

## Town of Marlborough Planning Board Application

**Application For:** *(Check One)*

**Subdivision**  **Site Plan**  **Lot Line Revision**

Application Number:

19-3013

Date of Submission:

Name of Project: Minor subdivision and lot line change for Greiner and BSD Realty NY, LLC

Location of Project: Idlewild Road

Tax Section Block and Lot: Section 108.3 Block 1 Lots 21.113 and 18.12

Zoning District: R-Ag-1

Number of Acres: 30.5 and 58.3 acres Sq. Footage of Building: 10,560 - existing warehouse

Description of Project (include number of lots/units & bedrooms): To subdivide the existing metal warehouse, parking area, and access drive out of tax lots 18.12 and 21.113. No additional improvements are proposed to the lots. The parent parcels will remain fruit crop operations and the warehouse lot will remain for storage of agricultural products. There are currently two lots, if granted approval, there will be 3.

EMAIL:

Name of Property Owner: The Estate of Ernest B. Greiner BSD Realty NY, LLC

Address of Property Owner: 96 Idlewild Road, Marlboro, NY P.O. Box 376, Highland Mills, NY

Telephone Number of Property Owner: 845-590-3130 845-537-1157

Name of Applicant: BSD Realty NY, LLC

Address of Applicant: P.O. Box 376, Highland Mills, NY 10930

Telephone Number of Applicant: 845-537-1157

Name of Surveyor: William E. James, P.E., P.L.S.

Address of Surveyor: 8 Cheanda Lane, Wallkill, NY 12589

Telephone Number of Surveyor: 845-566-6522

Name of Engineer: Darrin J. Scalzo, P.E.

Address of Engineer: 57 Fifth Avenue, Newburgh, NY 12550

Telephone Number of Engineer 845-629-2040 email: djscalzo@gmail.com

Name of Attorney: n/a

Address of Attorney: n/a

Telephone Number of Attorney: n/a

Reason For Application: To receive Planning Board approval for this application

Description of Proposal: Tax lot 21.113 proposes to convey 2.62 acres to the newly created warehouse lot.

Tax lot 18.12 proposed to convey 2.06 acres to the newly created warehouse lot as well as convey 1.07 acres to Tax lot 21.113.

BSD Realty NY, LLC

Applicant's Name

**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: September 5, 2019**

**Re: Greiner & BSD Realty NY , LLC - Lot Line Revision**

**S.B.L. : 108.3-1-21.113 & 18.2**

**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.

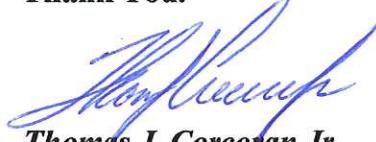
       : The application is rejected for the following reasons :

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Very Unique Lot Line but seems to be OK  
I can only assume this does not effect the site plan. Does it ?

Thank You.



*Thomas J. Corcoran Jr.  
Building Inspector  
Code Enforcement Officer*

## 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. x Surveyor's Certification

12. at final Surveyor's seal and signature

13. x Name, SBL and 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 200 feet of parcel boundaries.

25. n/a A note stating a road maintenance agreement is to be filed in the County Clerk's Office for private roads.

26. 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. n/a Show all existing houses, accessory structures, wells and septic systems on and within 200 feet of the parcel to be subdivided.

29. n/a 2 Foot Contours

30. 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. none The amount of grading expected or known to be required to bring the site to readiness.

33. none Estimated or known cubic yards of material to be excavated.

34. none Estimated or known cubic yards of fill required.

35. none The amount of grading expected or known to be required to bring the site to readiness.

36. none 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. none 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. n/a Sight distance of all intersections and driveways.

41. x Ridgeline and steep slope notation.

42. n/a Agricultural setbacks.

43. x 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: Darrin J. Scalzo, P.E.  
Licensed Professional

September 3, 2019

Date



## Legal Notices for Public Hearing

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

***Procedure for Notice:***

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

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

## Ethics Code

### TOWN OF MARLBOROUGH NOTICE OF DISCLOSURE OF INTEREST

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

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

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

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

I, Ernest Greiner and BSD Realty NY, LLC, residing at 96 Idlewild Road, Marlboro, NY and P.O. Box 376, Highland Mills, NY, make the following statements about interests in the real property which is the subject of this application, petition or request for a minor subdivision and lot line change, 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:

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**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: Ernest Greiner M. L.  
Ernest Greiner BSD Realty NY, LLC

