

Town of Marlborough  
Planning Board Application

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

**Subdivision**  **Minor**      **Site Plan** \_\_\_\_\_      **Lot Line Revision** \_\_\_\_\_

Application Number:

190541NNS 20 2005

Date of Submission: 1/10/2020

Name of Project: **Minor Subdivision Lands Of Nason**

Location of Project: **89 Peach Lane - Marlborough, NY 12542**

Tax Section Block and Lot: **95.4-3-13.200**

Zoning District: **RAG1 - Rural, Res., Agr.**

Number of Acres: **35.70**      Sq. Footage of Building: **3,750 (including garage)**

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

**Minor Subdivision with four lots total (one flag lot).**

**Three proposed lots will have five bedrooms each with private well & septic.**

**All lots will have separate driveway entrances along Peach Lane.**

EMAIL: **JMillenLLS@acessurveying.com**

Name of Property Owner: **Martin Nason and Katrina Nason**

Address of Property Owner: **89 Peach Lane - Marlborough, NY 12542**

Telephone Number of Property Owner: **845-235-3917**

Name of Applicant: **Martin Nason and Katrina Nason**

Address of Applicant: **89 Peach Lane - Marlborough, NY 12542**

Telephone Number of Applicant: **845-235-3917**

Name of Surveyor: **Jonathan N. Millen, L.L.S.**

Address of Surveyor: **1229 Route 300 - Suite 3 - Newburgh, NY 12550**

Telephone Number of Surveyor: **914-906-8830**

Name of Engineer: **Charles Brown, P.E.**

Address of Engineer: **1 Gardnertown Rd - Newburgh, NY 12550**

Telephone Number of Engineer **845-566-8400**

Name of Attorney:

Address of Attorney:

Telephone Number of Attorney:

Reason For Application: **Minor Subdivision**

Description of Proposal: **Divide existing 35.70 acres into 4 Lots with one being a flag lot.**

**Martin Nason and Katrina Nason**

**Applicant's Name**

**TOWN OF MARLBOROUGH GH**  
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: March 17, 2020**

**Re: Four Lot Subdivision / Lands of Nason / 89 Peach Lane**

**S.B.L. : 95.4-3-13.200**

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

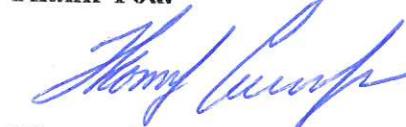
**XX : The application can be presented to the Town of Marlborough Planning Board with the following :**

**Be aware that lot #3 looks only to have about 50' from the NYDEC wetlands buffer in the rear of the property. ( How far is it ? ) Nothing allowed in buffer.  
Where is the *septic* and *septic reserve* area going to be ? ( Not shown on map )**

**Also ... to the North (Allstate Apple Exchange ) & the South ( Apple Blossom Orchards ) I believe there is active agricultural land so the setbacks increase to 75 feet as per Town of Marlborough code 155-52 and a buffer within the 75 feet shall be placed to mitigate or reduce effects of the active agricultural use.  
( ie. Planting of trees , berm or similar ) This has major effects on Lot #3 & Lot #4**

**Also ..... Lot #1 looks to have accessory aluminum & vinyl shed and post & rail fence in front yard setback and a barn with chain link fence in the driveway  
Lot #2 has a barn in the front yard setback**

**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. **X** Surveyor's seal and signature

13. **X** Name, SBL and acreage of adjoining owners

14. **X** NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements.

15. **X** Flood plain boundaries

16. **X** 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. **X** 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. **X** A note stating a road maintenance agreement is to be filed in the County Clerk's Office for private roads.

26. **X** Applicable note pertaining to owners review and concurrence.

27. **X** Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc.

28. **X** Show all existing houses, accessory structures, wells and septic systems on and within 200 feet of the parcel to be subdivided.

29. **X** 2 Foot Contours

30. **X** Indicate any reference to a previous subdivision, i.e., filed map number, data and previous lot number.

