

## Town of Marlborough Planning Board Application

**Application For:** (Check One)

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

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Application Number: 19054111AS 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**  
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 :**

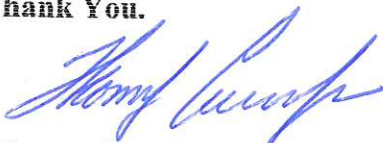
XX : The application can be presented to the Town of Marlborough Planning Board with the following :

**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.   X   Completed Application
  2.   X   Environmental Assessment Form (*May be obtained from Planning Board*)
  3.   X   Letter of Agent Statement
  4.   X   Application Fee (*Separate check from escrow fee*)
  5.   X   Escrow Fee (*Separate check from application fee*)
  6.   X   Copy of deed
  7.   X   Completed checklist (*Automatic rejection of application without checklist*)
  8.   X   Agricultural Data Statement (*if applicable*)
  9.   X   Provide twelve (12) copies of all maps, plans, reports and a PDF computer file on CD of all documentation submitted. Plan sets must be correlated packages.
- II. The following checklist items shall be incorporated on the Subdivision Plat, Site Plan, or Lot Line Revision prior to consideration of being placed on the Planning Board Agenda. Non-Submittal of the checklist will result in application rejection.
1.   X   Name and address of applicant
  2.   X   Name and address of owner (*if different*)
  3.   X   Subdivision name and location
  4.   X   Tax Map Data (*Section-Block-Lot*)
  5.   X   Location map at a scale of 1" = 2,000
  6.   X   Zoning table showing what is required in the particular zone and what applicant is proposing.
  7.   X   Show zoning boundary if any portion of proposed subdivision or site is within or adjacent to a different zone
  8.   X   Date of plat preparation and/or plat revisions
  9.   X   Scale the plat is drawn to (Max 1" = 100')
  10.   X   North Arrow

- |     |              |  |
|-----|--------------|--|
| 11. | <u>  X  </u> | Surveyor's Certification   |
| 12. | <u>  X  </u> | Surveyor's seal and signature  |
| 13. | <u>  X  </u> | Name, SBL and acreage of adjoining owners  |
| 14. | <u>  X  </u> | NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements.  |
| 15. | <u>  X  </u> | Flood plain boundaries   |
| 16. | <u>  X  </u> | Federal Wetland Boundary   |
| 17. | <u>  X  </u> | Metes and bounds of all lots   |
| 18. | <u>  X  </u> | 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. | <u>  X  </u> | Show existing or proposed easements ( <i>note restrictions</i> )   |
| 20. | <u>  X  </u> | Right of way width and Rights of Access and utility placement.   |
| 21. | <u>  X  </u> | Road profile and typical section including existing proposed grades, vertical curve data, utilities, drainage and other improvements.                    |
| 22. | <u>  X  </u> | Lot area acreage. For lots under 2 acres, list in square feet & acres.   |
| 23. | <u>  X  </u> | Number of lots including residual lot.   |
| 24. | <u>  X  </u> | Show any existing waterways, wetlands, ponds, lakes, streams, drainage courses within 200 feet of parcel boundaries.                                     |
| 25. | <u>  X  </u> | A note stating a road maintenance agreement is to be filed in the County Clerk's Office for private roads.   |
| 26. | <u>  X  </u> | Applicable note pertaining to owners review and concurrence.   |
| 27. | <u>  X  </u> | Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc.  |
| 28. | <u>  X  </u> | Show all existing houses, accessory structures, wells and septic systems on and within 200 feet of the parcel to be subdivided.                          |
| 29. | <u>  X  </u> | 2 Foot Contours  |
| 30. | <u>  X  </u> | Indicate any reference to a previous subdivision, i.e., filed map number, data and previous lot number.  |

31.   X   If a private road, Town Board approval of name required, and notes on the plan that no Town services will be provided and a street sign (*per Town specs*) is to be furnished and installed.
32.   X   The amount of grading expected or known to be required to bring the site to readiness.
33.   X   Estimated or known cubic yards of material to be excavated.
34.   X   Estimated or known cubic yards of fill required.
35.   X   The amount of grading expected or known to be required to bring the site to readiness.
36.   X   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.   X   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.   X   Sight distance of all intersections and driveways.
41.   X   Ridgeline and steep slope notation.
42.   X   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: 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:

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

**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 Katrina Martin Nason  
Date: 07-08-2020

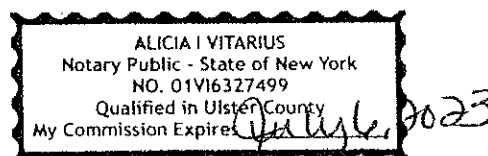
**ACKNOWLEDGMENT**

State of New York  
County of: Ulster

On Feb. 8, 2020, before me 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 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 J Vitarius



# 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 <i>(Residential Subdivisions &amp; Site Plans – Excludes parent parcel)</i>	\$2,000.00 per Lot or Unit
Recreation Fees Adult Multiple Dwelling Affordable Housing <i>(50 and over)</i>	\$500.00 per Unit

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

Residential Subdivision – Single Family or Town House	\$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.

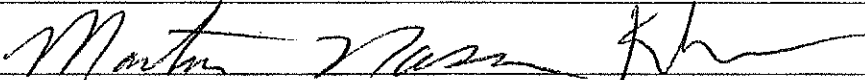
**AFTER FINAL APPROVAL IS GIVEN BY THE PLANNING BOARD, THE BUILDING DEPT. MUST BE CONTACTED FOR FURTHER GUIDANCE.**

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: 

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  
[Signature]  
Signature

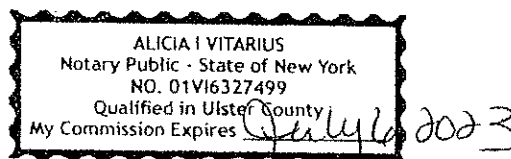
2/8/2020  
Date  
2-8-2020  
Date

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.

[Signature]  
Notary Public



# National Flood Hazard Layer FIRMette

As received per request by Jonathan N. Millen, LLS for Tax Parcel 65.4-3-13.200



## Legend

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

**SPECIAL FLOOD HAZARD AREAS**

Without Base Flood Elevation (BFE)  
Zone A, P, AE, AH, VE, AP  
With BFE or Depth Zone AE, AO, AH, VE, AP  
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X  
Area with Reduced Flood Risk due to Levee. See Notes. Zone X  
Area with Flood Risk due to Levee Zone X

NO SCREEN  
Area of Minimal Flood Hazard Zone X  
Effective LOMRS

Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES  
Channel, Culvert, or Storm Sewer  
Levee, Dike, or Floodwall

**OTHER FEATURES**

Cross Sections with 1% Annual Chance Water Surface Elevation  
Coastal Transect  
Base Flood Elevation Line (BFE)  
Limit of Study  
Jurisdiction Boundary  
Coastal Transect Baseline  
Profile Baseline  
Hydrographic Feature

**MAP PANELS**

Digital Data Available  
No Digital Data Available  
Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/11/2020 at 3:19:22 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