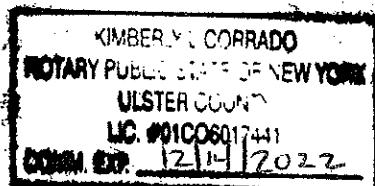
Date: 9/5/2019

#### **ACKNOWLEDGMENT**

State of New York  
County of: Ulster

On 9/5/2019, before me personally appeared Ernest Greiner's Mendel Stern, 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



*Kimberly L. Corrado*

## Planning Board Fees

*(All Applications Subject To Escrow Fees)*

### Application Fees:

Residential Subdivision – Single Family or Town House	\$750.00, plus \$150.00 per Lot or Unit
Residential Site Plan – Multi Family Apartments or Condos	\$750.00, plus \$100.00 Per Unit
Commercial Subdivision	<u>\$600.00, plus \$200.00 per Lot or Unit</u>
Commercial Site Plan	\$1,000.00, plus \$10.00 per 1,000 sf of Building
All Other Site Plan Reviews	\$550.00
Lot Line Revision	\$600.00
Recreation Fees (Residential Subdivisions & Site Plans – Excludes parent parcel)	\$2,000.00 per Lot or Unit
Recreation Fees Adult Multiple Dwelling Affordable Housing (50 and over)	\$500.00 per Unit

**Escrow Deposit:** *(To be replenished to 75% of original escrow when level drops to 25% remaining in account.)*

Residential Subdivision – Single Family or Town House	\$750.00, plus \$150.00 per Lot or Unit
Residential Site Plan – Multi Family Apartments or Condos	\$750.00, plus \$100.00 per Unit
Commercial Subdivision	<u>\$600.00 per Lot (up to 4 lots,) then \$200.00 per Lot Thereafter</u>
Commercial Site Plan	\$1,000.00 Minimum
All Other Site Plans	\$750.00 Minimum
Lot Line Revision	\$600.00 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): BSD Realty NY, LLC

Applicant's Signature: M.H. E., Officer

Date: 9/5/2019

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

## Letter of Agent

I (We), Estate of Ernest Greiner and BSD Realty NY LLC am (are) the owner(s) of a parcel of land located on Idlewild Road and Burma Road in the Town of Marlborough, Tax Map Designation: Section 108.3 Block 1 Lots 21.113 and 18.12

I (We) hereby authorize Darrin Scalzo to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a 2 Lot Subdivision, Site Plan, or Lot Line Revision Application. (circle one)

Ernest Greiner

Signature

9/5/2019

Date

M. S.

Signature

9/5/2019

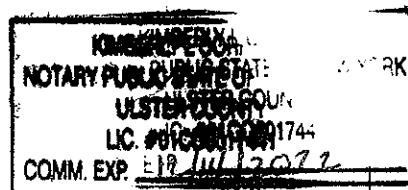
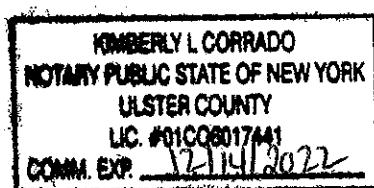
Date

State Of New York}  
County Of Ulster } SS:

On the 5<sup>th</sup> day of September in the year 2019 before me, the undersigned, a Notary Public in and for said State, personally appeared

Ernest Greiner + Mendel Stern, 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.

