

Town of Marlborough  
Planning Board Application

*Application For:* (Check One)

Subdivision  Site Plan  Lot Line Revision

Application Number: \_\_\_\_\_

Date of Submission: \_\_\_\_\_

Name of Project: James V. and Monica T. Bishop Subdivision

Location of Project: New Road Marlborough, NY

Tax Section Block and Lot: 103.001-1-49

Zoning District: R-1: Residential District

Number of Acres: 7.81 acres Sq. Footage of Building: \_\_\_\_\_

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

This project includes the subdivision of an existing parcel owned by James V. and Monica T. Bishop located between

Mahoney Road and New Road in the Town of Marlborough, Ulster County, New York. The property will be subdivided into two parcels. One approximately 3.6 acres and the second parcel will be approximately 4.21 acres.

EMAIL: jvbish@gmail.com

Name of Property Owner: James V. and Monica T. Bishop

Address of Property Owner: 9 Bishop Lane, Milton, NY 12547

Telephone Number of Property Owner: (845) 795-2743

Name of Applicant: Adam M. DiValentino amdi3028@gmail.com

Address of Applicant: 1035 Dutchess Turnpike Poughkeepsie, NY 12603

Telephone Number of Applicant: (845) 762-6600

Name of Surveyor: Jonathan Verderber, PLS, CPL

Address of Surveyor: 9 Elks Lane Poughkeepsie, NY 12601

Telephone Number of Surveyor: (845) 454-3411

Name of Engineer: Zach Anderson, CPI

Address of Engineer: 205 St Paul St. Suite 500 Rochester, NY 14604

Telephone Number of Engineer: (585) 402-7556

Name of Attorney: Not yet retained.

Address of Attorney:

Telephone Number of Attorney:

Reason For Application: This application is for the subdivision of an existing lot in the Town of Marlborough,

Ulster County, New York.

Description of Proposal:

This project includes the subdivision of an existing parcel owned by James V. and Monica T. Bishop located between

Mahoney Road and New Road in the Town of Marlborough, Ulster County, New York. The property will be subdivided

into two parcels. One approximately 3.6 acres and the second parcel will be approximately 4.21 acres.

Adam M. DiValentino

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: April 5, 2021**

**Re: Bishop - 2 Lot Subdivision**

**S.B.L. : 103.1-1-49**

**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.

                 : The application is rejected for the following reasons :

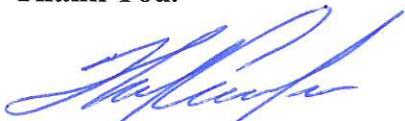
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**Thank You.**



*Thomas J. Corcoran Jr.  
Building Inspector  
Code Enforcement Officer*

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

I. The following items shall be submitted for a COMPLETED Planning Board Application Form.

1.  Completed Application
2.  Environmental Assessment Form (*May be obtained from Planning Board*)
3.  Letter of Agent Statement
4.  Application Fee (*Separate check from escrow fee*)
5.  Escrow Fee (*Separate check from application fee*)
6.  Copy of deed
7.  Completed checklist (*Automatic rejection of application without checklist*)
8.  Agricultural Data Statement (*if applicable*)
9.  Provide twelve (12) copies of all maps, plans, reports and a PDF computer file on CD of all documentation submitted. Plan sets must be correlated packages.

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

1.  Name and address of applicant
2.  Name and address of owner (*if different*)
3.  Subdivision name and location
4.  Tax Map Data (*Section-Block-Lot*)
5.  Location map at a scale of 1" = 2,000
6.  Zoning table showing what is required in the particular zone and what applicant is proposing.
7.  Show zoning boundary if any portion of proposed subdivision or site is within or adjacent to a different zone
8.  Date of plat preparation and/or plat revisions
9.  Scale the plat is drawn to (Max 1" = 100')
10.  North Arrow

11.  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. 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. X The amount of grading expected or known to be required to bring the site to readiness.- Not known at this time.

33. X Estimated or known cubic yards of material to be excavated. - Not known at this time.

34. X Estimated or known cubic yards of fill required. - Not known at this time.

35. X The amount of grading expected or known to be required to bring the site to readiness. - Not known at this time.

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. X Planning Board approval block 4" x 2"

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

40. X Sight distance of all intersections and driveways.

41. X Ridgeline and steep slope notation.

42. X Agricultural setbacks.

43. X After final approval is given by the Planning Board, the Building dept. needs to be contacted for further guidance.

The plat for the proposed subdivision, site plan, or lot line revision has been prepared in accordance with this checklist.



