

Town of Marlborough Planning Board Application

Application For: (Check One)

Subdivision _____ **Site Plan** _____ **Lot Line Revision** /

Application Number: _____

21-5003

Date of Submission: _____

Name of Project: LOT LINE REVISION FOR MONDELLO & PERRETTA

Location of Project: JAMES STREET, MARLBORO, NY. 12542

Tax Section Block and Lot: 109.1-4-65 & 67

Zoning District: R-1

Number of Acres: 3.67 Sq. Footage of Building: _____

Description of Project (include number of lots/units & bedrooms): LOT LINE REVISION BETWEEN

THE LOTS OF MONDELLO (PM# 109.1-4-65) & THE LOTS OF PERRETTA (PM# 109.1-4-67). PARTS

OF THE HOUSE, POOL AREA & FENCE OF PERRETTA LOT IS ENCRANCHING OF MONDELLO LOT. THE PURPOSE OF
THE PURPOSE OF THIS LOT LINE REVISION IS TO TRANSFER APPROPRIATION OF THE MONDELLO LOT
TO PERRETTA SO THAT THE ENTIRE HOUSE, POOL AREA & FENCE ARE CONTAINED WITHIN THE PROPERTY LINES OF
THE REVISION PERRETTA LOT.

EMAIL: CMESSINA10@AOL.COM

Name of Property Owner: LUCAS MONDELLO & STEPHEN PERRETTA, TRUSTEE OF ESTATE

80 RIVERVIEW RD. 46 VIOLET AVE.
Address of Property Owner: PORT JENN, NY 12466 Poughkeepsie, NY 12601

Telephone Number of Property Owner: (845) 236-4486

Name of Applicant: LUCAS A. MONDELLO

Address of Applicant: 80 RIVERVIEW ROAD, PORT JENN, NY 12466

Telephone Number of Applicant: (845) 236-4486

Name of Surveyor: MESSINA ASSOC. CARMEN T. MESSINA, L.S.

Address of Surveyor: PO BOX 10, MALLISBURG, NY 12542

Telephone Number of Surveyor: (845) 473-1367

EMAIL CMESSINA10@AOL.COM

Name of Engineer: NA

Address of Engineer: _____

Telephone Number of Engineer _____

Name of Attorney: NA

Address of Attorney: _____

Telephone Number of Attorney: _____

Reason For Application: LOT LINE REVISION

Description of Proposal: LOT LINE REVISION BETWEEN THE LANDS OF MONDROW
(TAX# 109.1-4-65) & THE LANDS OF PERRETTA (TAX# 109.1-4-67). PARTS OF THE HOUSE, POOL AREA,
FENCE OF THE PERRETTA LOT IS ENCOACHING ON THE MONDROW LOT. THE PURPOSE OF THIS LOT LINE
REVISION IS TO TRANSFER A PORTION OF THE MONDROW LOT TO THE PERRETTA LOT SO THAT THE
ENTIRE HOUSE, POOL AREA & FENCE WILL BE CONTAINED WITHIN THE PROPERTY LINES OF THE
REVISED PERRETTA LOT.

LUCAS MONDROW

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: February 17, 2021

Re: Mondello / Perretta Lot Line Revision

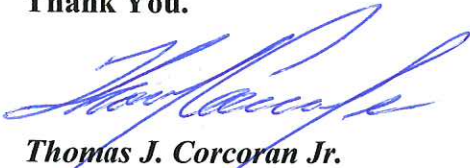
S.B.L. : 109.1-4-65 & 109.1-4-67

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 for its review.
* Had conversation with Pat about this property.

 : The application is rejected for the following reasons :

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. 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.

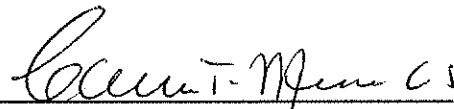
II. The following checklist items shall be incorporated on the Subdivision Plat, Site Plan, or Lot Line Revision prior to consideration of being placed on the Planning Board Agenda. Non-Submittal of the checklist will result in application rejection.