Kimberly L Corrado  
Notary Public



## ***Short Environmental Assessment Form***

### ***Part 1 - Project Information***

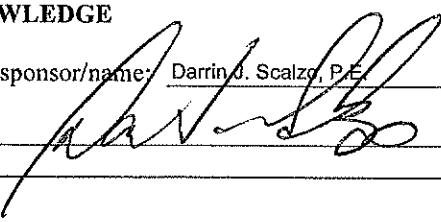
#### **Instructions for Completing**

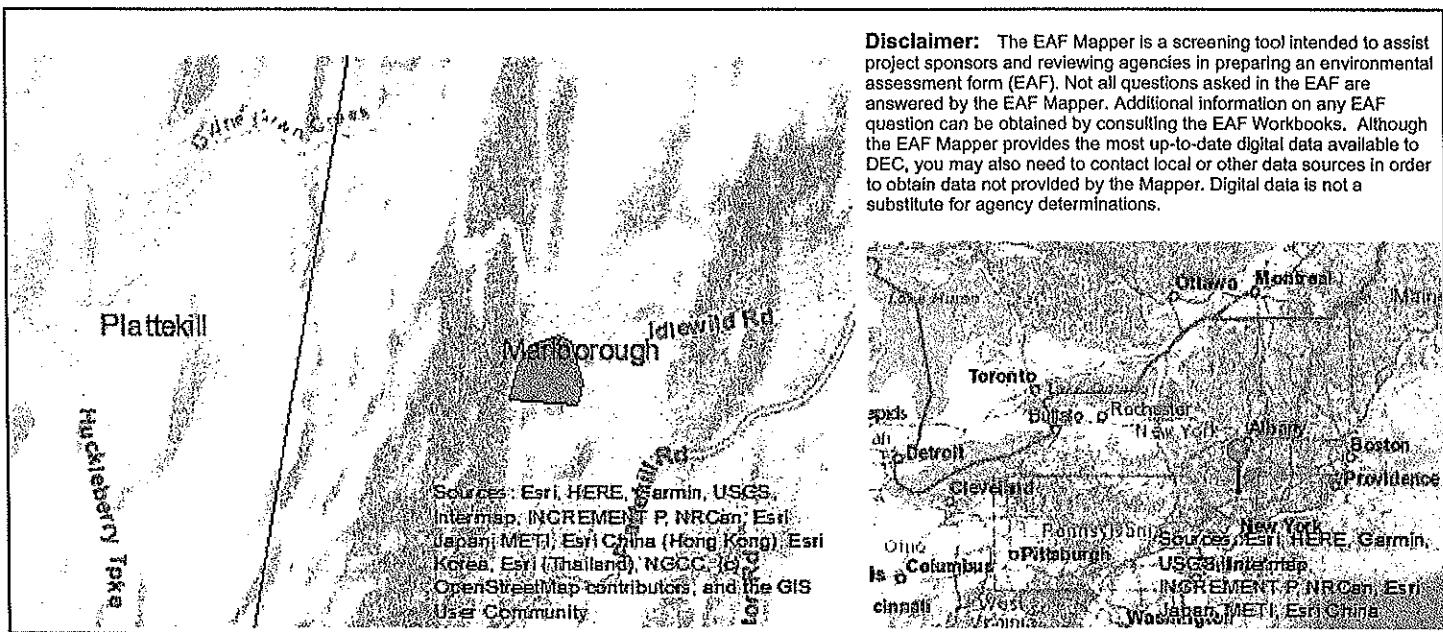
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>			
<p><b>Name of Action or Project:</b> Minor subdivision and lot line change prepared for Greiner and BSD Realty NY, LLC</p>			
<p><b>Project Location (describe, and attach a location map):</b> On the southerly side of Idlewild Road, approximately 1000' west of the intersection with Burma Road.</p>			
<p><b>Brief Description of Proposed Action:</b> To subdivide a 4.68 acre lot containing an existing 10,560 square foot warehouse from two large acre tracts containing fruit farms and agricultural storage buildings.</p>			
<p><b>Name of Applicant or Sponsor:</b> BSD Realty NY, LLC</p>		<p><b>Telephone:</b> 845-537-1157 <b>E-Mail:</b></p>	
<p><b>Address:</b> P.O. Box 376</p>			
<p><b>City/PO:</b> Highland Mills</p>		<p><b>State:</b> New York</p>	<p><b>Zip Code:</b> 10930</p>
<p>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</p>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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.</p>		<input checked="" type="checkbox"/>	
<p>2. Does the proposed action require a permit, approval or funding from any other government Agency?</p>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>If Yes, list agency(s) name and permit or approval: Town of Marlborough Planning Board</p>		<input type="checkbox"/>	
<p>3. a. Total acreage of the site of the proposed action? _____ 88.8 acres</p>		<input type="checkbox"/>	
<p>b. Total acreage to be physically disturbed? _____ 0 acres</p>		<input type="checkbox"/>	
<p>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 88.8 acres</p>		<input type="checkbox"/>	
<p>4. Check all land uses that occur on, are adjoining or near the proposed action:</p>			
<p>5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)  <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): _____  <input type="checkbox"/> Parkland</p>			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services 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 the 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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ n/a - the project proposes no new utility connections for the existing facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: Existing well connection established in 2000 to supply potable water to the building.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" 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	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 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? <span style="float: right;">NO <input checked="" type="checkbox"/> YES <input type="checkbox"/></span>			
16. Is the project site located in the 100-year flood plan? <span style="float: right;">NO <input checked="" type="checkbox"/> YES <input type="checkbox"/></span>			
17. Will the proposed action create storm water discharge, either from point or non-point sources? <span style="float: right;">NO <input checked="" type="checkbox"/> YES <input type="checkbox"/></span> If Yes, a. Will storm water discharges flow to adjacent properties? <span style="float: right;"><input type="checkbox"/></span> b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? <span style="float: right;"><input type="checkbox"/></span> If Yes, briefly describe: <hr/> <hr/>			
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? <span style="float: right;">NO <input checked="" type="checkbox"/> YES <input type="checkbox"/></span> If Yes, explain the purpose and size of the impoundment: <hr/> <hr/>			
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? <span style="float: right;">NO <input checked="" type="checkbox"/> YES <input type="checkbox"/></span> If Yes, describe: <hr/> <hr/>			
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? <span style="float: right;">NO <input checked="" type="checkbox"/> YES <input type="checkbox"/></span> If Yes, describe: <hr/> <hr/>			
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>Darrin J. Scalzo, P.E.</u> Date: <u>08/31/19</u> Signature: <u></u> Title: <u>Engineer</u>			



