

Town of Marlborough Planning Board Application

Application For: **(Check One)**

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

Application Number:

21-5004

Date of Submission: February 18, 2021

Name of Project: CrimiVaroli Subdivision

Location of Project: 282 Orchard Rd Marlborough, NY

Tax Section Block and Lot: 95.004-1-27.210

Zoning District: RAG 1

Number of Acres: 2.89

Sq. Footage of Building: 3900 (House 1), 1160 (House 2)

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

Subdividing property at the road

EMAIL: CrimiVar @ optonline.net

Name of Property Owner: George and Carole CrimiVaroli

Address of Property Owner: 282 Orchard Rd Marlborough, NY

Telephone Number of Property Owner: 845-235-4771 (Carole) 845 702-8112 (George)

Name of Applicant: George and Carole CrimiVaroli

Address of Applicant: 282 Orchard Rd Marlborough, NY

Telephone Number of Applicant: 845 235-4771 (Carole)

845 702-8112 (George)

Name of Surveyor: Adolf Jonietz

Address of Surveyor: Cliff Rd Clintondale, NY 12515

Telephone Number of Surveyor: 845-649-5498

Name of Engineer: George CrimiVaroli

Address of Engineer: 282 Orchard Rd Marlborough, NY

Telephone Number of Engineer 845-702-8112

Name of Attorney:

Address of Attorney:

Telephone Number of Attorney:

Reason For Application: Road is a natural subdivision that divides
~~the~~ property. Both sides of road have an existing
house.

Description of Proposal: Split lot into two parcels so that each house
has its own parcel /lot.

George & Carole CrimiVaroli
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 18, 2021

Re: Crimi Varoli - 2 Lot Subdivision

S.B.L. : 95.4-1-27.210

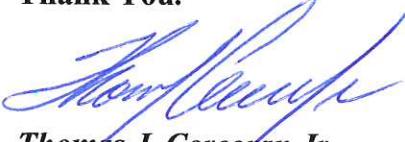
This letter is to verify that the building department has reviewed the Planning Board application and has concluded :

 : The application can be presented to the Town of Marlborough Planning Board for its review.

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

Be aware that Lot #2 has a house , a greenhouse and a trailer NOW in the front yard set back. Trailer must be removed.

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. N/A Environmental Assessment Form (*May be obtained from Planning Board*)
 3. N/A 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
N/A - Plan Submitted
6. Zoning table showing what is required in the particular zone and what applicant is proposing.
7. Show zoning boundary if any portion of proposed subdivision or site is within or adjacent to a different zone
8. Date of plat preparation and/or plat revisions
9. Scale the plat is drawn to (Max 1" = 100')
10. North Arrow

11. N/A Prelim. Plan Surveyor's Certification

12. N/A Prelim. Plan Surveyor's seal and signature

13. N/A Prelim. Plan Name, SBL and acreage of adjoining owners

14. N/A NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements.

15. N/A Flood plain boundaries

16. N/A Federal Wetland Boundary

17. ✓ 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. N/A 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. N/A 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. N/A Prelim. Plan Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc.

28. N/A Prelim. Plan Show all existing houses, accessory structures, wells and septic systems on and within 200 feet of the parcel to be subdivided.

29. N/A Prelim. Plan 2 Foot Contours

30. N/A Indicate any reference to a previous subdivision, i.e., filed map number, data and previous lot number.

31. N/A If a private road, Town Board approval of name required, and notes on the plan that no Town services will be provided and a street sign (per Town specs) is to be furnished and installed.

32. N/A The amount of grading expected or known to be required to bring the site to readiness.

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

34. N/A Estimated or known cubic yards of fill required.

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

36. N/A 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. N/A 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. N/A Special district boundaries, agricultural, school, fire, water, sewer, etc.

40. N/A Sight distance of all intersections and driveways.

41. N/A Ridgeline and steep slope notation.

42. N/A 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:


George L. Richard
Licensed Professional

NYS PE #084481

Stamp

2/18/21

Date

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.

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.

