

## Town of Marlborough Planning Board Application

**Application For:**

(Check One)

**Subdivision** \_\_\_\_\_

**Site Plan** \_\_\_\_\_

**Lot Line Revision** \_\_\_\_\_

**X**

Application Number:

20-4015

Date of Submission:

10-16-2020

Name of Project:

VOTTA LOT LINE CHANGE / REVISION

Location of Project:

9 RIVERCREST LANE, MARLBORO NY 12542

Tax Section Block and Lot:

103.3-3-28.500

Zoning District:

RAG-1

Number of Acres:

1.72 ACRES

Sq. Footage of Building:

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

ADJUST LOT LINE TO INCREASE MY LOT (9 RIVERVIEW LANE)  
FROM 1.72 ACRES TO 1.8 ACRES

EMAIL:

BRIANNAVOTTA@GMAIL.COM

Name of Property Owner:

JUSTIN VOTTA

Address of Property Owner:

9 RIVERCREST LANE, MARLBORO, NY 12542

Telephone Number of Property Owner:

(845) 430-7632

Name of Applicant:

JUSTIN VOTTA

Address of Applicant:

9 RIVERCREST LANE, MARLBORO, NY 12542

Telephone Number of Applicant:

(845) 430-7632

Name of Surveyor: SPENCER S. HALL

Address of Surveyor: 6244 NY-82 STANFORDVILLE, NY 12581

Telephone Number of Surveyor: (845) 868-1262

Name of Engineer: \_\_\_\_\_

Address of Engineer: \_\_\_\_\_

Telephone Number of Engineer: \_\_\_\_\_

Name of Attorney: RIZZO & KELLEY - JAY KELLEY

Address of Attorney: 272 MILL STREET ST#2 POUGHKEEPSIE, NY 12601

Telephone Number of Attorney: (845) 452-6100

Reason For Application: LOT LINE REVISION

Description of Proposal: MOVE LOT LINE TO INCREASE 9 RIVERCREST LANE  
FROM 1.72 ACRES TO 1.8 ACRES

JUSTIN VOTTA

Applicant's Name

## CHECKLIST FOR MAJOR/MINOR SUBDIVISION, SITE PLAN and/or LOT LINE REVISION

- I. The following items shall be submitted for a COMPLETED Planning Board Application Form.
1. ☒ Completed Application
  2. ☒ Environmental Assessment Form (*May be obtained from Planning Board*)
  3. ☒ Letter of Agent Statement
  4. ☒ Application Fee (*Separate check from escrow fee*)
  5. ☒ Escrow Fee (*Separate check from application fee*)
  6. ☐ Copy of deed
  7. ☒ Completed checklist (*Automatic rejection of application without checklist*)
  8. ☒ N/A 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

10-1-10

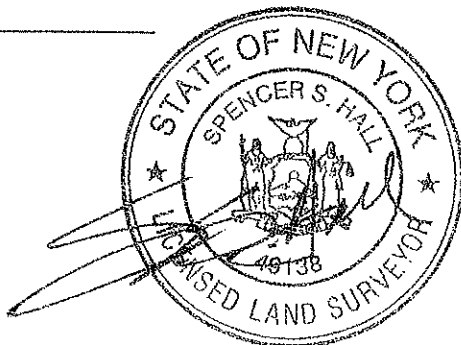
11. \_\_\_\_\_ Surveyor's Certification
12. \_\_\_\_\_ Surveyor's seal and signature
13. \_\_\_\_\_ Name, SBL and acreage of adjoining owners
14. \_\_\_\_\_ NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements.
15. \_\_\_\_\_ Flood plain boundaries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

31. \_\_\_\_\_ 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: SPENCER HALL  
Licensed Professional

Stamp



Date

10-16-20

## 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, JUSTIN VOTTA, residing at 9 RIVERCREST 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 LOT LINE  
REVISION, before the PLANNING BOARD  
of The Town of Marlborough.

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

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

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

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

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

**C. Stockholder or controlling interest**

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

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

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



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

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

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

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

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

Signed: 

Date: 10-16-20

**ACKNOWLEDGMENT**

State of New York  
County of:

On 10/16/2020, before me personally appeared Justin Votta, 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 

**PENNY E CASHMAN**  
**NOTARY PUBLIC, STATE OF NEW YORK**  
**Registration No. 01CA6372126**  
**Qualified in Ulster County**  
**Commission Expires March 12, 2022**

# Planning Board Fees

*(All Applications Subject To Escrow Fees)*

## Application Fees:

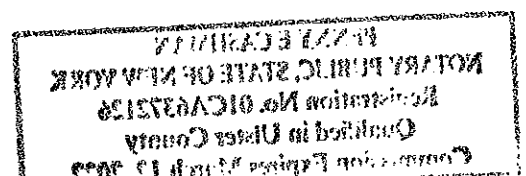
Residential Subdivision – Single Family or Town House	\$750.00, plus \$150.00 per Lot or Unit
Residential Site Plan – Multi Family Apartments or Condos	\$750.00, plus \$100.00 Per Unit
Commercial Subdivision	\$600.00, plus \$200.00 per Lot or Unit
Commercial Site Plan	\$1,000.00, plus \$10.00 per 1,000 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.