31.  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.  The amount of grading expected or known to be required to bring the site to readiness.

33.  Estimated or known cubic yards of material to be excavated.

34.  Estimated or known cubic yards of fill required.

35.  The amount of grading expected or known to be required to bring the site to readiness.

36.  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.  Amount of site preparation within a 100-year flood plain or any water course on the site. Please explain in square feet or cubic yards.

38.  Planning Board approval block 4" x 2"

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

40.  Sight distance of all intersections and driveways.

41.  Ridgeline and steep slope notation.

42.  Agricultural setbacks.

43.  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: Jonathan N. Millen  
Licensed Professional

3/12/20

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, Martin Nason & Katrina Nason, residing at 89 Peach Lane - 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 Minor Subdivision, before the Planning Board of The Town of Marlborough.

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

**A. Individuals with an interest in the property.**

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

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

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

**C. Stockholder or controlling interest**

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

**D. Party to an agreement with the applicant**

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

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

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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: KM Mart Nas

Date: 07-08-2020

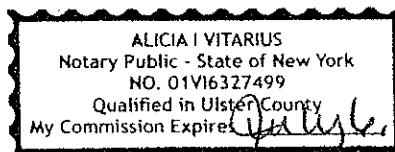
#### **ACKNOWLEDGMENT**

State of New York  
County of: Ulster

On Feb. 8, 2020, before me personally appeared Katrina Martin Nas, 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

Alicia I Vitarus



## 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	\$600.00, plus \$200.00 per Lot or Unit
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	\$600.00 per Lot (up to 4 lots,) then \$200.00 per Lot Thereafter
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): Martin Nason & Katrina Nason

Applicant's Signature: Martin Nason K.N.

Date: 2018/2/20

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

## Letter of Agent

I (We), Martin Nason & Katrina Nason am (are) the owner(s) of a parcel of land located on 89 Peach Lane in the Town of Marlborough, Tax Map Designation: Section 95.4 Block 3 Lot 13.200.

I (We) hereby authorize Jonathan N. Millen, L.L.S. to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a 4 Lot Subdivision Site Plan, or Lot Line Revision Application. (circle one)

Signature

Signature

Date

Date

1/8/2020

2-8-2020

State Of New York}

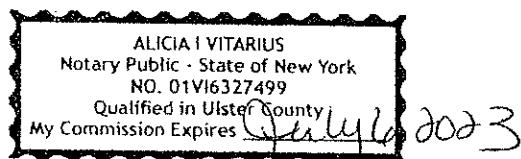
County Of Ulster)

SS:

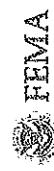
On the 8 day of February in the year 2020 before me, the undersigned, a Notary Public in and for said State, personally appeared

Katrina & Martin Nason, 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.