Part 1 / Question 7 [Critical Environmental Area] No

Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] No

Part 1 / Question 12b [Archeological Sites] No

Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.

Part 1 / Question 15 [Threatened or Endangered Animal] No

Part 1 / Question 16 [100 Year Flood Plain] No

Part 1 / Question 20 [Remediation Site] No

# This Indenture,

Made the 8th day of February, nineteen  
hundred and Sixty Five

Between JOHN J. BURNEY, residing at Flattekill Road in the town of Marlboro, Ulster County, N.Y. (no street number), and J. L. LATIMER, residing at Flattekill Road in the town of Flattekill, Ulster County, N.Y. (no street number), and ROBERT E. CHALMERS, 555 Preston Avenue, South, St. Petersburg, Pinellas County, Florida,

parties of the first part, and  
ROBERT E. CHALMERS, residing at Flattekill Road, Town of  
Marlboro, Ulster County, N.Y. (no street number),

part y of the second part:

Witnesseth, that the parties of the first part, in consideration of  
lawful money of the United States, -----Ten (\$10.00)----- Dollars,  
do hereby grant and release unto the party of the second part,  
his heirs and assigns forever.

All that tract of land or land, situate in the Town of Marlborough, County of Ulster and State of New York, bounded and described as follows, to wit: BEGINNING in the center of road leading from late Samuel Staples' place north to the residence of Samuel Staples, (formerly David Staples); thence along the south side of land hereby intended to be conveyed, north seventy-seven degrees fifty-five minutes west twenty-three chains seventy-five links to foot of mountain; thence on same course, eighteen chains twenty-five links to top of mountain and lands of Washburn Baxter; thence north eighteen degrees fifty minutes east five chains seventy-five links; thence south seventy-seven degrees fifty-five minutes east eighteen chains twenty-five links to foot of mountain, being parallel with south line; thence south eighty-six degrees east six chains and forty-six links to stone wall; thence north seventy and one-half degrees east forty-three links; thence south eighty-four degrees east one chain fourteen links; thence north eighty-eight and three-quarter degrees east two chains; thence north seventy and one-half degrees east two chains ninety links; thence south twenty-two degrees west three chains forty-three links; thence south sixty-six degrees east three chains ninety links; thence north twenty-three degrees east three chains sixty-three links; thence north twenty-eight and one-half degrees east eighty-eight links and middle of highway near residence of Mrs. Womey; thence south sixty-five and one-half degrees east one chain one link; thence south eighty degrees east two chains twenty-three links; thence south thirty-two degrees east two chains ninety-eight links; thence south sixty-eight and one-half degrees east fifty-five links; thence south eighteen degrees five minutes west four chains twenty-nine links; thence south twelve degrees fifty-six minutes west five chains thirty-one links to place of beginning. Containing 27.9 acres of land, viz., 17.4 acres of cleared land to the foot of the mountain and 10.5 acres of wood land on the west.