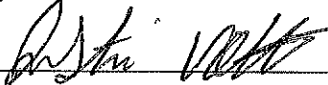
**AFTER FINAL APPROVAL IS GIVEN BY THE PLANNING BOARD, THE BUILDING DEPT. MUST BE CONTACTED FOR FURTHER GUIDANCE.**

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.

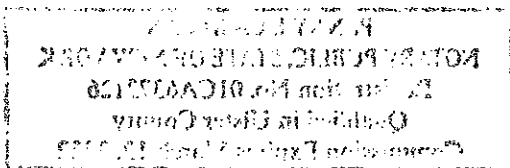
The undersigned also acknowledges receipt of the "Disclaimer" above.

Applicant's Name(Print): JUSTIN VOTTA

Applicant's Signature: 

Date: 10-16-20

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



## Letter of Agent

I (We), THOMAS CORCORAN III am (are) the owner(s) of a parcel of land located on 5 RIVERCREST LANE in the Town of Marlborough, Tax Map Designation: Section 103.3 Block 3 Lot 28.400.

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

Thomas Corcoran III  
Signature

10-16-20  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

State Of New York }  
County Of ULSTER }

SS:

On the 16<sup>th</sup> day of OCTOBER in the year 2020 before me, the undersigned, a Notary Public in and for said State, personally appeared

Thomas Corcoran III, 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.

Penny Cashman  
Notary Public

PENNY E CASHMAN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01CA6372126  
Qualified in Ulster County  
Commission Expires March 12, 2022

**Thomas Corcoran III  
6 Corcoran Drive  
Milton New York 12547  
(845) 597-8014**

**I Thomas J. Corcoran III owner of 5 Rivercrest Lane , Marlboro NY 12542 with SBL # 103.3-3-28.400 do hereby authorize Justin Votta to represent me at the Town of Marlborough Planning board.**

**As the owner of 5 Rivercrest lane authorize the lot line revision , as attached map shows, to add to 9 Rivercrest Lane with SBL # 103.3-3-28.500 owned by Justin Votta.**

**Thank You.**

A handwritten signature in black ink, appearing to read "Thomas Corcoran III", written in a cursive style.

**Thomas J. Corcoran III**

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

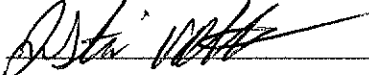
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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>			
JUSTIN VOTTA - LOT LINE REVISION			
Name of Action or Project: VOTTA LOT LINE REVISION			
Project Location (describe, and attach a location map): 9 RIVERCREST LANE MARLBORO NY 12542			
Brief Description of Proposed Action: LOT LINE REVISION - MOVE PROPERTY LINE			
Name of Applicant or Sponsor: JUSTIN VOTTA		Telephone: 845-430-7632	
		E-Mail: BRIANNAVOTTA@GMAIL.COM	
Address: 9 RIVERCREST LANE			
City/PO: MARLBORO		State: NY	Zip Code: 12542
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?		1.72 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.72 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<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 checked="" type="checkbox"/>	<input 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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	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, <div style="margin-left: 40px;">           a. Will storm water discharges flow to adjacent properties?             b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?         </div> If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" 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>JUSTIN VOTTA</u> Date: <u>10/19/20</u>		
Signature: <u></u> Title: <u>OWNER</u>		





4  
m.  
36

9 RIVERCREST LANE  
MARLBORO, NY 12542  
SBL: 103.3-3-28.500

**THIS INDENTURE** is made the 11<sup>th</sup> day of May, 2020

**BETWEEN** **THOMAS CORCORAN, III**, 6 Corcoran Road,  
Milton, New York 12547

Party of the First Part, and

**JUSTIN VOTTA & BRIANNA VOTTA**, Husband & Wife,  
410 Lattintown Road, Marlboro, New York 12542

Party of the Second Part.

**WITNESSETH**, that the Party of the First Part, in consideration of TEN (\$10.00) Dollars, lawful money of the United States, and other good and valuable consideration paid by the Party of the Second Part, does hereby grant and release to the Party of the Second Part, the heirs, successors, and assigns of the Party of the Second Part forever,

**ALL** that certain plot, piece, or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Town of Marlborough, County of Ulster, and State of New York, being designated as Lot No. 5 on a certain map entitled, "American Land Preservation Corporation, Subdivision Plan" which map was filed 5/18/1998 in the Office of the Ulster County Clerk as Filed Map No. 11073A.

