

Town of Marlborough Planning Board Application

Application For: (Check One)

Subdivision ☒

Site Plan ☐

Lot Line Revision ☐

Application Number:

18-2004

Date of Submission:

Name of Project:

Ridge Road Subdivision

Location of Project:

Ridge Road Milton NY 12547

Tax Section Block and Lot:

102.4-2-32.810

Zoning District:

AR-1

Number of Acres:

15.7

Sq. Footage of Building:

N/A

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

3 Lot Subdivision

EMAIL:

Nima12553@gmail.com

Name of Property Owner:

Nicholas Galella

Address of Property Owner:

17 Sunrise Dr. Milton NY 12547

Telephone Number of Property Owner:

845-670-4656

Name of Applicant:

Nicholas Galella

Address of Applicant:

17 Sunrise Dr. Milton NY 12547

Telephone Number of Applicant:

845-670-4656

Name of Surveyor: GARY RICHT

Address of Surveyor: 241 LANG DR PINE BUSH NY 12566

Telephone Number of Surveyor: 845-744-5720

Name of Engineer: ROBERT JAMES, P.E. A. DIACHISHIN & ASSOCIATES, P.C.

Address of Engineer: 115 YANKEE FOLLY RD NEW PALTZ NY 12561

Telephone Number of Engineer: (845) 419-2305

Name of Attorney: TODD KELSON

Address of Attorney: 842 UNION AVE NEW BRIDGES NJ 12553

Telephone Number of Attorney: 845-567-3010

Reason For Application: Form Two Building Lots

Description of Proposal:

NICHOLAS GALLELA

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
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. TO BE ADDED Surveyor's seal and signature
13. ✓ Name, SBL and acreage of adjoining owners
14. NA NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements.
15. NA Flood plain boundaries
16. ✓ Federal Wetland Boundary
17. ✓ Metes and bounds of all lots
18. ✓ Name and width of adjacent streets, include dedication parcels. The road boundary is to be a minimum of 25 feet from the centerline of the paved street.
19. NA Show existing or proposed easements (*note restrictions*)
20. NA Right of way width and Rights of Access and utility placement.
21. NA Road profile and typical section including existing proposed grades, vertical curve data, utilities, drainage and other improvements.
22. ✓ Lot area acreage. For lots under 2 acres, list in square feet & acres.
23. ✓ Number of lots including residual lot.
24. ✓ Show any existing waterways, wetlands, ponds, lakes, streams, drainage courses within 200 feet of parcel boundaries.
25. NA A note stating a road maintenance agreement is to be filed in the County Clerk's Office for private roads.
26. ✓ Applicable note pertaining to owners review and concurrence.
27. ✓ Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. ✓ Show all existing houses, accessory structures, wells and septic systems on and within 200 feet of the parcel to be subdivided.
29. ✓ 2 Foot Contours
30. ✓ Indicate any reference to a previous subdivision, i.e., filed map number, data and previous lot number.

31. NA If a private road, Town Board approval of name required, and notes on the plan that no Town services will be provided and a street sign (per Town specs) is to be furnished and installed.
32. NA The amount of grading expected or known to be required to bring the site to readiness.
33. NA Estimated or known cubic yards of material to be excavated.
34. NA Estimated or known cubic yards of fill required.
35. NA The amount of grading expected or known to be required to bring the site to readiness.
36. NA Type and amount of site preparation which falls within the 100 foot buffer strip of wetlands and within the Critical Environmental Area. Please explain in square feet or cubic yards.
37. NA Amount of site preparation within a 100-year flood plain or any water course on the site. Please explain in square feet or cubic yards.
38. ✓ Planning Board approval block 4" x 2"
39. ✓ 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. NA 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

Date

Legal Notices for Public Hearing

Public Hearings will be held only on the first (1st) Monday of the Month.

Procedure for Notice:

1. Planning Board will schedule Public Hearing during a regularly scheduled meeting, after approval for such is granted.
2. Applicant is to obtain surrounding property owner names and addresses from Assessor's Office.
3. Applicant is to send Public Notice Letter, obtained from Planning Board Office, via Certified Mail with Return Receipt to property owners no less than 10 days prior to Public Hearing.
4. Planning Board Office will send notification to the town's official newspaper.
5. All Certified Mail with Return Receipt receipts and a copy of the Assessor's listing of names and addresses must be submitted at Public Hearing.

Any questions regarding procedures may be answered at 845-795-5243.