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. N/A Show zoning boundary if any portion of proposed subdivision or site is within or adjacent to a different zone
8. / Date of plat preparation and/or plat revisions
9. / Scale the plat is drawn to (Max 1" = 100')
10. / North Arrow

11. / Surveyor's Certification
12. / Surveyor's seal and signature
13. / Name, SBL and acreage of adjoining owners
14. NA NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements.
15. NA Flood plain boundaries
16. NA Federal Wetland Boundary
17. / Metes and bounds of all lots
18. / 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. NA Road profile and typical section including existing proposed grades, vertical curve data, utilities, drainage and other improvements.
22. / Lot area acreage. For lots under 2 acres, list in square feet & acres.
23. / Number of lots including residual lot.
24. NA Show any existing waterways, wetlands, ponds, lakes, streams, drainage courses within 200 feet of parcel boundaries.
25. NA A note stating a road maintenance agreement is to be filed in the County Clerk's Office for private roads.
26. / Applicable note pertaining to owners review and concurrence.
27. NA 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. NA 2 Foot Contours
30. NA Indicate any reference to a previous subdivision, i.e., filed map number, data and previous lot number.

31. NA If a private road, Town Board approval of name required, and notes on the plan that no Town services will be provided and a street sign (*per Town specs*) is to be furnished and installed.
32. NA The amount of grading expected or known to be required to bring the site to readiness.
33. NA Estimated or known cubic yards of material to be excavated.
34. NA Estimated or known cubic yards of fill required.
35. NA The amount of grading expected or known to be required to bring the site to readiness.
36. NA Type and amount of site preparation which falls within the 100 foot buffer strip of wetlands and within the Critical Environmental Area. Please explain in square feet or cubic yards.
37. NA Amount of site preparation within a 100-year flood plain or any water course on the site. Please explain in square feet or cubic yards.
38. / Planning Board approval block 4" x 2"
39. / Special district boundaries, agricultural, school, fire, water, sewer, etc.
40. NA Sight distance of all intersections and driveways.
41. NA Ridgeline and steep slope notation.
42. NA Agricultural setbacks.
43. / 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: 
Licensed Professional

1/17/21
Date

Stamp

Legal Notices for Public Hearing

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

Procedure for Notice:

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

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

Ethics Code

TOWN OF MARLBOROUGH NOTICE OF DISCLOSURE OF INTEREST

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

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

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

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

I, LUENS MOURGEO, residing at 80 RIVERVIEW ROAD,
PORT GRENWICH 12466, make the following statements about interests in the
real property which is the subject of this application, petition or request for a LOT CUTO
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.

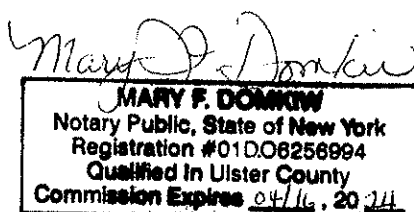
x Signed: Lucas Mondello (uik)
x Date: 2-3-21

ACKNOWLEDGMENT

State of New York
County of: Ulster

x On 2/3/2021, before me personally appeared Lucas Mondello, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to this instrument and acknowledged to me that [he/she/they] executed the same in [his/her/their] capacity(ies), and that by [his/her/their] signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary



Planning Board Fees

(All Applications Subject To Escrow Fees)

Application Fees:

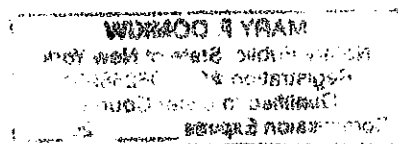
Residential Subdivision – Single Family or Town House	\$750.00, plus \$150.00 per Lot or Unit
Residential Site Plan – Multi Family Apartments or Condos	\$750.00, plus \$100.00 Per Unit
Commercial Subdivision	\$600.00, plus \$200.00 per Lot or Unit
Commercial Site Plan	\$1,000.00, plus \$10.00 per 1,000 sf of Building
All Other Site Plan Reviews	\$550.00
Lot Line Revision	<u>\$600.00</u>
Recreation Fees <i>(Residential Subdivisions & 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	<u>\$600.00</u> 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.

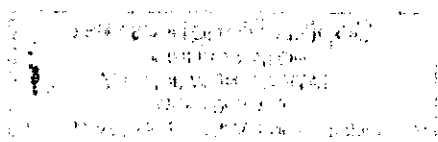
The undersigned also acknowledges receipt of the "Disclaimer" above.

Applicant's Name(Print): LUCAS MONDELLO

* Applicant's Signature: Lucas Mondello

* Date: 2-3-21

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



Letter of Agent

I (We) LUCAS MONDELLO & STEPHEN PERRETTA TRUST (are) the owner(s) of a parcel of land located on JAMES STREET in the Town of Marlborough, Tax Map Designation: Section 109.1 Block 4 Lot 65.