73°56'51.03"W



1:6,000

Feet

0 250 500 1,000 1,500 2,000

# 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.

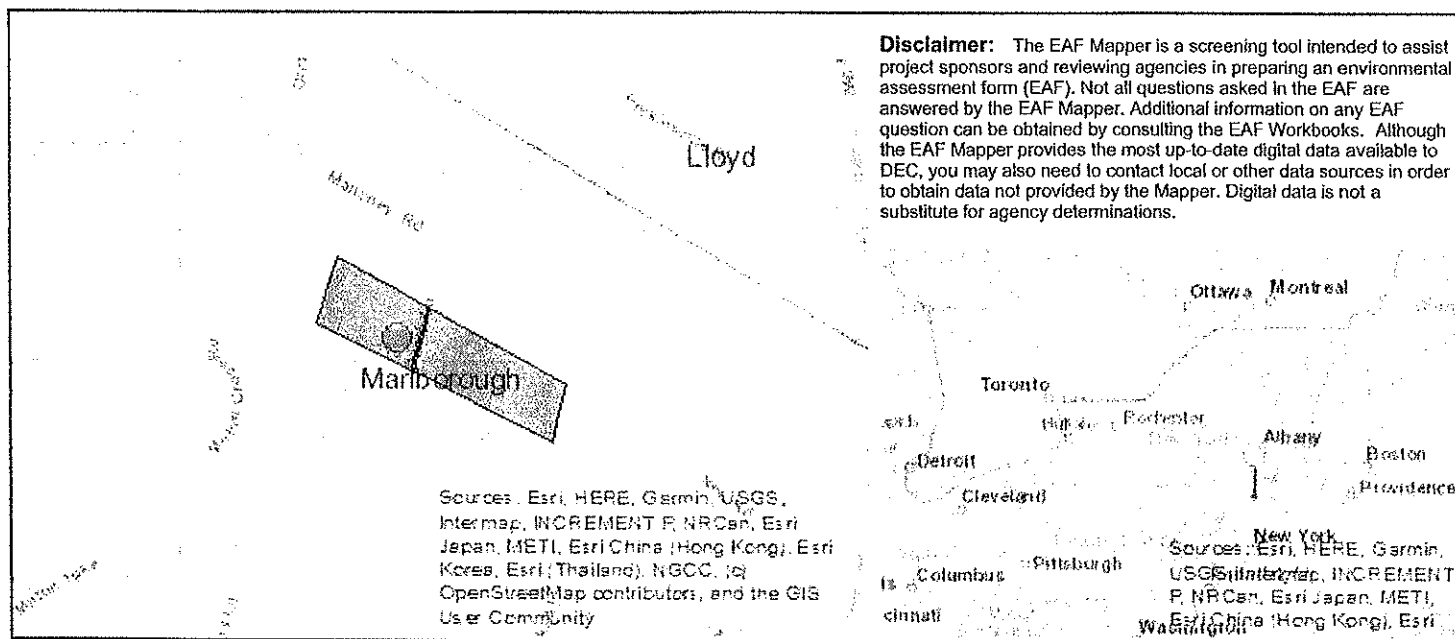
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Minor Subdivision Lands Of Nason			
Project Location (describe, and attach a location map): 89 Peach Lane - Marlborough, NY 12542			
Brief Description of Proposed Action: Minor Subdivision dividing a 35.70 acre parcel into 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	
Address: 1229 Route 300 - Suite 3		E-Mail: JMillenLLS@accessurveying.com	
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? 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.			NO <input checked="" type="checkbox"/> YES <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 <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		35.70 acres	
b. Total acreage to be physically disturbed?		1.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		35.70 acres	
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	
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: _____ _____	<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?	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



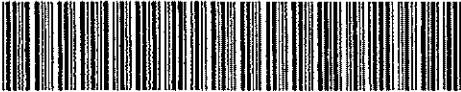
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	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,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Jonathan N. Millen, L.L.S.</u> Date: <u>01/11/2020</u>		
Signature: <u><i>Jonathan N. Millen</i></u> Title: <u><i>Pres.</i></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

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
				Special Additional	0.00
				Transfer	740.00
Tax Charge:	740.00				

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

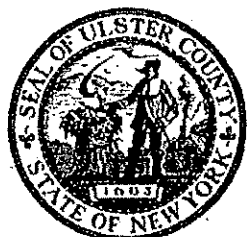
I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County,

**File Information:**

Document Number: 2018- 00001714  
Receipt Number: 1620827  
Recorded Date/Time: February 01, 2018 02:15:44P  
Book-Vol/Pg: Bk-D VI-6262 Pg-213  
Cashier / Station: k ktsc / Cashier Workstation 7

**Record and Return To:**

MILLER WEINER&ASSOCIATES PC  
MARC W MILLER ESQ  
PO BOX 4030  
KINGSTON NY 12402



*Nina Postupack*

Nina Postupack Ulster County Clerk

## 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

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.gov

New York State Department of  
Taxation and Finance

Office of Real Property Tax Services

RP-5217-PDF

Real Property Transfer Report (8/10)

C1. SWIS Code

5,1,3,6,0,0

C2. Date Deed Recorded

2 / 1 / 18

C3. Book

6,2,6,2

C4. Page

2,1,3

1714

## PROPERTY INFORMATION

1. Property  
Location

Peach Lane

\* STREET NUMBER

\* STREET NAME

Marlborough

\* CITY OR TOWN

VILLAGE

12547

\* ZIP CODE

2. Buyer  
Name

Nason

\* LAST NAME/COMPANY

Martin

\* FIRST NAME

Nason

\* LAST NAME/COMPANY

Katrina

\* FIRST NAME

3. Tax  
Billing  
AddressIndicate 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 ☒4B. Subdivision Approval was Required for Transfer ☒4C. Parcel Approved for Subdivision with Map Provided ☒5. Deed  
Property  
Size

\* FRONT FEET

X

\* DEPTH

OR

35.65

\* ACRES

6. Seller  
Name

Gallagher

\* LAST NAME/COMPANY

Jack G.