Ethics Code

TOWN OF MARLBOROUGH NOTICE OF DISCLOSURE OF INTEREST

In accordance with the Town of Marlborough Code of Ethics, Article 13-3 (E) and Public Officers Law § 209, the following disclosure notice ("notice") must be completed and signed by any individual, including any officer or employee of the Town of Marlborough, who has an application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, special use permit, site plan, subdivision, exemption from a plat or official map, license or permit, pursuant to the provisions of the zoning and planning regulations of the Town of Marlborough before any Town of Marlborough Board, Agency or Department ("decision-making authority"), in which a Town officer or employee has an interest in the subject of the application. The purpose of the disclosure notice is to identify and disclose any potential or actual conflict of interest for the Town employee or officer, which may compromise his/her ability to make decisions solely in the public interest. Please refer to the Town of Marlborough Code of Ethics for further information.

Under the Town of Marlborough Code of Ethics an interest is defined as: a participation, connection or involvement of any sort whether direct or indirect, pecuniary or non-pecuniary, personal or professional, which may result in a benefit. For the purposes of the Town of Marlborough Code of Ethics, the "interests" of a Town officer or employee shall be deemed to include the "interest" of:

- A. An immediate family member. Immediate family member is defined as: grand parents, parents, spouse, significant other, children, grand children, brother, sister, dependent, or any household member of a Town officer, Town Board member or employee.
- B. Any person other than a bank, trust company or other lending institution with whom he/she has a substantial debtor-creditor or other financial relationship.
- C. Any person by whom he/she is employed or of which he/she is an officer, director or member having a controlling interest in any business or enterprise in which the Town employee or officer holds stock or has any other profit-bearing or beneficial relationship.
- D. An officer or employee shall also be deemed to have an interest in a matter if he/she or any person described in A through C above is a party to an agreement, expressed or implied, with any applicant before any Board of the Town, whereby he/she may receive any payment or other benefit whether or not for services rendered, dependent or contingent upon the favorable approval of any such application, petition or request by any Town body.

This notice must be completed and included with the application, petition or request to the appropriate Town of Marlborough Board, Agency or Department.

I, Nikolas Gualotta, residing at 17 Sunrise Dr Marlborough MA 01547, make the following statements about interests in the real property which is the subject of this application, petition or request for a Subdivision, before the Planning Board of The Town of Marlborough.

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

A. Individuals with an interest in the property.

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

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

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

C. Stockholder or controlling interest

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

D. Party to an agreement with the applicant

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

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

PART III: This completed notice is to be submitted to the Board, Agency or Department that is authorized to review and render a decision on the application, petition or request. Further, the submittal must be made prior to any review of the application, petition or request. This notice shall be made part of that decision-making authority's official record, disclosing the exact nature of the conflict in detail. If there is an actual or potential conflict, the Town officer or employee shall abstain from voting or otherwise acting on the application, petition or request so as to avoid an actual conflict.

ANY QUESTIONS REGARDING THIS DISCLOSURE NOTICE OR THE CODE OF ETHICS ARE TO BE DIRECTED TO THE TOWN SUPERVISOR AT (845) 795-2220.

PLEASE TAKE NOTICE....A KNOWINGLY FALSE STATEMENT IS PUNISHABLE UNDER N.Y. GEN. MUN. LAW § 809 AS A MISDEMEANOR.

Signed: 

Date: 4/4/18

ACKNOWLEDGMENT

State of New York
County of: Ulster

On April 4, 2018, before me personally appeared Nicholas Galella, 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


DANIELLE CHERUBINI
Notary Public, State of New York
Qualified in Ulster County
No. 01CH6284534
Commission Expires June 17, 2021

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	950
Residential Site Plan – Multi Family Apartments or Condos	\$500.00, plus \$100.00 Per Unit	500 300 800
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 (<i>Residential Subdivisions & Site Plans – Excludes parent parcel</i>)	\$1,500.00 per Lot or Unit	
Recreation Fees Adult Multiple Dwelling Affordable Housing (<i>50 and over</i>)	\$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	950
Residential Site Plan – Multi Family Apartments or Condos	\$500.00, plus \$100.00 per Unit	500 300 800
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
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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): Nicholas Galizia
Applicant's Signature: 
Date: 3/28/18

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

Letter of Agent

I (We), Nicholas Galella am (are) the owner(s) of a parcel of land located on Ridge Road in the Town of Marlborough, Tax Map Designation: Section 102.4 Block 2 Lot 32.810.

