

5/11/18

Town of Marlborough Planning Board Application

Application For:

(Check One)

Subdivision _____

Site Plan _____

Lot Line Revision ✓

Application Number: _____

Date of Submission: 5/11/18

Name of Project: LOT LINE REVISION FOR PASCALE & TADDEO

Location of Project: PASCALE PLACE & CAMERON COURT

Tax Section Block and Lot: 109.1-4-70.340 & 109.1-1-48110

Zoning District: RAG-1

Number of Acres: 29+ Acres

Sq. Footage of Building: NO BUILDING - VACANT LAND

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

LOT LINE REVISION BETWEEN 2 LOTS

EMAIL: CMESSILIA10@AOL.COM

Name of Property Owner: ANTHONY PASCALE & JOSEPH TADDEO

Address of Property Owner: 28 RIVERWOOD DR & 14 RIVERWOOD DR, MARLBORO, NY 12542

Telephone Number of Property Owner: _____

Name of Applicant: ANTHONY PASCALE

Address of Applicant: 28 RIVERWOOD DR MARLBORO, NY 12542

Telephone Number of Applicant: (845) (914) 805-2505

Name of Surveyor: MESSINA ASSOCIATES, CARMEN T. MESSINA, P.E., L.S.

Address of Surveyor: PO BOX 10 MARLBORO, NY. 12542

Telephone Number of Surveyor: (845) 473-1367

Name of Engineer: _____

Address of Engineer: _____

Telephone Number of Engineer: _____

Name of Attorney: _____

Address of Attorney: _____

Telephone Number of Attorney: _____

Reason For Application: LOT LINE REVISION

Description of Proposal: LOT LINE REVISION BETWEEN 2 LOTS

ANTHONY PASCARE
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. 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. NA NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements.
15. NA Flood plain boundaries
16. NA Federal Wetland Boundary
17. / Metes and bounds of all lots
18. NA Name and width of adjacent streets, include dedication parcels. The road boundary is to be a minimum of 25 feet from the centerline of the paved street.
19. NA Show existing or proposed easements (*note restrictions*)
20. NA Right of way width and Rights of Access and utility placement.
21. NA Road profile and typical section including existing proposed grades, vertical curve data, utilities, drainage and other improvements.
22. / Lot area acreage. For lots under 2 acres, list in square feet & acres.
23. 2 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. 0 The amount of grading expected or known to be required to bring the site to readiness.
33. 0 Estimated or known cubic yards of material to be excavated.
34. 0 Estimated or known cubic yards of fill required.
35. 0 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. 0 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. NA Sight distance of all intersections and driveways.
41. NA Ridgeline and steep slope notation.
42. NA 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: Adam T. Mason P.E., C.S.
Licensed Professional

5/9/18

Date

Stamp

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, ANTHONY PASCALÉ, residing at 28 RIVERVIEW DR.
MARLBOROUGH, NY 12542, make the following statements about interests in the
real property which is the subject of this application, petition or request for a 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 an 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:

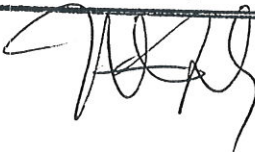
PART III: This completed notice is to be submitted to the Board, Agency or Department that is authorized to review and render a decision on the application, petition or request. Further, the submittal must be made prior to any review of the application, petition or request. This notice shall be made 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: 5/10/2018

MARK A. MAHONEY
NOTARY PUBLIC - STATE OF NEW YORK
Registration No. 01MA6244321
Qualified in Dutchess County
Commission Expires July 05, 2019

 5-10-18

ACKNOWLEDGMENT

State of New York
County of:

On 5-10-18, before me personally appeared Anthony Pascale, 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 <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
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
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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.

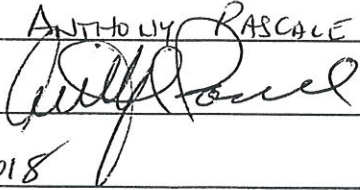
AFTER FINAL APPROVAL IS GIVEN BY THE PLANNING BOARD, THE BUILDING DEPT. MUST BE CONTACTED FOR FURTHER GUIDANCE.

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): ANTHONY RASCALE

Applicant's Signature: 

Date: 6/10/2018

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

Letter of Agent

I (We), ANTHONY PASCALE & JOSEPH TADDEO am (are) the owner(s) of a parcel of land located on PASCAL PLACE & CAMERON CT in the Town of Marlborough, Tax Map Designation: Section 109.1 Block 4 Lot 48.110 70.340.