Also, all that other lot, piece or parcel of land, situate in the said Town of Marlborough, Ulster County, N.Y., bounded and described as follows: BEGINNING at the middle of the highway and the southeast corner of the lot hereinbefore described, thence south sixty-six degrees thirty minutes east six chains sixty-five links to lands of J.F. Barry; thence northerly along the west line of lands of said J.F. Barry, as the wall now runs twelve chains thirty-five links to the center of the highway and northwest corner of said J.F. Barry's land; thence westerly along the center of the said highway to the intersection of the highway

leading past the residence of the late Samuel Staples; thence southerly along the center of said highway to the place of beginning. Containing 7.68 acres of land, be the same more or less. The above described parcels of land are conveyed and described as in map of lands of Samuel Staples, deceased, as made by David H. Merritt, November 1889, and now owned by Charles P. Kent and Amelia M. Kent.

ALSO, ALING the same premises which were conveyed to Michael Berkery by Charles P. Kent, et. al., by deed dated April 20, 1905 and recorded in the Ulster County Clerk's Office in Liber 387 of Deeds at page 466.

ALSO, ALL THAT AMOUNT, PLAT OR AREA OF LAND, situated, lying and being in the Town of Marlborough, County of Ulster and State of New York, bounded and described as follows: On the north by the public highway, on the south by lands of Calvin Staples, on the east by lands of Rudolph Grierer, and on the west by lands of Michael Berkery, containing 13 22-100 acres of land, be the same more or less, according to the survey made by David H. Merritt, C.S., to which survey reference is hereby made and being the northeast field of the Samuel Staples farm as the fences and wall now stand; being the same premises which were conveyed to Michael Berkery by Oliver P. Kent by deed dated March 19, 1906 and recorded in Liber 393 of Deeds at page 327.

ALSO, ALL THAT 300 1/2 ACRE OF LAND situated in the said Town of Marlborough and bounded and described as follows: Bounded on the north by A. Baxter, on the east by Daniel Casoy, on the south by lands of said Berkery and on the west by lands of said A. Baxter; containing eleven and 67/100 acres of land, according to map made by J.H. Merritt of the Samuel Staples farm, November, 1889.

ALING the same premises which were conveyed to Michael Berkery by Charles P. Kent, et.al., by deed dated December 24, 1918, and recorded in Liber 480 of Deeds at page 343.

The above described parcels of land being the farm of which Michael Berkery died seized.

ALING the premises described in a deed made by said Andrew J. Berkery, Austin E. Berkery and Emmett A. Berkery, et.al. to Annie M. Berkery dated Jan. 14, 1939 and recorded in the Ulster County Clerk's Office on April 25, 1939 in Liber 601 of Deeds at page 442.

ALSO ALING the same premises devised to said Andrew J. Berkery, Austin E. Berkery and Emmett A. Berkery by said Annie M. Berkery by her Last Will and Testament which was admitted to probate by the Ulster County Surrogate's Court on the 2nd day of April, 1946.

SUBJECT to public easements or easements of record, if any, effecting the premises.

Together with the appurtenances and all the estate and rights of the parties of the first part, in and to the said premises.

To have and to hold the premises herein granted unto the party of the second part, his heirs and assigns forever.

And said parties of the first part covenant as follows:

First. That said parties of the first part are ~~sold~~ of the said premises in fee simple, and have good right to convey the same;

Second. That the party of the second part shall quietly enjoy the said premises;

Third. That the said premises are free from incumbrances;

Fourth. That the parties of the first part will execute or procure any further necessary assurance of the title to said premises;

Fifth. That said parties of the first part will forever warrant the title to said premises.

Sixth. The grantor S, in compliance with Section 18 of the Lien Law, covenant as follows: That they 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 cost of the improvement, and that they 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.

In witness whereof the parties of the first part have hereunto set their hand and seal S the day and year first above written

In the presence of



FLORIDA  
State of New-York

County of PINELANDS

On the 3rd day of February nineteen hundred and sixty five before me personally came John J. McCourt

to be the individual described in, and who executed, the foregoing instrument, and acknowledged that he executed the same.

Notary Public, State of New York

My Commission Expires June 1966

Bonded by American Surety Company

STATE OF N.Y. COUNTY OF ULSTER:

On the 5th day of February, nineteen hundred and sixty five before me personally came John J. McCourt and Austin E. Berkley, to me known to be the individuals described in, and who executed the foregoing instrument and acknowledged that they executed the same.