I (We) hereby authorize Robert James to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a 3 Lot Subdivision Site Plan, or Lot Line Revision Application. (circle one)

Signature 

Date 4/4/18

Signature _____

Date _____

State Of New York }
County Of Ulster }

SS:

On the 4th day of April in the year 2018 before me, the undersigned, a Notary Public in and for said State, personally appeared

Nicholas Galella, 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

DANIELLE CHERUBINI
Notary Public, State of New York
Qualified in Ulster County
No. 01CH6284534
Commission Expires June 17, 2021

TOWN OF MARLBOROUGH
PO Box 305 Milton NY 12547
"Heart Of the Hudson Valley Fruit Section"
MILTON, ULSTER COUNTY, NEW YORK 12547
DEPARTMENT OF BUILDINGS

TEL NO. 795-2406
FAX NO. 795-2031

THOMAS CORCORAN JR.
BUILDING INSPECTOR
CODE ENFORCER
FIRE INSPECTOR

Date: April 4, 2018

Re: Galella / 3 Lot Subdivision

S.B.L. : 102.4-2-32.810

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

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

_____ : **The application is rejected for the following reasons :**

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

Rag-1 District That Borders Active Agricultural Land - Increased setbacks

Thank You.



Thomas J. Corcoran Jr.
Building Inspector
Code Enforcement Officer

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

AGRICULTURAL DATA STATEMENT

Project Identification No. _____

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

- A. Name of Applicant Nicholas G. Lettina
Mailing Address 17 Sunrise Dr.
Milton NY 12547
- B. Description of the proposed project: 3 TOTAL LOT SUBDIVISION
2-1 ACRE LOTS PLUS 13.6 ACRE REMAINDER LOT
- C. Project Location: RIDGE ROAD
Tax Map Designation: Section 102.4 Block 2 Lot 32.810
- D. Number of total acres involved with project: 15.7 ACRES
- E. Number of total acres included in above tax map lot: 15.7 ACRES
- F. Is any portion of the subject site currently being used to produce an agricultural product?
Yes ☒ No ☐ (check one)
If yes, how much? 10± acres
- G. Identify the type of agricultural production being conducted on the premises.
APPLES & GRAPES
- H. If no farming is conducted on the site at this time, estimate the last year any of the site was used for agricultural production.
- I. Identify the person or entity who is farming the subject site.
TRAPANI FARMS
- J. Does this person or entity () own, or (☒) rent the land? (check one)
- K. Indicate what the intentions are for use of the remainder of the tax map lot that is not proposed to be developed.
TO CONTINUE TO BE FARMED

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

NICHOLAS GALLELA

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

GRASSED COVER
LAND SLOPE 15% ±
NO OTHER IMPACTS

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

- O. Town Law requires that this Data Statement be mailed by the applicant to all owners of land that is farmed within five-hundred (500) feet of the boundaries of the subject parcel provided such lands are within an Ag Use District or within five-hundred (500) feet of an Ag Use District. Therefore, please list the name, address, and section, block, and lot of all such lands.

1. 102.4-2-28.1 ANTHONY & MADELINE SANTELIA
145 ANDERSON HILL ROAD
PURCHASE, NY 10577
2. 102.4-2-29 KBAR ORCHARDS, LLC
PHYSICAL → 255 RIDGE ROAD (5' ASHLYN DRIVE) ← MAILING
MARLBOROUGH, NY 12542
3. 102.4-2-32.810 NICHOLAS GALLELA - THIS IS
THE SUBJECT PROPERTY
4. _____
5. _____
6. _____

(for additional space, use reverse side)