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): George CrimiVaroli Carole CrimiVaroli
Applicant's Signature: George CrimiVaroli Carole CrimiVaroli
Date: 2/18/21

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

Planning Board Fees

(All Applications Subject To Escrow Fees)

Application Fees:

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

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

| | |
|---|---|
| Residential Subdivision – Single Family or Town House | \$750.00, plus \$150.00 per Lot or Unit |
| Residential Site Plan – Multi Family Apartments or Condos | \$750.00, plus \$100.00 per Unit |
| Commercial Subdivision | \$600.00 per Lot (up to 4 lots,) then \$200.00 per Lot Thereafter |
| Commercial Site Plan | \$1,000.00 Minimum |
| All Other Site Plans | \$750.00 Minimum |
| Lot Line Revision | \$600.00 Minjnum |

Engineer Inspection Fees (All Town Road Installation Inspections)

| | |
|---|---------------------------------------|
| Improvements as approved by Town Engineer | 5% of the estimated cost to construct |
|---|---------------------------------------|

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401



60 2007 00013687

Instrument Number: 2007- 00013687

As

D01 - Deed

Recorded On: June 12, 2007

Parties: KRUSZENSKI DAVID J

To

CRIMIVAROLI GEORGE

Billable Pages: 3

Recorded By: UNIVERSAL

Num Of Pages: 3

Comment:

** Examined and Charged as Follows: **

| | | | | | |
|-------------------|----------|---------------|-------|----------------------|----------|
| D01 - Deed | 34.00 | RP5217-75 | 75.00 | Tax Affidavit TP 584 | 5.00 |
| Recording Charge: | 114.00 | | | | |
| | Amount | Consideration | | | |
| Tax-Transfer | 3,468.00 | 867,000.00 | 5387 | Basic | 0.00 |
| MARLBOROUGH | | | | Special Additional | 0.00 |
| | | | | 0.00 Transfer | 3,468.00 |
| Tax Charge: | 3,468.00 | | | | |

** 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:

Record and Return To:

Document Number: 2007- 00013687

RIZZO&KELLEY ESQS

Receipt Number: 558009

272 MILL ST

Recorded Date/Time: June 12, 2007 10:28:43A

POUGHKEEPSIE NY 12601

Book-Vol/Pg: Bk-D VI-4421 Pg-246

Cashier / Station: g glei / Cashier Workstation 8



Nina Postupack Ulster County Clerk

3
30
X
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT — THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made on the 8th day of June, 2007
BETWEEN DAVID J. KRUSZENSKI, residing at 12 Admirals Way, Kennebunk,
ME, 04042

party of the first part, and GEORGE CRIMIVAROLI and CAROLE CRIMIVAROLI,
Husband and Wife, residing at 7 Francis Drive
Highland, New York, 12528

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 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 and being
shown as Lot Number 1 on a map entitled "Final Map of Lot Line Revision of Lands of David J.
Kruszenski" and duly filed in the Ulster County Clerk's Office on November 1, 2000 as Filed Map
Number 11793 and consisting of the total "Revised Area: 2.89 Acres" as depicted on said map.

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.

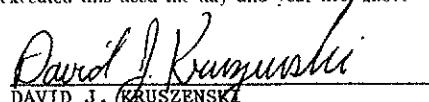
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first
part will receive the consideration for this conveyance and will hold the right to receive such consideration as a
trust fund to be applied first for the purpose of paying the cost of 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:

Universal UCA
06-220-U

CHECKED OC
ENTERED OC
MARKOFF _____


DAVID J. KRUSZENSKI

ACKNOWLEDGMENT IN NEW YORK STATE (RPL 309-a)

State of New York, County of Dutchess ss.:

On June 8, 2007 before me, the undersigned, personally appeared DAVID J. KRUSZENSKI

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.

Charles P. Morrow
(signature and office of individual taking acknowledgment)

CHARLES P. MORROW
NOTARY PUBLIC, State of New York
DUTCHESSE COUNTY
Commission Expires 02-20-2010 County of

ss.:

On before me, the undersigned, personally appeared

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, and that such individual made such appearance before the undersigned in

(insert city or political subdivision and state or county or other place acknowledgment taken)

(signature and office of individual taking acknowledgment)

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE NO. _____

DAVID J. KRUSZENSKI

TO

GEORGE CRIMIVAROLI and CAROLE CRIMIVAROLI

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS(ES)

State of
County of } ss.:

On before me, the undersigned, personally appeared

the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number, if any, thereof);

that he/she/they know(s)

to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said

execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto.

(if taken outside New York State insert city or political subdivision and state or county or other place acknowledgment taken. And that said subscribing witness(es) made such appearance before the undersigned in _____)

(signature and office of individual taking acknowledgment)

SECTION
BLOCK
LOT
COUNTY OR TOWN

RETURN BY MAIL TO:

RIZZO & KELLEY, ESQS.
272 Mill Street
Poughkeepsie, New York 12601

Zip No. _____

Reserve this space for use of Recording Office.

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, Carole CrimiVaroli, residing at 282 Orchard Road, make the following statements about interests in the real property which is the subject of this application, petition or request for a Subdivision, before the Planning Board of The Town of Marlborough.

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

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: Carol Crimivari

Date: 2/18/21

ACKNOWLEDGMENT

State of New York

County of:

On 2/18/2021, before me personally appeared Carol Crimivari, 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