BEING the same premises conveyed to Thomas Corcoran III from Harold W. Buchner and Carole S. Buchner by deed dated July 18, 2018 and recorded in the Ulster County Clerk's Office in Instrument Number 2019-10005.

**TOGETHER** with all the 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 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 purposes of paying the cost of 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 reads "parties" whenever the sense of this indenture so requires.

STATE OF NEW YORK     )  
                                      )  
COUNTY OF DUTCHESS    )     ss.:

On the 11<sup>th</sup> day of May, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared **THOMAS CORCORAN III** personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Notary Public

TAMMARA A. DOOLEY  
Notary Public, State of New York  
Qualified in Columbia County  
No. 01DO5036728  
Commission Expires Dec. 5, 2022

RECORD AND RETURN TO:

Sean Murphy, Esq.  
400 Upper North Road, Box 915  
Highland, New York 12528

SBL: 103.3-3-28.500  
T/Marlborough

***SCHEDULE "A"***

*Title #: 20RG-X2964*

**ALL** that certain plot, piece or parcel of land situate, lying and being in the Town of Marlborough, County of Ulster, and State of New York, being designated as Lot No. 5 on a certain map entitled, "American Land Preservation Corporation, Subdivision Plan" which map was filed 5/18/1998 in the Office of the Ulster County Clerk as Filed Map No. 11073A.

## FOR COUNTY USE ONLY

New York State Department of  
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

C1. SMS Code

513600

C2. Date Deed Recorded

5/28/20

C3. Book

6608

C4. Page

142

6921



## PROPERTY INFORMATION

1. Property  
Location

9

\* STREET NUMBER

Marlborough

\* CITY OR TOWN

Rivercrest Lane

\* STREET NAME

VILLAGE

12547

\* ZIP CODE

2. Buyer  
Name

Votta

\* LAST NAME/COMPANY

Votta

LAST NAME/COMPANY

Justin

FIRST NAME

Brianna

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

1.72

\* ACRES

6. Seller  
Name

Corcoran

\* LAST NAME/COMPANY

LAST NAME/COMPANY

Thomas III

FIRST NAME

FIRST NAME

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

A. One Family Residential

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

03/18/2020

\* 12. Date of Sale/Transfer

05/20/2020

\*13. Full Sale Price

305,000.00

(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.

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:

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) 20

\*17. Total Assessed Value

75,000

\*18. Property Class

210

\*19. School District Name

Marlboro CSD

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

103.3-3-28.500

## 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

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.)



4  
519680

Bargain & Sale Deed

✓ 06A-20-285-U

5 RIVERCREST LANE  
MALLBOM, NY 12547  
SBL: 103.3-3-28.400

**THIS INDENTURE**, made on the 7<sup>th</sup> day of August, 2020

**BETWEEN**

Harold W. Buchner and Carole S. Buchner, residing at 8 Dallas Drive, Poughkeepsie, NY 12603,

*party of the first part, and*

Thomas Corcoran III, residing at 6 Corcoran Road, 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,

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND**, with the buildings and improvements thereon erected, situate, lying and being in the Town of Marlborough, County of Ulster and State of New York, more particularly, bounded and described in annexed Schedule A.

BEING the same premises conveyed to Harold W. Buchner and Carole S. Buchner by Deed dated September 5, 2013 and recorded September 23, 2013 in the Ulster County Clerk's Office as Instrument No. 2013-15546.

SUBJECT to any state of facts a personal inspection and accurate survey will disclose.

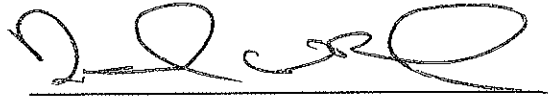
SUBJECT to covenants, conditions, restrictions, reservations, rights-of-way, utility or other easements, agreements or sell-offs in former deed or other instrument of record, if any.

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.

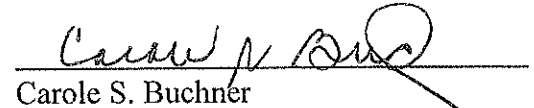
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid. And the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party 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:



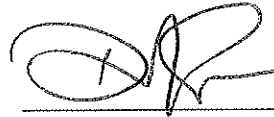
Harold W. Buchner



Carole S. Buchner

STATE OF NEW YORK, COUNTY OF DUTCHESS, ss.:

On August 7th 2022 before me, the undersigned HAROLD W. BUCHNER and CAROLE S. BUCHNER personally appeared, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual acted, executed the instrument(s).