Alicia I Vitarius  
Notary Public



# National Flood Hazard Layer FIRMette



As received per request by Jonathan N. Millen, LLS for Tax Parcel 65-4-3-13-200

SEE RS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



# ***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>				
Name of Action or Project: Minor Subdivision Lands Of Nason				
Project Location (describe, and attach a location map): 89 Peach Lane - Marlborough, NY 12542				
Brief Description of Proposed Action: Minor Subdivision dividing a 35.70 acre parcel into four parcels. Each will contain a residence with a driveway, private well and private septic. No private roads. No proposed drainage.				
Name of Applicant or Sponsor: Jonathan N. Millen, L.L.S.		Telephone: 914-906-8830 E-Mail: <a href="mailto:JMullenLLS@acessurveying.com">JMullenLLS@acessurveying.com</a>		
Address: 1229 Route 300 - Suite 3				
City/PO: Newburgh		State: NY	Zip Code: 12550	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES	
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO	YES	
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		35.70 acres 1.5 acres 35.70 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	NO	YES	
	<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?	NO	YES	
	<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: _____ _____ _____	<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: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____ _____	<input checked="" type="checkbox"/>	<input 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:											
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban											
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?											
<table border="1" style="float: right; margin-right: 10px;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>				NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
NO	YES										
<input checked="" type="checkbox"/>	<input type="checkbox"/>										
16. Is the project site located in the 100-year flood plan?											
<table border="1" style="float: right; margin-right: 10px;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>				NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
NO	YES										
<input checked="" type="checkbox"/>	<input type="checkbox"/>										
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,											
<table border="1" style="float: right; margin-right: 10px;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>				NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
NO	YES										
<input checked="" type="checkbox"/>	<input type="checkbox"/>										
<input type="checkbox"/>	<input type="checkbox"/>										
<input type="checkbox"/>	<input type="checkbox"/>										
a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <hr/> <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)? If Yes, explain the purpose and size of the impoundment:											
<table border="1" style="float: right; margin-right: 10px;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>				NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
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:											
<table border="1" style="float: right; margin-right: 10px;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>				NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
NO	YES										
<input checked="" type="checkbox"/>	<input type="checkbox"/>										
<input 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:											
<table border="1" style="float: right; margin-right: 10px;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>				NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
NO	YES										
<input checked="" type="checkbox"/>	<input type="checkbox"/>										
<input type="checkbox"/>	<input type="checkbox"/>										

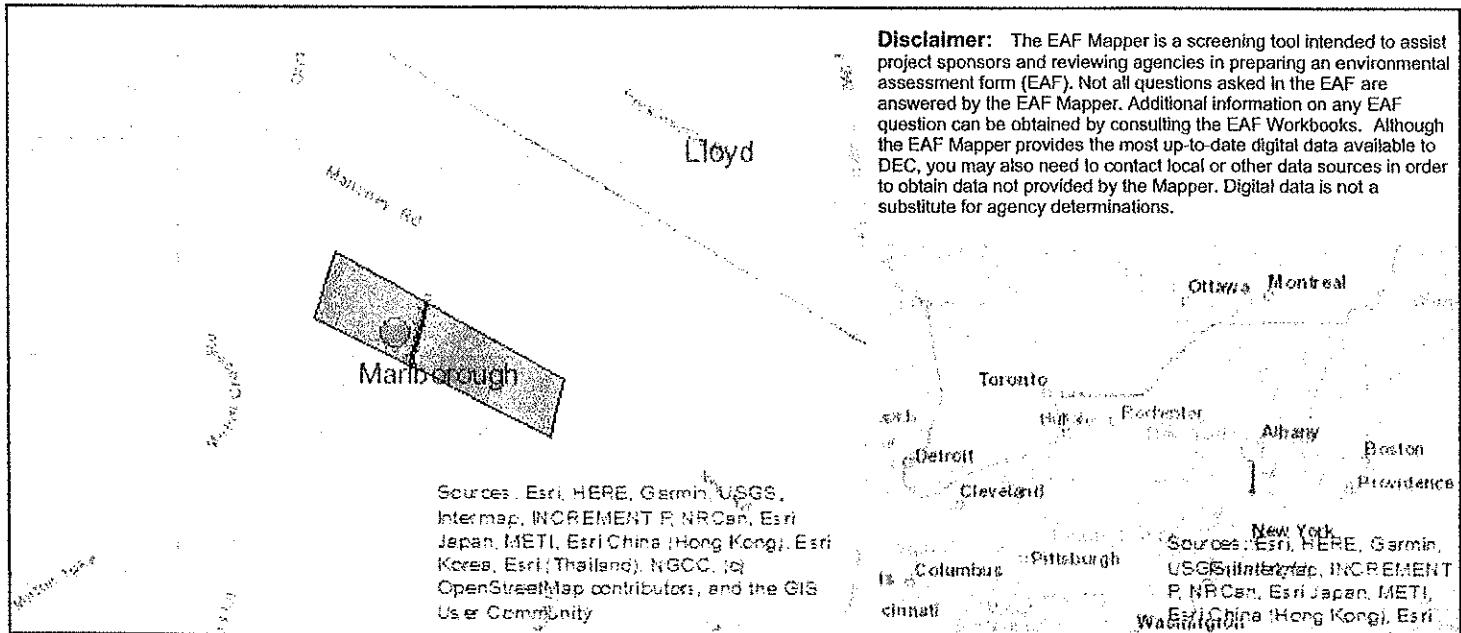
**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Jonathan N. Millen, L.L.S.