I (We) hereby authorize CARMEN T. MESSINA P.E., L.S. 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 Ulster }

SS:

On the 10th day of May in the year 2018 before me, the undersigned, a Notary Public in and for said State, personally appeared

Anthony Pascale, 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.

MARK A. MAHONEY
NOTARY PUBLIC - STATE OF NEW YORK
Registration No. 01MA6244321
Qualified in Dutchess County
Commission Expires July 05, 2019

Notary Public

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: <i>LOT LINE REVISION FOR PASCALE & TADDEO</i>							
Project Location (describe, and attach a location map): <i>SEE ATTACHED MAP</i>							
Brief Description of Proposed Action: <i>LOT LINE REVISION BETWEEN TAX MAP # 109.1-4-70.340 & 109.1-1-48.110</i>							
Name of Applicant or Sponsor: <i>ANTHONY PASCALE</i>		Telephone: <i>(914) 805-2505</i>					
Address: <i>28 RIVERWOOD DR</i>		E-Mail:					
City/PO: <i>MARLBORO, MA</i>		State: <i>MA</i>	Zip Code: <i>01542</i>				
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%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<i>29 ±</i> acres					
b. Total acreage to be physically disturbed?		<i>0</i> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>0</i> 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</div> <div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input type="checkbox"/> Commercial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><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 checked="" type="checkbox"/>	YES <input 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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?	NO <input type="checkbox"/>	YES <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"/>	
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 type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	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 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: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>MESSINA ASSOC. CARLUCCI-MESSINA, P.E., L.S.</u> Date: <u>5/9/10</u> Signature: <u>Carlucci-Messina P.E., L.S.</u>		

Project:

Date:

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 checked="" type="checkbox"/>	<input 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"/>

Project: Date:

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.

- ☐ 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.
- ☐ 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)

PRINT FORM

**ULSTER COUNTY DEPARTMENT OF FINANCE
REAL PROPERTY TAX SERVICE AGENCY**

PO Box 1800, 244 Fair Street, Kingston, New York 12402
Telephone (845) 340-3490 Fax (845) 340-3499

Burton Gulnick, Jr.
Commissioner of Finance



Thomas Jackson
Director of Real Property Tax Service
Deputy Commissioner of Finance

Procedure for Naming Roads in Ulster County

Pursuant to Resolution 233 August 8, 1991 of the Ulster County Legislature, designating the Ulster County Real Property Tax Service Agency (RPTSA) as administrator of the Right-of-Way Naming Act and authorizing it to coordinate activities among various agencies, departments and municipalities, the following procedures for naming roads in Ulster County are established.

- All requests for new road names in Ulster County, including but not limited to new subdivision roads, new road names for previously unnamed private roads and road name changes must be reviewed and approved by the Ulster County Department of Emergency Management (EM).
- All such requests must first be reviewed and authorized by the municipal Assessor, who will assure the consent of any other local officials involved with road naming.
- The primary purpose of the review by EM is to promote public safety by eliminating possible duplications of the same or similar sounding road names already in existence.
- Prior to filing a subdivision map showing a new road name, a Road Name Request Form, a copy of which is attached hereto, signed by EM must be submitted with the subdivision map to RPTSA.
- EM will forward copies of all Road Name Authorization forms to RPTSA.
- Where appropriate, the tax map will be updated to show the new and revised road names authorized by EM.
- These road naming procedures shall be updated from time to time as needed.

Last updated 2/19/2016

"Our Professional Goal – To Create And Preserve Tax Equity Within And Between All Municipalities"

Ulster County Website: www.ulstercountyny.gov

All that tract, piece or parcel of land, with the improvements thereon, if any, situate in the Town of Marlborough, County of Ulster, and State of New York, being designated as Lot #4 on a subdivision map titled "Map prepared for Anthony Pascale", dated June 25, 2004 and filed in the Office of the Clerk of Ulster County, being more particularly bounded and described as follows;