\* FIRST NAME

Gallagher

\* LAST NAME/COMPANY

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

15. Check one or more of these conditions as applicable to transfer:

☐ A. Sale Between Relatives or Former Relatives☐ B. Sale between Related Companies or Partners in Business.☐ C. One of the Buyers is also a Seller☐ D. Buyer or Seller is Government Agency or Lending Institution☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)☐ G. Significant Change in Property Between Taxable Status and Sale Dates☐ H. Sale of Business is Included in Sale Price☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)☒ J. None

Comment(s) on Condition:

## 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

SELLER SIGNATURE

1/30/18

BUYER SIGNATURE

K. H.

BUYER SIGNATURE

1/30/18

Mark W.

BUYER CONTACT INFORMATION

(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 &amp; Katrina

\* LAST NAME

\* FIRST NAME

\* AREA CODE

235 3917

\* TELEPHONE NUMBER (EX. 9999999)

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. 9999999)



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

*No Photo Available*

<b>Status:</b>	Active
<b>Roll Section:</b>	Taxable
<b>Swis:</b>	513600
<b>Tax Map ID #:</b>	95.4-3-13.200
<b>Property Class:</b>	151 - Fruit crop
<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>Total Acreage/Size:</b>	35.70
<b>Land Assessment:</b>	2019 - Tentative \$174,100 2018 - \$164,100 2017 - N/A
<b>Full Market Value:</b>	2019 - Tentative \$456,105 2018 - \$164,100 2017 - N/A
<b>Equalization Rate:</b>	----
<b>Deed Book:</b>	6262
<b>Grid East:</b>	631970
<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

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
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

Structure	Size	Grade	Condition	Year
-----------	------	-------	-----------	------

## Special Districts for 2019 (Tentative)

Description	Units	Percent	Type	Value
FD092-Milton fire	0	0%		0

## Special Districts for 2018

Description	Units	Percent	Type	Value
FD092-Milton fire	0	0%		0

## Special Districts for 2017

No information available for the 2017 roll year.