JOHN J. MCCOURT  
Notary Public, State of New York  
Bonds on Applications - Ulster County  
Commission Expires June 30, 1966  
Ulster County 1-199

John J. McCourt  
TAPER 1162 PG 1129

No 3071

STATE OF FLORIDA } ss.  
COUNTY OF PINELLAS }

HAROLD MULLENDORE  
 CLERK OF THE CIRCUIT COURT, Clerk of the County of Pinellas, and also Clerk of the  
 Circuit Court of the said County, the same being a Court of Record.  
 DO HEREBY CERTIFY THAT, *Lois Queen*,  
 whose name is subscribed to the certificate of the proof or acknowledgment of the  
 annexed instrument and thereon written, was at the time of taking such proof and  
 acknowledgment, a Notary Public, in and for said County, residing therein, duly  
 commissioned and sworn, and authorized by the laws of said State to take the  
 acknowledgments and proofs of deeds or conveyances, for land, tenements or  
 hereditaments in said State, to be recorded therein. And further, that I am well  
 acquainted with the handwriting of such Notary Public, and verily believe the  
 signature to said certificate of proof or acknowledgment is genuine; that I have  
 compared the impression of the seal affixed thereto with a specimen impression  
 thereof filed or deposited in my office, and that I believe the impression of the seal  
 upon the original certificate is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of  
 the said Court and County, this 3 day of February, 1965.  
 HAROLD MULLENDORE, Clerk Circuit Court  
 CLERK OF THE CIRCUIT COURT  
 By *Lois Queen*, Deputy Clerk

700 182  
 Deed.

Albert J. Babbaley, Plaintiff  
 Plaintiff and his wife, as beneficiaries

TO

Lawrence D. Craft

Date, Feb. 8, 1965

Ulster County, N.Y.

Received on the 11th day  
 of Feb. 1965, at 1  
 o'clock p.m. Min. 1  
 of Deed or paper  
 Received  
*Lois Queen*

R & R  
 JOHN J. MCCOURT  
 ATTORNEY AT LAW  
 KING STREET  
 MARLBORO, N.Y.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

FILED  
*GHM*  
 FEB 11 1965  
 LAWRENCE D. CRAFT  
 USTER COUNTY CLERK



ULSTER COUNTY - STATE OF NEW YORK  
NINA POSTUPACK, COUNTY CLERK  
244 FAIR STREET, KINGSTON, NEW YORK 12401

---

COUNTY CLERK'S RECORDING PAGE  
\*\*\*THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH\*\*\*

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BOOK/PAGE: 6430 / 205  
INSTRUMENT #: 2019-5698

Receipt #: 20191703827

Clerk: CB

Rec Date: 05/07/2019 02:17:07 PM

Doc Grp: D

Descrip: DEED

Num Pgs: 5

Rec'd Frm: HILL-N-DALE

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 190.00

Transfer Tax

Transfer Tax - State 2400.00

Sub Total: 2400.00

Party1: GREINER ERNEST H

Party2: BSD REALTY NY LLC

Town: MARLBOROUGH

Total: 2590.00

\*\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*

Transfer Tax #: 4548

Transfer Tax

Consideration: 600000.00

Transfer Tax - State 2400.00

Total: 2400.00

WARNING\*\*\*

\*\*\* Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a (5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

Record and Return To:

BLUSTEIN SHAPIRO RICH&BARONE  
10 MATTHEWS ST  
GOSHEN NY 10924

*Nina Postupack*

Nina Postupack  
Ulster County Clerk

4  
tn: 36

(2)

Bargain and Sale Deed

HN 62699A

THIS INDENTURE, made the 20<sup>th</sup> day of March in the year two thousand Nineteen

BETWEEN ERNEST H. GREINER, JEFFREY A. GREINER & KENNETH E. GREINER  
108 Idlewild Road  
Marlboro NY 12542

party of the first part, and

BSD REALTY NY LLC  
P.O. Box 376  
Highland Mills NY 10930

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten (\$10.00) Dollars and other valuable consideration 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,

SBL: ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Marlborough, County of Ulster, State of New York and being more particularly described in Schedule "A" annexed hereto and made part hereof.  
108.3

1 BEING AND INTENDED TO BE the same premises conveyed to Ernest H Greiner, Jeffrey A. Greiner & Kenneth E. Greiner by deed dated 6/19/86 and recorded in the Orange County Clerk's 18.120 Office in Liber 1619 of Deeds at page 325 on 7/10/86 and As Devisees under the Last Will and Testament of Ernest B. Greiner (Deceased) Ulster County Surrogates Court Case #2001-48 who acquired title with Jane Agnes Greiner(Pre-deceased) by deed dated 6/19/86 and recorded in the Ulster County Clerk's office on 7/10/86 in Liber 1619 page325.

TOGETHER with all rights, 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 of 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 cost of the improvement and will apply the same first to the payment of the cost of the improvements 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.