Beginning at a set iron rod on the northerly bounds of a private road at the southwesterly corner of Lot #3 on above mentioned subdivision, thence along the westerly bounds of Lot #3 North 07 degrees 53 minutes 41 seconds West 505.70 feet to a point on the southerly bounds of lands of now or formerly Prospect Estates (L.1903 P.216), thence along the southerly bounds of Prospect Estates North 89 degrees 14 minutes 09 seconds West 680.37 feet to a point in a stone wall, thence along the stone wall South 16 degrees 11 minutes 10 seconds West 600.00 feet to a point in the corner of the stone wall on the northerly bounds of lands of now or formerly Corrado (L.2518 P.319), thence along the stone wall and along the northerly bounds of lands of Corrado (L.2518 P.319 & L.1130 P.1131) South 72 degrees 10 minutes 35 seconds East 357.01 feet to a point in the stone wall, thence along the northerly bounds of lands of Corrado (L.1130 P.1131) and along the northerly bounds of lands of Vartanian (L.1355 P.237) South 72 degrees 52 minutes 33 seconds East 476.51 feet to a point in the stone wall on the westerly bounds of Lot #1 of the said subdivision, thence along the westerly bounds of Lot #1 North 10 degrees 09 minutes 20 seconds East 200.00 feet to a set iron rod, thence North 55 degrees 09 minutes 18 seconds East 75.68 feet to an iron rod set on the westerly side of the aforementioned private road, thence along the westerly side of the private road on a curve to the right having a radius of 50.00 feet a distance of 91.97 feet, said course having a chord bearing of North 17 degrees 50 minutes 50 seconds East and a chord length of 79.55 feet to the point and place of beginning.

Containing 12.871± acres.

Subject to 20 foot wide drainage easement along Lot #1 extending from the bounds of the private road to the stream as it exists.

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.

This Indenture made the 5th day of July 2017,

BETWEEN

VERGILIS, STENGER, ROBERTS & PERGAMENT Profit Sharing Plan & Trust FBO Kenneth M. Stenger, n/k/ as Stenger, Roberts, Davis & Diamond, LLP Profit Sharing and Trust -FBO Kenneth M. Stenger, with an address at 1136 Route 9, Wappingers Falls, N.Y. 12590, party of the first part,

Prospect Ridge, LLC and Prospect Manor, LLC, with offices at 8 Cheanda Lane, Wallkill, New York 12589, party of the second part, and

WHEREAS, the party of the first is the holder of the following mortgage and of the bond or note secured thereby: mortgage dated the 20th day of September, 2007 made by

*Prospect Ridge, LLC and Prospect Manor, LLC, with an office at 8 Cheanda Lane, Wallkill, New York 12589
to*

VERGILIS, STENGER, ROBERTS & PERGAMENT Profit Sharing Plan & Trust FBO Kenneth M. Stenger, with an address at 1136 Route 9, Wappingers Falls, N.Y. 12590

in the principal sum of \$75,000.00 and recorded as Instrument No. 2007-24297 in the Office of the Clerk of the County of Ulster on October 18, 2007 covering certain lands and tenements, of which the lands hereinafter described are part, and

WHEREAS, the party of the first part, at the request of the party of the second part, has agreed to give up and surrender the lands hereinafter described unto the party of the second part, and to hold and retain the residue of mortgaged lands as security for the money remaining due on said mortgage and of the bond or note.

NOW THIS INDENTURE WITNESSETH, that the party of the first part, in pursuance of said agreement and in consideration of Ten Dollars (\$10.00) lawful monies of the United States, paid by the party of the second part, does grant, release and quitclaim unto the party of the second part, all that part of said mortgaged lands described as follows:

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Marlborough, County of Ulster and State of New York and being more particularly bounded and described on the attached Schedule "A".

TS-C-27399

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 and in and to any fixtures and articles of personal property which are now contained in said premises and which may be covered by said mortgage.

TOGETHER with the hereitaments and appurtenances thereunto belonging, and all right, title and interest of the party of the first part, in and to the same, to the intent that the lands hereby released may be discharges from said mortgage, and that the rest of the lands in said mortgage specified may remain mortgaged to the party of the first part as heretofore.

TO HAVE AND TO HOLD the lands and premises hereby released and quitclaimed to the party of the second part, and to the heirs, successors and assigns of the party of the second part forever, free, clear and discharged of and from all lien and claim under and by virtue of said bond, note and mortgage aforesaid.

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 to the day and year first above written.