Date: 01/11/2020

Signature: Jonathan N. Millen Title: Pres.





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

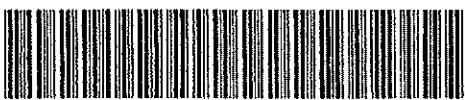
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.

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

Ulster County  
Nina Postupack  
County Clerk  
Kingston, NY 12401



60 2018 00001714

Volm-6262 Pg-213

Instrument Number: 2018- 00001714

As

D01 - Deed

Recorded On: February 01, 2018

Parties: GALLAGHER JACK G

To

NASON MARTIN

Billable Pages: 3

Recorded By: TITLE WORKS

Num Of Pages: 3

Comment:

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

D01 - Deed	55.00	RP5217-125	125.00	Tax Affidavit TP 584	5.00
Recording Charge:	185.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	740.00	185,000.00	3216	Basic	0.00
MARLBOROUGH				Local	0.00
				Additional	0.00
Tax Charge:	740.00			Transfer	740.00

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

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

File Information:

Document Number: 2018- 00001714

Record and Return To:

MILLER WEINER&ASSOCIATES PC

Receipt Number: 1620827

MARC W MILLER ESQ

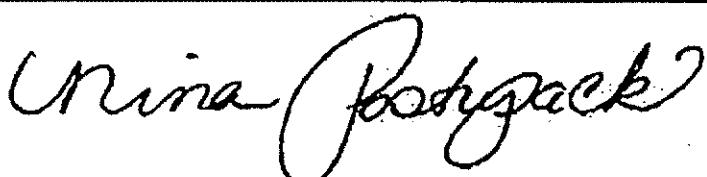
Recorded Date/Time: February 01, 2018 02:15:44P

PO BOX 4030

Book-Vol/Pg: Bk-D VI-6262 Pg-213

KINGSTON NY 12402

Cashier / Station: k ktsc / Cashier Workstation 7



Nina Postupack Ulster County Clerk

Bargain and Sale Deed w/ covenant against Grantor's Acts

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

THIS INDENTURE, made this 16<sup>th</sup> day of December, Two Thousand Seventeen

BETWEEN

Jack G. Gallagher, residing at 204 Whitcomb Lane, Cary, NC 27518, and Rod M. Gallagher, residing at 4 Cider Mill Lane, Grafton, MA 01519

party of the first part, and

Martin Nason and Katrina Nason, husband and wife, residing at 25 Greentree Lane, Milton, NY 12547,

party of the second part,

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

## SEE ATTACHED SCHEDULE A

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

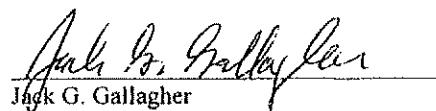
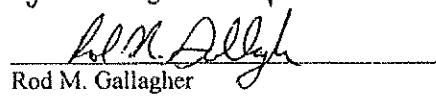
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

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

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

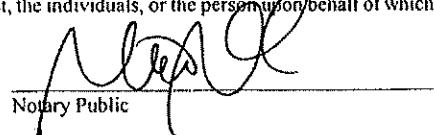
IN PRESENCE OF:

  
Jack G. Gallagher  
Rod M. Gallagher

STATE OF NEW YORK )

ss:

COUNTY OF ULSTER )

On the 16<sup>th</sup> day of December, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Jack G. Gallagher and Rod M. Gallagher, 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 capacities, and that by their signatures on the instrument, the individuals, or the person or persons on behalf of which the individuals acted, executed the instrument.  
Notary PublicDANIEL J. RUSK  
Notary Public, State of New York  
No. 6031945  
Qualified in Ulster County  
Commission Exp.: 10/12/2021

