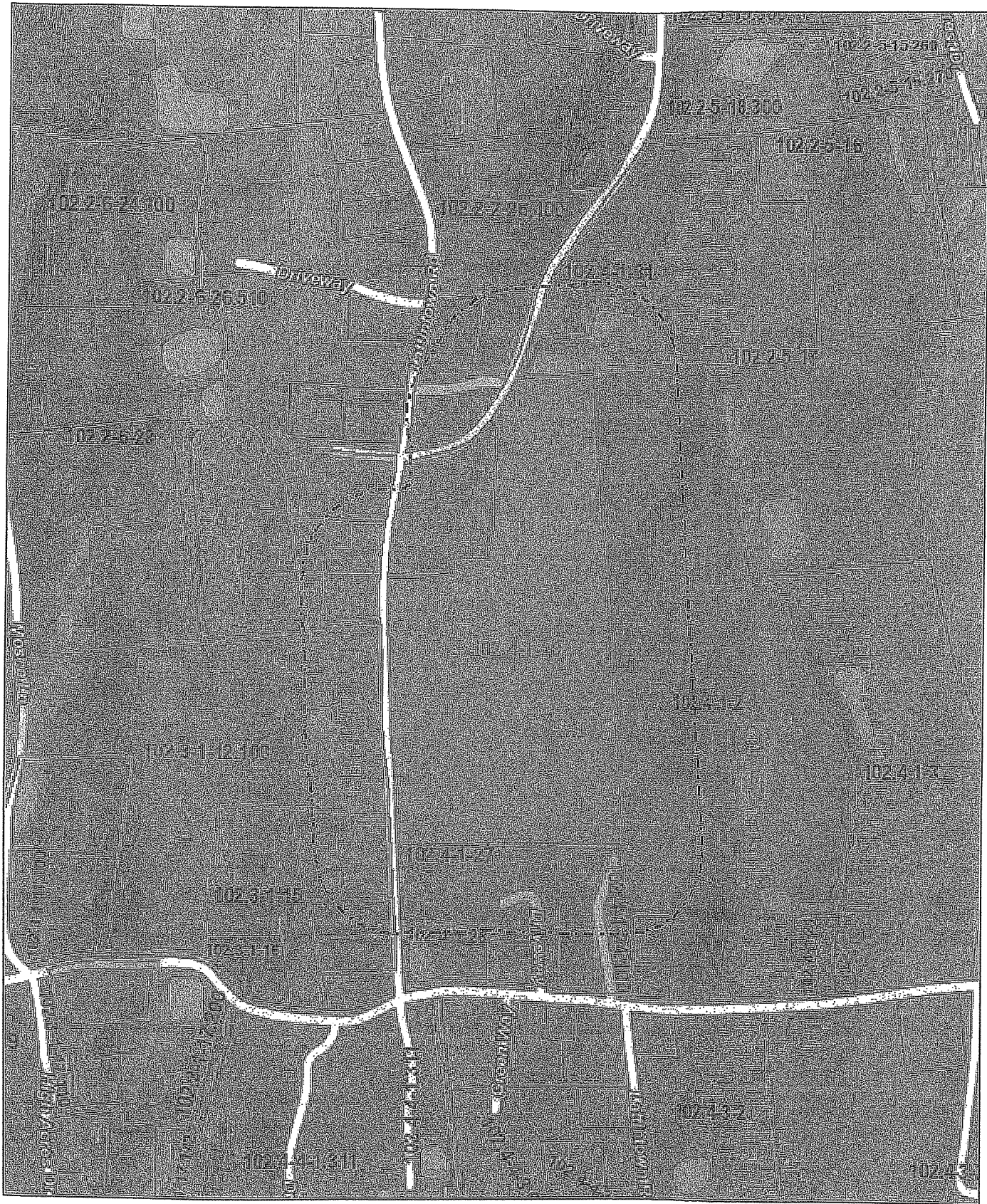
Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts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

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Steven R. Pauli CST II
Name and Title of Person Completing Form

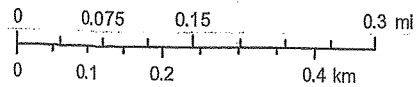
10-6-17
Date

Ulster County Parcel Viewer



May 20, 2016

1:9,028



Disclaimer: This map was compiled using the most current GIS data available. It is deemed accurate, but is not guaranteed.