FOR TOWN USE ONLY

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

() YES

() NO

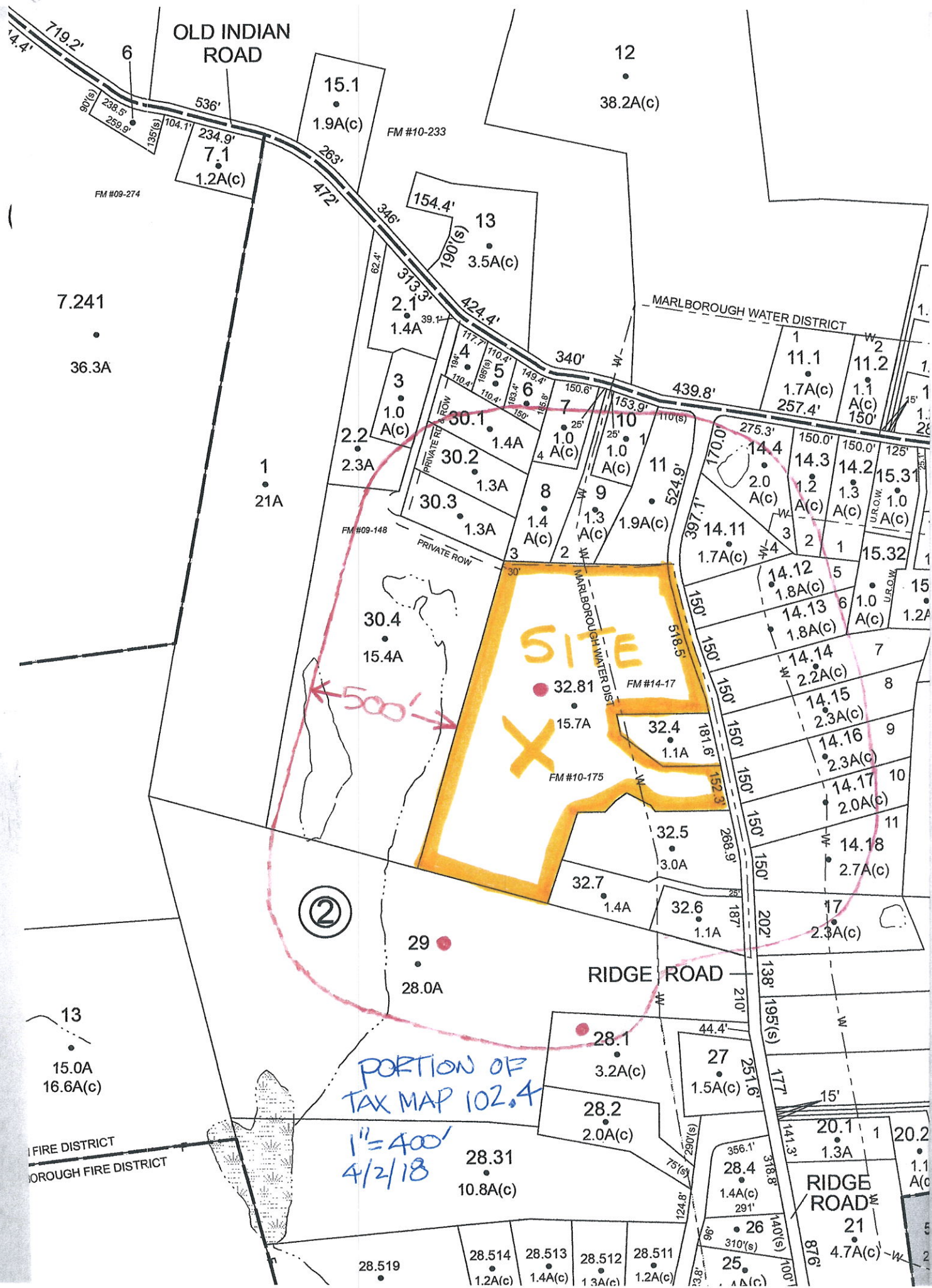
If YES, give date of referral

If YES, give County Referral Number

If NO, state reason

Name of Official Completing Form

Date: _____





Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: Subdivision of lands of Nima Contracting, Inc.							
Project Location (describe, and attach a location map): Ridge Road, Milton, N.Y. 12547							
Brief Description of Proposed Action: Subdivision of a 15.7 acre parcel with existing house thereon into 3 total lots. Two approximately 1.0 acre lots (vacant), and the remainder lot of 13.6 acres+-. The two 1 acre lots to have Town of Marlborough water connections and separate seage disposal systems.							
Name of Applicant or Sponsor: Nicholas Gallela		Telephone: 845-670-4656 E-Mail: ng12547@gmail.com					
Address: 17 Sunrise Drive Milton, N.Y. 12547							
City/PO: Milton		State: NY	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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Marlborough Planning Board, Ulster County Department of Health			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? 15.709 acres b. Total acreage to be physically disturbed? 1.6 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 31.0 acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) </div> <div style="width: 50%;"> <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ </div> <div style="width: 50%;"> <input type="checkbox"/> Parkland </div> </div>							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <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?	NO <input type="checkbox"/>		YES <input checked="" 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: _____	NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<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 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: _____	NO <input type="checkbox"/>		YES <input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>		YES <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ individual subsurface on-site treatment	NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		YES <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? 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: _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>		YES <input checked="" type="checkbox"/> <input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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?	NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>		YES <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 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES existing culverts on Ridge Road _____	NO <input type="checkbox"/>		YES <input checked="" type="checkbox"/>