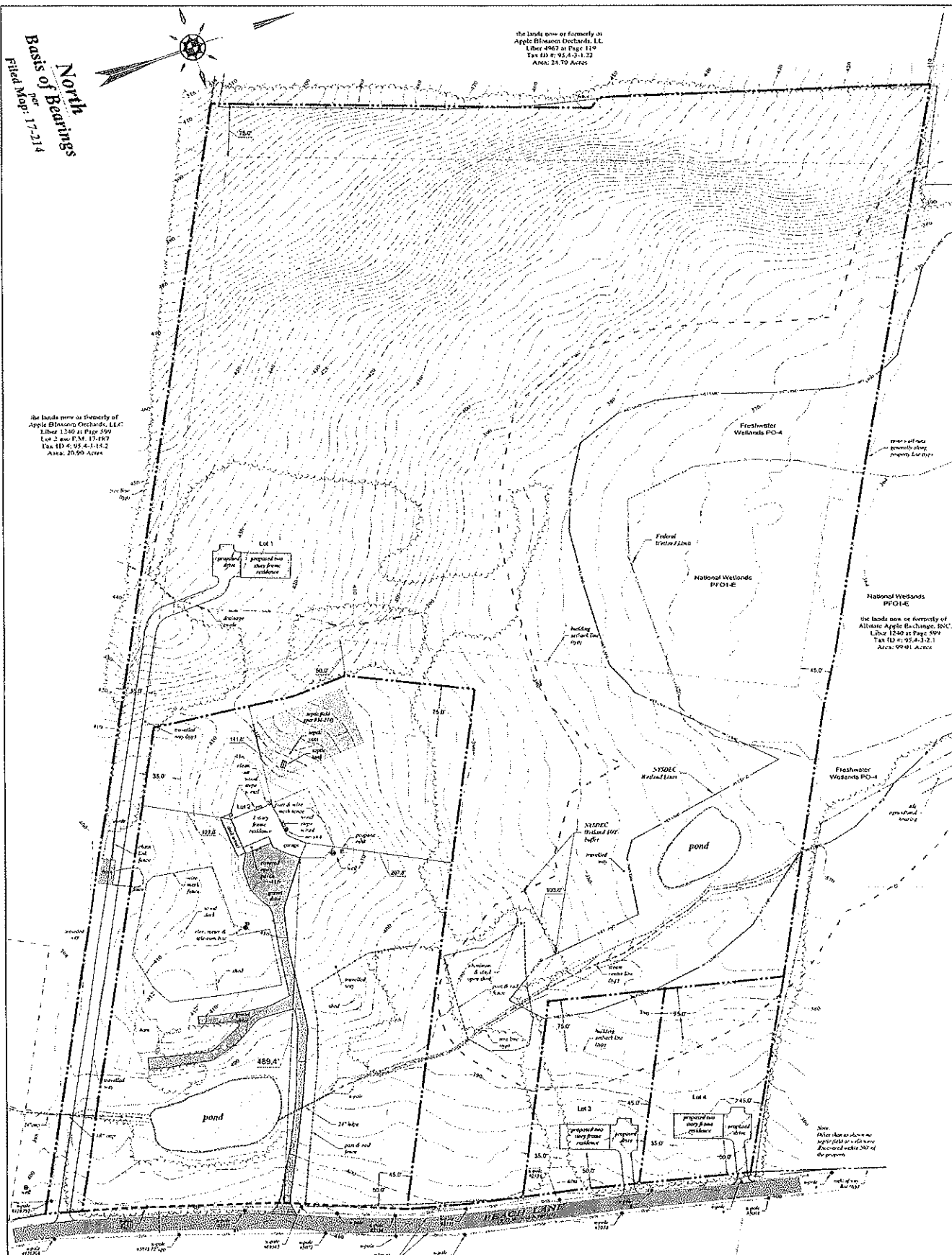


North  
Basis of Bearings  
per  
Filed Map: 17-214

the lands now or formerly of  
Apple Blossom Orchards, LLC  
Liber 4967 at Page 119  
Tax ID #: 95-4-13.2  
Area: 24.70 Acres

the lands now or formerly of  
Apple Blossom Orchards, LLC  
Liber 1240 at Page 299  
Lot 3 and P.M. 17-197  
Tax ID #: 95-4-13.2  
Area: 20.90 Acres

the lands now or formerly of  
Allstate Apple Exchange, INC.  
Liber 1240 at Page 309  
Tax ID #: 95-4-13.2  
Area: 99.91 Acres



Wetlands, Water Courses, Proposed & Existing  
Improvements, & Topographic Details

Minor Subdivision

Martin Nason & Katrina Nason

Automated Construction Enhanced Solutions, Inc.  
Professional Land Surveying  
1229 Route 300 - Suite 3 - Newburgh, NY 12550  
Office: 845-543-7198 Field: 845-506-8391 Web: acesurveys.com

Prepared For: Tax Map Parcel  
95-4-3-13.2  
aka 89 Ranch Lane

Town of Marlborough  
County of Ulster, New York 12542

DATE: 03/15/2020 | SCALE: 1"=60' | JOB NO: 19064M45 | DRAWN BY: pm

CERTIFIED TO:  
I hereby certify to:  
Martin Nason & Katrina Nason  
The Town of Marlborough

**SURVEYOR'S CERTIFICATION:**  
I hereby certify to the person listed below that this map represents the results of an actual on the ground field survey, per recent description, of the land shown herein, located at 89 Ranch Lane in the Town of Marlborough, County of Ulster, State of New York. Completed on January 11, 2020 in accordance with the current existing Code of Practice for Land Surveying adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct.

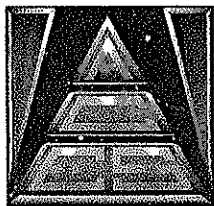
Signature \_\_\_\_\_ Date \_\_\_\_\_

Jonathan N. Miller, L.L.S.  
1229 Route 300 - Suite 3  
Newburgh, NY 12550

Jonathan N. Miller, L.L.S.  
PROFESSIONAL LAND SURVEYOR  
CERTIFIED TO BE CORRECT AND ACCURATE  
N.Y. Lic. No. 60018



**NOTE:**  
Vertical Datum is the North American Vertical Datum of 1983 (NAVD83). The project benchmark was established by GPS observation performed on January 9, 2020. In areas of development and water courses the topographic data as shown is per actual field data and contours were calculated at two foot intervals at depicted horizon. In other areas the contours are directly from the 10000 Survey 2014 LIDAR dataset and 2015 topographic 1m Digital Terrain Model. Contour intervals of 2 feet were produced in HAD, 1983, 2011, UTM, Zone 18N Projected Coordinate System. All areas throughout the site were 3d verified through GPS and conventional total station observations.



# 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**