R &amp; R to:

 Marc W. Miller, Esq.  
Miller, Weiner & Associates, P.C.  
PO Box 4030  
Kingston, New York 12402

CHECKED

ENTERED

Title Works

## ***SCHEDULE A***

ALL THAT PARCEL OF LAND situate in the Town of Marlborough, County of Ulster, and State of New York, being designated as **Lot #2** on a map entitled "Final Map of Subdivision of Lands of Rod M. Gallagher and Jack G. Gallagher", filed with the office of the Ulster County Clerk on December 4, 2017 as map # 17-214, said Lot being more particularly bounded and described as follows:

BEGINNING at a point on the westerly bounds of Peach Lane at the southeast corner of the herein described parcel of land, said point being on the division line with lands conveyed to Patrick Salatino and Maria Stravroulakis as recorded in Deed Liber 4091 at page 313, and in range with a stone wall to the west, thence from said point of beginning generally along the stone wall and along said division line North 62°30'23" West, passing over a rebar found set at a distance of 1.9 feet, a total distance of 1,590.64 feet to a rebar set in the stone wall on the division line with lands conveyed to Apple Blossom Orchards, LLC as recorded in Deed Liber 4967 at page 119 and designated as Lot 2 on Ulster County Clerk's office filed map #12588, thence along said division line North 19°22'46" East 536.58 feet to a set rebar, thence North 33°52'14" West 18.48 feet to a set rebar, thence North 16°27'46" East 468.60 feet to a rebar set in a stone wall on the division line with lands conveyed to Allstate Apple Exchange, Inc. as recorded in Deed Liber 1240 at page 599, thence along the division line with said lands and along a stone wall the following: South 61°20'24" East 464.69 feet to a point in the stone wall, thence South 61°16'06" East 162.81 feet to a point in the stone wall, thence South 61°56'33" East 183.38 feet to a point in the stone wall, thence South 59°06'43" East 88.29 feet to a point in the stone wall, thence South 62°42'47" East 162.63 feet to a point in the stone wall, thence South 62°31'29" East 219.45 feet to a point in the stone wall, thence South 59°59'32" East 111.71 feet to a point in the stone wall, thence South 62°09'26" East 169.80 feet to a point on the westerly bounds of aforementioned Peach Lane, thence along the westerly bounds of Peach Lane the following: South 12°58'39" West 244.35 feet to a point, thence South 11°16'59" West 155.20 feet to a point, thence South 13°56'18" West 89.79 feet to a point, thence South 21°41'03" West 179.40 feet to a point, thence South 16°36'25" West 218.49 feet to a point, thence South 14°37'27" West 111.61 feet to the place of beginning.

Containing 35.65 Acres

Subject to and together with all provisions as noted on a map entitled "Final Map of Subdivision of Lands of Rod M. Gallagher and Jack G. Gallagher", filed with the office of the Ulster County Clerk on December 4, 2017 as map # 17-214.

Being and intending to be a portion of the premises conveyed in a deed dated December 17, 2002 from Jack G. Gallagher and Joann Lau as Executors of the Last Will and Testament of Hetty Connor a/k/a Hetty Y. Connor to Jack G. Gallagher and Rod M. Gallagher, and recorded in the Ulster County Clerk's Office on February 3, 2003 as Document #2003-708.