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>NICHOLAS GALIELA</u> Date: <u>4/3/18</u> Signature: <u>[Signature]</u>		

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401



60 2011 00014984

Volm-5207 Pg-49

Instrument Number: 2011- 00014984

As
D01 - Deed

Recorded On: November 07, 2011

Parties: GALELLA NICHOLAS
To
GALELLA NICHOLAS

Recorded By: TRANSACTION TITLE

Comment:

Billable Pages: 4

Num Of Pages: 4

**** Examined and Charged as Follows: ****

D01 - Deed	60.00	RP5217-125	125.00	Tax Affidavit TP 584	5.00
Recording Charge:	190.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	0.00	0.00	1151	Basic	0.00
MARLBOROUGH				Local	0.00
				Additional	0.00
				Special Additional	0.00
				Transfer	0.00
Tax Charge:	0.00				

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County,

File Information:

Document Number: 2011- 00014984
Receipt Number: 1088499
Recorded Date/Time: November 07, 2011 03:52:50P
Book-Vol/Pg: Bk-D VI-5207 Pg-49
Cashier / Station: m mpol / Cashier Workstation 7

Record and Return To:

MR&MRS NICHOLAS GALELLA
3121 ROUTE 9W
NEW WINDSOR NY 12553



Nina Postupack

Nina Postupack Ulster County Clerk

A
M. 36

A 291 - Standard N.Y. B.T.U. F.. 8007
Bargain & sale deed, with covenant against grantor's acts - Ind. or Corp., 11-98.

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

THIS INDENTURE, made on October 26, 2011

BETWEEN

**Nicholas Galella, RESIDING AT 3121 ROUTE 9W, NEW WINDSOR, NEW YORK
12553 party of the first part, and**

**Nicholas Galella and Anna Galella, residing at 3121 Route 9W, New Windsor, New
York 12553, party of the second part, husband + wife**

WITNESSETH, that the party of the first part, in consideration of

TEN AND XX/XX----- dollars, good and lawful
consideration of the United States, paid by the party of the second part, does hereby grant and
release unto the party of the second part, the heirs or successors and assigns of the party of the
second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements
thereon erected, situate, lying and being in the Town of Marlboro, County of Ulster, State of New
York, and more particularly described in the Schedule A attached hereto and made a part thereof:

Being and intended to be the same premises conveyed by deed from Nicholas Galella,
dated 11/1/10, recorded 11/12/10 as Document Number 2010-00015750, in Liber 5020
page 51 in the Ulster County Clerk's Office.

Being same premises commonly known as 17 Sunrise Drive, Milton, New York.

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

TOGETHER with the appurtenances and all the estate and rights of the party of the first
part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part,
the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or
suffered anything whereby the said premises have been encumbered in any way whatever, except
as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants
that the party of the first part will receive the consideration for this conveyance and will hold the
right to receive such consideration as a trust fund to be applied first for the purpose of paying the

CHECKED
ENTERED
MARK/OFF

Transaction Title (SIN)

cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


Nicholas Galella

State of New York, County of Orange ss.:

On the 26 day of October 2011, before me personally came Nicholas Galella, 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(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 this instrument.


Notary Public

MARC KERCHMAN
Notary Public, State of New York
No. 02-4763908
Qualified in Orange County
Commission Expires October 31, 2014

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

NICHOLAS GALELLA

TO

Nicholas Galella & Anna Galella

Section 102.4
Block 2
Lot 32.8
COUNTY OF Ulster
Town of Marlboro

RETURN BY MAIL TO:
Mr & Mrs. Nicholas Galella
3121 Route 9W
New Windsor, New York 12553

✓

Schedule "A"

That certain vacant lot situate and being in the town of Marlboro, County of Ulster, State of New York and designed as Lot #8 on that certain map entitled Proposed Eight Lot Subdivision: "Sunrise Ridge", Town of Marlboro, Ulster County, New York, prepared by Taconic Design Engineering, PLLC (Charles T. Brown, P.E.) and filed in the office of the Ulster County Clerk on September 21st as Map # 10-175.

Property also known as: Lot #8, "Sunrise Ridge Subdivision", Town of Marlborough, New York, 12542. Section: 102.4 Block: 2 Lot: 32.8

R+R: Nicholas G. G. G.
16 GALA DRIVE
NEW BURG, NY 12550