NOTARY PUBLIC

RECORD & RETURN TO:

James P. Kelley, Esq.  
Rizzo & Kelley  
272 Mill Street  
Poughkeepsie, NY 12601

DAVID A. SEARS  
Notary Public, State of New York  
Notary No. 004156  
Qualified in Dutchess County  
Commission Expires Nov. 5, 20 22

*Rivercrest Lane*

103.3-3-28.400

Universal Land Abstract  
Title No. ULA-20-285-U

## **Schedule A Description**

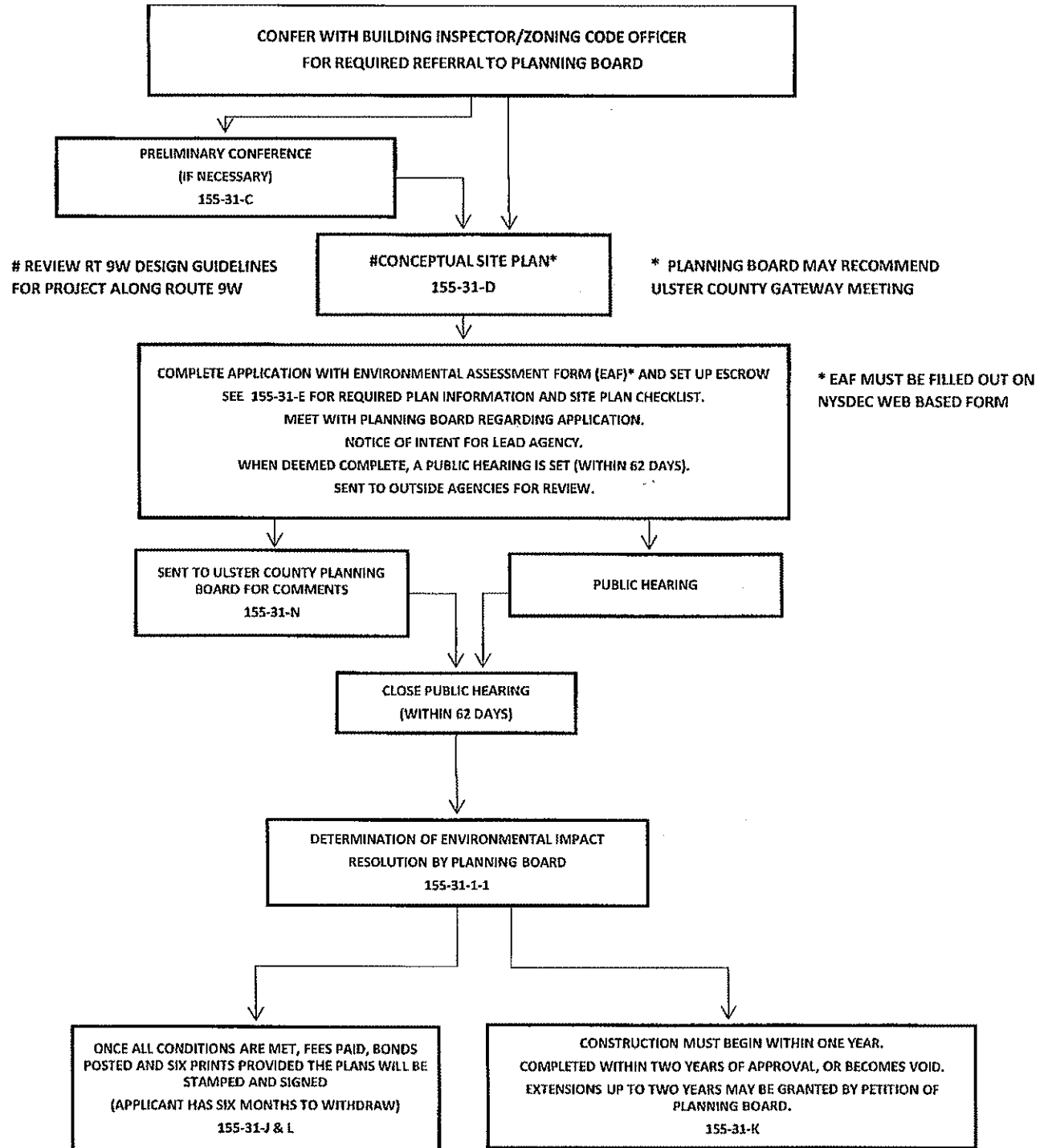
Title Number **ULA-20-285-U**

Page **1**

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Marlborough, County of Ulster and State of New York, being designated as Lot No. Four on a certain map entitled, "American Land Preservation Corporation, Subdivision Plan" filed 5/18/1998 in the Office of the Ulster County Clerk as Filed Map No. 11073A.



**TOWN OF MARLBOROUGH, NEW YORK  
PLANNING BOARD  
SITE PLAN FLOW CHART  
CODE 155-31**



**NOTE: AT ANY POINT IN THE PROCESS PROJECT MAY BE SENT BACK ONE OR MORE STEPS BASED ON COMMENTS OR INPUT FROM PLANNING**