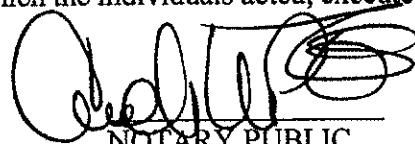
*Ernest H. Greiner*  
\_\_\_\_\_  
ERNEST H. GREINER, seller

*Jeffrey A. Greiner*  
\_\_\_\_\_  
JEFFREY A. GREINER, seller

*Kenneth E. Greiner*  
\_\_\_\_\_  
KENNETH E. GREINER, seller

STATE OF NEW YORK      }  
                            } ss.:  
COUNTY OF ORANGE      }

On the 20<sup>th</sup> day of March, in the year 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared **ERNEST H. GREINER, JEFFREY A. GREINER & KENNETH E. GREINER**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.



NOTARY PUBLIC

Cindy L Prince O'Shea  
Notary Public State of New York  
Qualified Orange County No. 4950352  
Commission Expires April 24, 2019

BARGAIN AND SALE DEED

ERNEST H. GREINER, JEFFREY A. GREINER & KENNETH E. GREINER

ADDRESS-Burma Rd

SECTION-108.3

BLOCK -1

LOT-18.120

TOWN OF Marlboro

TO

BSD REALTY NY LLC

✓ RECORD & RETURN TO:

Blustein, Shapiro, Rich & Barone, 10 Matthews St. Goshen NY 10924

## Schedule A Description

Title Number **HN 62699**

Page **1**

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Marlborough, County of Ulster, State of New York being lot #1 on a map entitled "Minor Subdivision of Lands of David Staples" prepared by Sydney L. Horowitz, C.E. dated February 10, 1986 and having been filed on May 16, 1986 in the Ulster County Clerk's Office as Map #6297. Said property being further described as follows:

BEGINNING at the southeast corner of the lands herein being conveyed and the southwest corner of lands of Terry L. and Catherine E. Gentner running thence North 86° 15' West 660.98 feet; thence North 87° 00' West 530.64 feet; thence North 87° 40' West 120.78 feet; thence South 89° 58' 52" West 1391.62 feet to the southwest corner of the lands herein being conveyed. Running thence North 13° 24' East 1221.00 feet to the northwest corner of the lands herein being conveyed. Running thence along the lands now or formerly of Greiner South 77° 55' East 2772.00 feet to the center of Burma Road; running thence South 5° 45' West 347.00 feet through the center of Burma Road to the northeast corner of lands of Terry L. & Catherine E. Gentner. Thence running along the lands of Gentner North 81° 43' West 347.82 feet; thence continuing along the lands of Gentner South 12° 42' 37" East 396.54 feet to the point or place of beginning.

1 HILL-N-DALE ABSTRACTERS, INC.  
20 SCOTCHTOWN AVENUE  
P.O. BOX 547  
GOSHEN, NEW YORK 10924  
(845) 294-5110  
FAX (845) 294-9581

## FOR COUNTY USE ONLY

C1. SWIS Code

513600

C2. Date Deed Recorded

4/26/19

C3. Book

6430

C4. Page

205

New York State Department of  
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