I (We) hereby authorize CARMEN T. MESSING P.E.L.S. to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a _____ Lot Subdivision, Site Plan, or (Lot Line Revision Application.) (circle one)

Lucas Mondello
Signature
Stephen Perretta
Signature

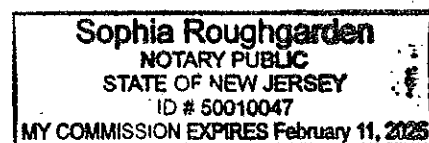
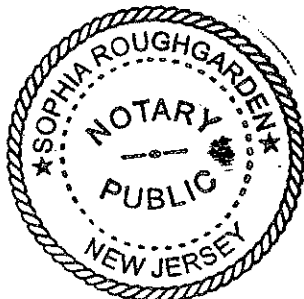
1-20-21
Date
2/3/2021
Date

Jersey
State Of New York }
County Of Bergen } SS:

On the 3rd day of February in the year 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared

Stephen Perretta, 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.

Sophia Roughgarden
Notary Public



Letter of Agent

I (We) LUCAS MONDELLO & STEPHEN PENAGITA TRUST am (are) the owner(s) of a parcel of land located on JAMES STREET in the Town of Marlborough, Tax Map Designation: Section 109.1 Block 4 Lot 65.

I (We) hereby authorize CARMEN T. MESSING P.E.C.S. to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a _____ Lot Subdivision, Site Plan, or (Lot Line Revision Application.) (circle one)

Lucas Mondello
Signature

1-20-21
Date

Both
Signature

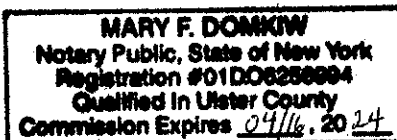
Date

State Of New York
County Of Ulster

SS:

On the 20th day of January in the year 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared

Lucas Mondello, 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.



Mary F. Domkiw
Notary Public
Mary F. Domkiw

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

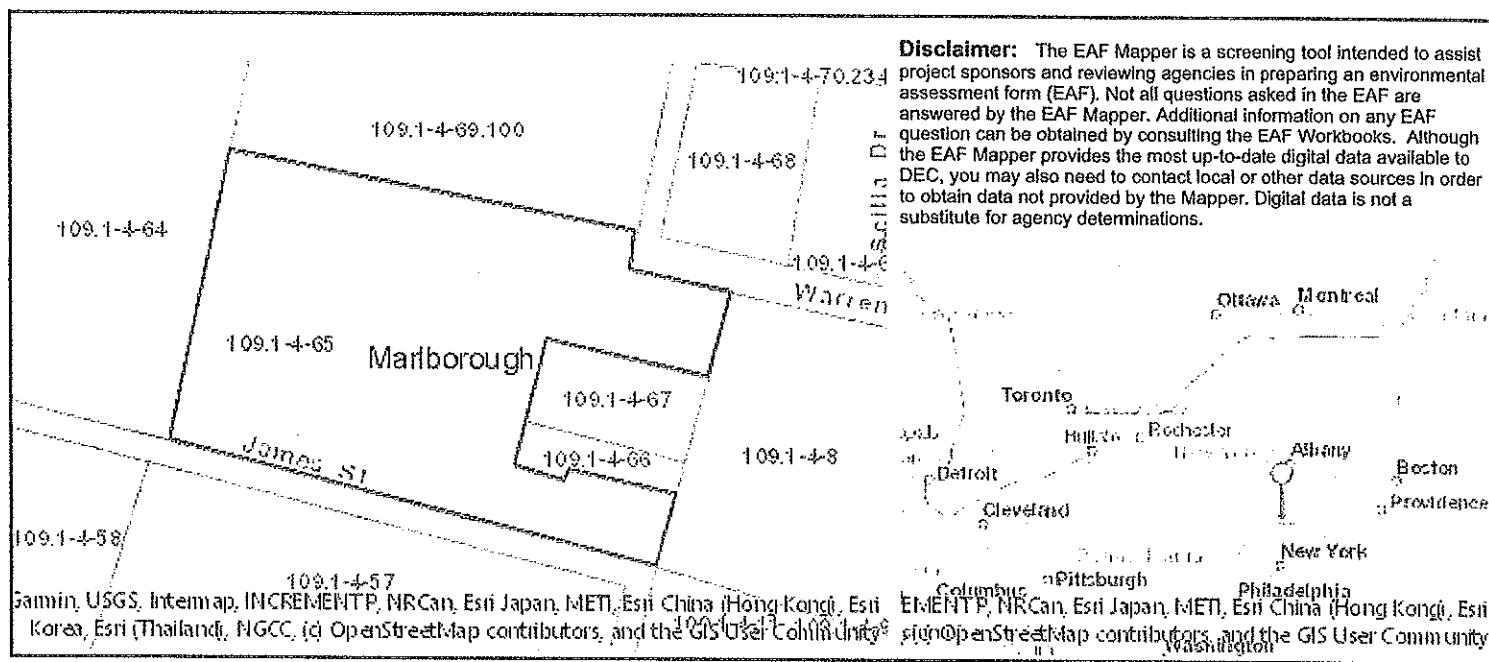
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Lot Line revision for Mondello & Perretta			
Project Location (describe, and attach a location map): James Street, Marlboro, NY 12542			
Brief Description of Proposed Action: Lot line revision between tax map # 109.1-4-65 and tax map # 109.1-4-67			
Name of Applicant or Sponsor: Lucas Mondello		Telephone: 845 236-4486 E-Mail:	
Address: 80 Riverview Road			
City/PO: Port Ewen		State: NY	Zip Code: 12466
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 type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		3.67 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?		0 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 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	
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Atlantic Sturgeon, Shortnos...	NO	YES
	<input type="checkbox"/>	<input checked="" 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
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>CARLOS T. MESSINA, P.E., L.S.</u> Date: <u>2/15/21</u> Signature: <u>[Signature]</u> Title: <u>Surveyor</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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Fifty-six.