In Presence of

Vergilis, Stenger, Roberts & Permgament
Profit Sharing & Trust Plan – FBO
Kenneth M. Stenger n/k/a Stenger, Roberts,
Davis & Diamond, LLP Profit Sharing Plan
& Trust FBO Kenneth M. Stenger

By:  {L.S.}
KENNETH M. STENGER, as Trustee

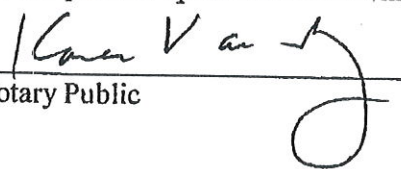
Acknowledgement

STATE OF NEW YORK

SS:

COUNTY OF DUTCHESS

On July ⁶ 2017 before me, the undersigned a Notary Public in and for said State, personally appeared KENNETH M STENGER personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

RECORD & RETURN:

STENGER, ROBERTS, DAVIS & DIAMOND, LLP

1136 ROUTE 9

WAPPINGERS FALLS, NEW YORK 12590

KAREN VANDENBURG
Notary Public, State of New York
No. 01VA4946114
Qualified in Ulster County
Commission Expires January 27, 2019

- SCHEDULE A -

ALL that certain plot, piece, or parcel of land situate, lying, and being in the Town of Marlborough, County of Ulster, State of New York being more particularly bounded and described as follows:

BEGINNING at a point in a stonewall, said point being located north 84 degrees 49 minutes 15 seconds east for a distance of 146.82 feet from the easterly side of McLaughlin Drive (unimproved). Said point also being the northwesterly corner of the parcel herein intended to be described.

THENCE north 84 degrees 49 minutes 15 seconds east for a distance of 17.61 feet along lands now or formerly of Scaturro and generally along a stonewall to a point.

THENCE north 84 degrees 44 minutes 58 seconds east for a distance of 459.67 feet along lands now or formerly of Scaturro and along lands now or formerly of McKoy and generally along a stonewall to a point.

THENCE north 82 degrees 20 minutes 58 seconds east for a distance of 274.02 feet continuing along lands now or formerly of McKoy and along lands now or formerly of Silver and generally along a stonewall to a point.

THENCE north 85 degrees 00 minutes 03 seconds east for a distance of 749.64 feet along lands now or formerly of Amoroso, along lands now or formerly of Brattesani, along lands now or formerly of Hadley, along lands now or formerly of Vacca, and along lands now or formerly of Greavan and generally along a stonewall to a point.

THENCE north 84 degrees 40 minutes 36 seconds east for a distance of 16.76 feet continuing along lands now or formerly of Greavan to a point.

THENCE south 11 degrees 45 minutes 30 seconds west for a distance of 564.47 feet along lands now or formerly of Molt, along lands now or formerly of Connolly, along lands now or formerly of Barley, and along lands now or formerly of Kremer and generally along a stonewall to an iron pin found.

THENCE south 14 degrees 09 minutes 22 seconds west for a distance of 336.95 feet along lands now or formerly of Basciano and along lands now or formerly of Affuso and generally along a stonewall to a point.

THENCE north 80 degrees 35 minutes 35 seconds west for a distance of 239.29 feet along lands now or formerly of Pascale and generally along a stonewall to a spike found.

THENCE north 80 degrees 35 minutes 35 seconds west for a distance of 239.29 feet along lands now or formerly of Pascale and generally along a stonewall to a spike found.

THENCE north 81 degrees 22 minutes 53 seconds west for a distance of 432.03 feet along lands now or formerly of Gerentine and along lands now or formerly of Pascale and generally along the remains of a stonewall to a point.

THENCE south 82 degrees 32 minutes 54 seconds west for a distance of 758.00 feet along lands now or formerly of Pascale to a point.

THENCE north 07 degrees 58 minutes 58 seconds east for a distance of 733.91 feet generally along a stonewall and along lands now or formerly of Prospect Estates to the point or place of beginning.

SAID parcel contains 1,098,420.00 square feet or 25.22 acres more or less.

TOGETHER with a 20-foot right of way near the northeasterly corner of the above described parcel as shown on map #7211 filed in the Ulster County Clerk's Office on November 23, 1987.

ALSO:

ALL that certain plot, piece or parcel of land situate, lying and being in the TOWN of Marlborough, County of Ulster and State of New York, known and designated as Parcel "A" on a map entitled Prospect Ridge Manors (Lot#8-Lot #21)", filed 01/18/2008 in the Ulster County Clerk's Office as Filed Map No. 08-9A-F