## PROPERTY INFORMATION

1. Property Location	Burma Rd		
* STREET NUMBER	* STREET NAME		
Marlboro	12542		
* CITY OR TOWN	VILLAGE		
2. Buyer Name	* ZIP CODE		
BSD Realty LLC	NY		
* LAST NAME/COMPANY	FIRST NAME		
LAST NAME/COMPANY			
3. Tax Billing Address	Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)		
LAST NAME/COMPANY			
STREET NUMBER AND NAME			
CITY OR TOWN			
STATE ZIP CODE			
4. Indicate the number of Assessment Roll parcels transferred on the deed	1 # of Parcels	OR	<input type="checkbox"/> Part of a Parcel (Only If Part of a Parcel) Check as they apply:
4A. Planning Board with Subdivision Authority Exists <input type="checkbox"/>			
5. Deed Property Size	X	OR	58.10
* FRONT FEET		* DEPTH ACRES	
4B. Subdivision Approval was Required for Transfer <input type="checkbox"/>			
4C. Parcel Approved for Subdivision with Map Provided <input type="checkbox"/>			
6. Seller Name	Greiner Ernest H. & Jeffrey A		
* LAST NAME/COMPANY		FIRST NAME	
Greiner Kenneth E.		FIRST NAME	
* LAST NAME/COMPANY			
*7. Select the description which most accurately describes the use of the property at the time of sale:			
8. Ownership Type is Condominium <input type="checkbox"/>			
9. New Construction on a Vacant Land <input type="checkbox"/>			
10A. Property Located within an Agricultural District <input checked="" type="checkbox"/>			
10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District <input type="checkbox"/>			
Check the boxes below as they apply:			
A. Sale Between Relatives or Former Relatives <input type="checkbox"/>			
B. Sale between Related Companies or Partners in Business <input type="checkbox"/>			
C. One of the Buyers is also a Seller <input type="checkbox"/>			
D. Buyer or Seller is Government Agency or Lending Institution <input type="checkbox"/>			
E. Deed Type not Warranty or Bargain and Sale (Specify Below) <input type="checkbox"/>			
F. Sale of Fractional or Less than Fee Interest (Specify Below) <input type="checkbox"/>			
G. Significant Change in Property Between Taxable Status and Sale Dates <input type="checkbox"/>			
H. Sale of Business is Included in Sale Price <input type="checkbox"/>			
I. Other Unusual Factors Affecting Sale Price (Specify Below) <input type="checkbox"/>			
J. None <input checked="" type="checkbox"/>			
Comments on Condition:			
11. Sale Contract Date	03/20/2019		
*12. Date of Sale/Transfer	03/20/2019		
*13. Full Sale Price	600,000.00		
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.			
14. Indicate the value of personal property included in the sale	0.00		

## ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YR)	19	*17. Total Assessed Value	719,000
*18. Property Class	151	*19. School District Name	Marlboro CSD
*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))			
10-3-1-18.120			

## CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

Seller Signature

Ernest H. Greiner

Kenneth E. Greiner

3/20/19

SELLER SIGNATURE

BUYER SIGNATURE

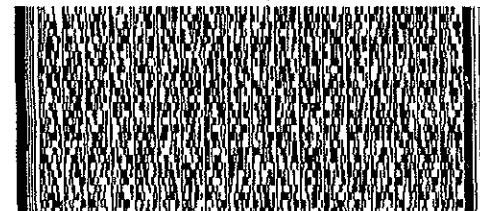
Buyer Signature

3/20/19

BUYER SIGNATURE

DATE

Member



(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

BSD Realty NY LLC

\* LAST NAME FIRST NAME

\* AREA CODE \*TELEPHONE NUMBER (EX 8888999)

P.O. Box 376

\* STREET NUMBER \* STREET NAME

Highland Mills NY 10930

\* CITY OR TOWN \* STATE \* ZIP CODE

BUYER'S ATTORNEY

Puglisi Diana

\* LAST NAME FIRST NAME

(845) 291-0011

AREA CODE TELEPHONE NUMBER (EX 9999999)

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 Estate of Ernest Greiner BSD Realty NY, LLC  
Mailing Address 96 Idlewild Road P.O. Box 376  
Marlborough, NY 12542 Highland Mills, NY 10930

B. Description of the proposed project: Minor subdivision and lot line change to include the separating of the former Pioneer Water bottling warehouse on it's own 4.68 acre parcel while maintaining the agricultural operations of the remaining lands.

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C. Project Location: Idlewild Road  
Tax Map Designation: Section 108.3 Block 1 Lot 18.12 and 21.113

D. Number of total acres involved with project: 4.68

E. Number of total acres included in above tax map lot: 88+/-

F. Is any portion of the subject site currently being used to produce an agricultural product?  
Yes x No \_\_\_\_\_ (check one)

If yes, how much? 9 +/- acres

G. Identify the type of agricultural production being conducted on the premises.  
Fruit tree growth, harvest, packaging, storage

---

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.  
Greiner fruit farms

---

J. Does this person or entity ( x ) 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.  
maintain the agricultural operations which currently exist.

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(2)

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

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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.

As there are no proposed improvements to the existing buildings there will be zero net in storm water drainage. A portion of the lots are within the ridge preservation district. There will be no physical change to the land as a result of this subdivision.

---

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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. SBL 108.3-1-18.12 and 21.113 - Ernest Greiner, 96 Idlewild Road, Marlboro, NY 12542  
Fruit crop / cold storage

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2. SBL 108.3-1-21.114 - NJNL 70 Ridge road, Marlboro, NY  
cold storage

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3.

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4.

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5.

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6.

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(for additional space, use reverse side)

(3)

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**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: \_\_\_\_\_