Being known and designated as  
Peach Lane, Milton, New York  
portion of Section 95.4, Block 3, Lot 13

FOR COUNTY USE ONLY

C1. SWIS Code

1513600

C2. Date Deed Recorded

12/1/18

C3. Book

162, 162

C4. Page

213

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 **Peach Lane**  
 \* STREET NUMBER **12547**

**Marlborough**

\* CITY OR TOWN



\* ZIP CODE

2. Buyer Name **Nason** **Martin**  
 \* LAST NAME/COMPANY **Nason** **Katrina**

\* FIRST NAME

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** **FIRST NAME**

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**  Part of a Parcel **(Only if Part of a Parcel) Check as they apply:**

4A. Planning Board with Subdivision Authority Exists 

5. Deed Property Size **X** **35.65** **OR** **FRONT FEET** **DEPTH** **ACRES** **4B. Subdivision Approval was Required for Transfer**

4C. Parcel Approved for Subdivision with Map Provided 

6. Seller Name **Gallagher** **Jack G.**  
 \* LAST NAME/COMPANY **Gallagher** **Rod M.**

\* FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:

E. Agricultural

Check the boxes below as they apply:

8. Ownership Type is Condominium 9. New Construction on a Vacant Land 10A. Property Located within an Agricultural District 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District 

## SALE INFORMATION

11. Sale Contract Date **07/20/2017**

12. Date of Sale/Transfer **1/30/18**

13. Full Sale Price **185,000.00**

( 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(YY) **17** \*17. Total Assessed Value **376,500**

\*18. Property Class **151** \*19. School District Name **Marlboro**

\*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))

p/o 95.4-3-13

## 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

*Jack G. Gallagher* **1/30/18**  
 SELLER SIGNATURE DATE

BUYER SIGNATURE

*KM* **1/30/18**  
 BUYER SIGNATURE DATE

*Martin & Katrina* **1/30/18**  
 BUYER SIGNATURE DATE

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.

**Nason** **Martin & Katrina**  
 \* LAST NAME **X PYS** **235 3917**

\* FIRST NAME AREA CODE TELEPHONE NUMBER (EX. 99999999)

**25** **Greentree Lane**  
 \* STREET NUMBER \* STREET NAME

**Milton** **NY** **12547**  
 \* CITY OR TOWN \* STATE \* ZIP CODE

**BUYER'S ATTORNEY**

**Miller** **Mark W.**  
 \* LAST NAME \* FIRST NAME

**(845)** **331-7330**  
 AREA CODE TELEPHONE NUMBER (EX. 99999999)



## Property Description Report For: 89 Peach Ln, Municipality of Town of Marlborough

*No Photo Available*

<b>Total Acreage/Size:</b>	35.70	<b>Status:</b>	Active
<b>Land Assessment:</b>	2019 - Tentative \$174,100 2018 - \$164,100 2017 - N/A	<b>Roll Section:</b>	Taxable
<b>Full Market Value:</b>	2019 - Tentative \$456,105 2018 - \$164,100 2017 - N/A	<b>Swis:</b>	513600
<b>Equalization Rate:</b>	----	<b>Tax Map ID #:</b>	95.4-3-13.200
<b>Deed Book:</b>	6262	<b>Property Class:</b>	151 - Fruit crop
<b>Grid East:</b>	631970	<b>Site:</b>	RES 1
		<b>In Ag. District:</b>	Yes (1)
		<b>Site Property Class:</b>	151 - Fruit crop
		<b>Zoning Code:</b>	RAG1 - Res. Ag. 1
		<b>Neighborhood Code:</b>	00005
		<b>School District:</b>	Marlboro
		<b>Total Assessment:</b>	2019 - Tentative \$433,300 2018 - \$164,100 2017 - N/A
		<b>Property Desc:</b>	
		<b>Deed Page:</b>	213
		<b>Grid North:</b>	1035975

### Area

<b>Living Area:</b>	0 sq. ft.	<b>First Story Area:</b>	0 sq. ft.
<b>Second Story Area:</b>	0 sq. ft.	<b>Half Story Area:</b>	0 sq. ft.
<b>Additional Story Area:</b>	0 sq. ft.	<b>3/4 Story Area:</b>	0 sq. ft.
<b>Finished Basement:</b>	0 sq. ft.	<b>Number of Stories:</b>	0
<b>Finished Rec Room</b>	0 sq. ft.	<b>Finished Area Over Garage</b>	0 sq. ft.