~~Between~~ BIAGGIO MONDELLO and CATERINA MONDELLO both residing at Marlboro, in the Town of Marlborough, Ulster County, New York (no street or number)

TM # 109.1-4-67

parties of the first part, and

FRANK PERRETTA and RITA PERRETTA, husband and wife, both residing at Marlboro, in the Town of Marlborough, Ulster County, New York (no street or number)

parties of the second part,

~~Witnesseth~~ that the parties of the first part, in consideration of (\$ 10.⁰⁰) lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their distributees and assigns forever, all THAT LOT OR PARCEL OF LAND situate on the northerly side of James Street, in the Town of Marlborough, County of Ulster and State of New York, bounded and described as follows:

BEGINNING at a stake set on the boundary line between lands of the parties of the first part and lands formerly of Edward Lurch, said point of beginning being 119.23 feet on a course of N 26° 12' E from the corner of two stone walls at the intersection of said James Street and Front Street and running from thence north through lands of the parties of the first part N 65° 52' W 220.24 feet to a marker set in the ground; thence continuing through lands of the parties of the first part N 26° 42' E 110 feet to a marker set in the ground; thence continuing through lands of the parties of the first part S 65° 52' E 219.35 feet to a marker set in the ground in the westerly bounds of said lands formerly of Edward Lurch; thence along the westerly bounds of said lands of Lurch S 26° 12' W 109.96 feet to the point or place of beginning.

TO BE SET WITH A ROW & EMBLEM OVER & UPON THE ROADWAY

west of the two bungalows as it now exists over the lands of the parties of the first part extending from James Street north to the premises hereby conveyed to pass and repass on foot and with vehicles, which said right and easement are to run with the land.

BEING a part of the premises conveyed to Biaggio Mondello by Caterina Mondello by deed dated October 2, 1936 and recorded in Liber 584 of Deeds at page 77, and also a part of the premises conveyed to Biaggio Mondello by Charlotte A. Taylor by deed dated May 6, 1943 and recorded in Liber 633 of Deeds at page 12.

L. Mondello → L. Mondello

TM # 109.1-4-65

3/27/92

LIBER 2163 PAGE 0297

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Marlborough, County of Ulster and State of New York, bounded as follows, to wit:

BEGINNING at a stone set in the ground in the center of what is called James Street, it being the southeast corner of the land hereby intended to be granted; from thence running north 23 degrees east 624 feet, to a point in the center of a stone wall; thence along said stone wall north 76 degrees 30' west, 547 feet to junction of two stone walls; thence south along said stone wall 18 degrees 45' west 558 feet to the center of James Street aforesaid; thence along the center of said street south 69 degrees east, 498 feet to the place of beginning. Containing 6 acres and 99/100ths of an acre of land, it being a part of the farm lately owned by Samuel Harris, on the west side of the road leading from the village of Marlborough to Milton.

EXCEPTING and reserving from the above a strip of land of the width of one rod, running along the whole length of the south side of said lot for a public street, to which a like amount was added to make said street two rods wide.

AND excepting and reserving from the above described premises, about one half of said farm or lot of land on the north, which heretofore was conveyed to James Shaw and wife by deed to Wm. H. Newman and is now owned by William Suiter.

ALSO excepting and reserving about one half acre of land more or less which was heretofore conveyed by deed by James Shaw and wife to Thomas Shipton and was formerly owned by S. H. Storer.

PARCEL #2

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Marlborough, County of Ulster, and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Warren Street on line of lands formerly of George Suiter and running thence along said southerly side of Warren Street south 68 degrees 15' east 138.6 feet to a point on line of lands formerly of Edward Lurch; thence along lands of said Lurch south 26 degrees 12' west 348.24 feet to a point on the northerly side of Spring Street; thence along said northerly side of Spring Street north 65 degrees 52' west 141.3 feet to a point on line of lands formerly of Louis Mondello; thence continuing along lands of said Mondello and George Suiter north 26 degrees 42' east 342.6 feet to the place of beginning, containing 1.11 acres, be the same more or less.

BEING the second described parcel of land in deed of Frank S. Craft and wife to Charlotte A. Taylor dated September 12, 1930, and recorded in the Ulster County Clerk's Office in Liber 547 of deeds at page 152.

EXCEPTING AND RESERVING from the above described property all that certain lot, piece or parcel of land conveyed by Biaggio Mondello and Caterina Mondello to Frank Perretta and Rita Perretta, his wife, by deed dated the 18th day of October, 1956, and recorded in the Ulster County Clerk's Office on the ___ day of October, 1956,

in Liber _____ of deeds at page _____.

EXCEPTING AND RESERVING also from the above described premises all that certain lot, piece or parcel of land described in a deed made by Biaggio Mondello to Stewart Bushnell and Carole Bushnell dated the 12th day of March, 1969, and recorded on the 8th day of April, 1969, in the Ulster County Clerk's Office in Liber 1225 of deeds at page 617. L 6007
P 168
4

EXCEPTING AND RESERVING to the grantor and his wife, Josephine Mondello, a life estate in and to the residence upon which he presently resides and the lands adjacent thereto during the lives of the grantor and his wife, Josephine Mondello, or the survivor of them. Said life estate as to said Josephine Mondello is to terminate and come to an end if she should survive the grantor and should remarry after his death.

ALSO EXCEPTING AND RESERVING to Mary Wiley, sister of the grantor, the right to occupy and use the dwelling on the premises hereby conveyed which she now occupies as her home, free of any charge or rent during her lifetime providing that she does not remarry, and if she should remarry, said right of occupancy is to terminate.

BEING A PART of the premises described in the following two (2) deeds:

1. Deed made by Caterina Mondello to Biaggio Mondello dated the 2nd day of October, 1936, and recorded in the Ulster County Clerk's Office on the 5th day of October, 1936, in Liber 584 of deeds at page 77. (First Parcel)
2. Deed made by Charlotte A. Taylor to Biaggio Mondello dated the 6th day of May, 1943, and recorded in the Ulster County Clerk's Office on the 7th day of May, 1943, in Liber 633 of deeds at page 12.

BEING THE SAME premises being conveyed to Lucas A. Mondello by Biaggio Mondello by deed dated the 1st day of August, 1973, and recorded in the Ulster County Clerk's Office on the 13th day of August, 1973, in Liber 1304 of deeds at page 522.

THE life estate reserved in said deed by the grantor to himself and his wife, Josephine Mondello, terminated upon the death of Josephine Irene Mondello, on May 22, 1975, at her home in Marlborough, New York and the death of the grantor, Biaggio Mondello on May 17, 1979, at St. Luke's Hospital, Newburgh, New York.

THE right to use and occupy the dwelling on the premises reserved to Mary Wiley, sister of Biaggio Mondello, terminated upon the death of Mary P. Wiley on February 1, 1979, at St. Luke's Hospital, Newburgh, Orange County, New York.