### Structure

<b>Building Style:</b>	0	<b>Bathrooms (Full - Half):</b>	0 - 0
<b>Bedrooms:</b>	0	<b>Kitchens:</b>	0
<b>Fireplaces:</b>	0	<b>Basement Type:</b>	0
<b>Porch Type:</b>	0	<b>Porch Area:</b>	0.00
<b>Basement Garage Cap:</b>	0	<b>Attached Garage Cap:</b>	0.00 sq. ft.
<b>Overall Condition:</b>	0	<b>Overall Grade:</b>	
<b>Year Built:</b>			

**Owners**

Owner Information Not Available

**Sales**

<b>Sale Date</b>	<b>Price</b>	<b>Property Class</b>	<b>Sale Type</b>	<b>Prior Owner</b>	<b>Value Usable</b>	<b>Arms Length</b>	<b>Addl. Parcels</b>	<b>Deed Book and Page</b>
1/30/2018	\$185,000	151 - Fruit crop	Land Only	Gallagher, Jack G.	Yes	Yes	No	6262/213

**Utilities**

<b>Sewer Type:</b>	Private	<b>Water Supply:</b>	Private
<b>Utilities:</b>	Electric	<b>Heat Type:</b>	0
<b>Fuel Type:</b>	0	<b>Central Air:</b>	No

**Improvements**

<b>Structure</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>	<b>Year</b>
------------------	-------------	--------------	------------------	-------------

**Special Districts for 2019 (Tentative)**

<b>Description</b>	<b>Units</b>	<b>Percent</b>	<b>Type</b>	<b>Value</b>
FD092-Milton fire	0	0%		0

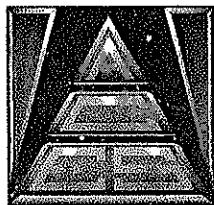
**Special Districts for 2018**

<b>Description</b>	<b>Units</b>	<b>Percent</b>	<b>Type</b>	<b>Value</b>
FD092-Milton fire	0	0%		0

**Special Districts for 2017***No information available for the 2017 roll year.*







# ACES

## *Automated Construction Enhanced Solutions, Inc.*

Professional Land Surveying • GPS Services • Engineering-Surveying & CAD Consulting

03/16/20

### Letter Of Transmittal

The Town of Marlborough  
21 Milton Turnpike  
Suite 200  
Milton, NY 12547  
845-795-6467 Ext. 118

Re: Minor Subdivision Application To Planning Board prepared for: Martin & Katrina Nason

Attn: Jenn Flynn

Pursuant to our discussion this morning please find attachments transmitted in PDF format via e-mail consisting of the following:

Minor Subdivision Plan – Sheets 1 & 2  
Planning Board Application  
Short Environmental Assessment Form  
Property Card & Deed  
FEMA Firmette

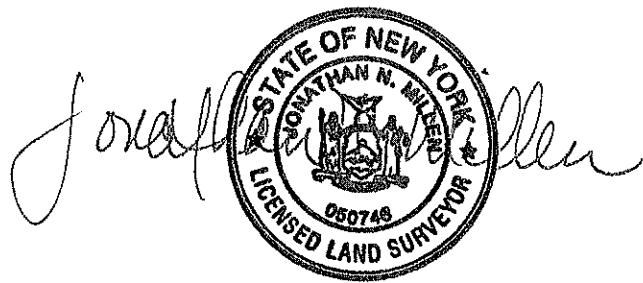
Along with copies of checks payable to the City of Marlborough as follows:

\$1,350.00 Application Fee  
\$1,350.00 Escrow Account

I understand that your office is not open to the public during the Corona Virus crisis and that I will be advised of how to proceed from this point. Please contact me at your convenience to advise, or if there are any questions, comments, concerns, or additional items required.

I appreciate very much your consideration and having the opportunity to act as the sponsor for this project

Best Regards,



**Jonathan N. Millen, L.L.S., NY Lic. No. 050746**