By: JONATHAN J. VERDERBER  
Licensed Professional

3/17/21  
Date

## Legal Notices for Public Hearing

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

### ***Procedure for Notice:***

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

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

## Ethics Code

### TOWN OF MARLBOROUGH NOTICE OF DISCLOSURE OF INTEREST

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

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

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

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

I, Adam M. DiValentino, residing at 1035 Dutchess Turnpike Poughkeepsie, NY 12603, 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:

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

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

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

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

**C. Stockholder or controlling interest**

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

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

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

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

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

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

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

Signed: 

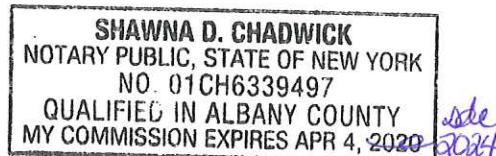
Date: 03/30/2021

#### **ACKNOWLEDGMENT**

State of New York  
County of:

On 03/30/2021, before me personally appeared Adam DiValentino, 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	\$600.00
Recreation Fees (Residential Subdivisions & Site Plans – Excludes parent parcel)	\$2,000.00 per Lot or Unit
Recreation Fees Adult Multiple Dwelling Affordable Housing (50 and over)	\$500.00 per Unit

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

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

### Engineer Inspection Fees (All Town Road Installation Inspections)

Improvements as approved by Town Engineer	5% of the estimated cost to construct
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## Disclaimer

The applicant is advised that the Town of Marlborough Town Code, which contains the Town's Zoning Regulations, is subject to amendment. Submission of an application to the Planning Board does not grant the applicant any right to continued review under the code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new code requirements made while the application is pending.

An approval by the Planning Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer or water. It is the applicant's responsibility to apply for and obtain Town of Marlborough and other agency approvals not within this Board's authority to grant.

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

The Town of Marlborough Town Board sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgment of responsibility for payment of these fees to the Planning Board for review of this application including, but not limited to, fees for professional services (Planners/Consultants, Engineers, Attorneys,) public hearings and site inspections. Applicant's submissions and re-submissions that are not complete will not be considered by the Planning Board or placed upon its agenda unless all outstanding fees have been paid.

The undersigned applies for subdivision, site plan, or lot line approval as described above under the rules and procedures of the Town of Marlborough, New York as duly authorized by the Town Board of Marlborough, New York.

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

Applicant's Name(Print): Adam M. DiValentino

Applicant's Signature: 

Date: 03/30/2021

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

## Letter of Agent

I (We), James V. and Monica T. Bishop am (are) the owner(s) of a parcel of land located on Mahoney Road and New Road in the Town of Marlborough, Tax Map Designation: Section 103.001 Block 1 Lot 49.

I (We) hereby authorize CPL to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a 2 Lot Subdivision Site Plan, or Lot Line Revision Application. (circle one)

James V. Bishop  
Signature

March 31, 2021  
Date

Monica T. Bishop  
Signature

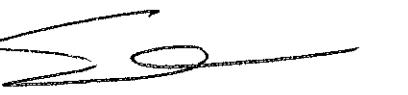
March 31, 2021  
Date

State Of New York}  
County Of Dutchess) SS:

On the 31st day of March in the year 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared

James Bishop and Monica Bishop, 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.

SHAOJUN YAO  
Notary Public, State of New York  
Reg. No. 01YA6383929  
Qualified in Dutchess County Notary Public  
Commission Expires November 26, 2022



## SHORT ENVIRONMENTAL ASSESSMENT FORM

for UNLISTED ACTIONS Only

## PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR Adam DiValentino	2. PROJECT NAME James V. and Monica T. Bishop Subdivision
3. PROJECT LOCATION: New Road Marlborough, NY Municipality	Ulster County
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map This project is located between Mahoney Road and New Road in the Town of Marlborough, Ulster County, New York	
5. IS PROPOSED ACTION : <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY:  This project includes the subdivision of an existing parcel owned by James V. and Monica T. Bishop located between Mahoney Road and New Road in the Town of Marlborough, Ulster County, New York. The property will be subdivided into two parcels. One approximately 3.6 acres and the second parcel will be approximately 4.21 acres.	
7. AMOUNT OF LAND AFFECTED: Initially 7.81 acres      Ultimately 7.81 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      If no, describe briefly:	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input type="checkbox"/> Other (describe)	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      If yes, list agency name and permit / approval:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      If yes, list agency name and permit / approval:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant / Sponsor Name Adam DiValentino Signature 	
Date: April 5, 2021	

If the action is a Costal Area, and you are a state agency,  
complete the Coastal Assessment Form before proceeding with this assessment

**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:  <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:  <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:  <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:  <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:  <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:  <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:  <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly:  <input type="checkbox"/> Yes <input type="checkbox"/> No <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:  <input type="checkbox"/> Yes <input type="checkbox"/> No <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

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Name of Lead Agency

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Date

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Print or Type Name of Responsible Officer in Lead Agency

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Title of Responsible Officer

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Signature of Responsible Officer in Lead Agency

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Signature of Preparer (If different from responsible officer)

Planning Department  
**TOWN OF MARLBOROUGH**  
21 Milton Turnpike  
Milton, NY 12547

## AGRICULTURAL DATA STATEMENT

Project Identification No. \_\_\_\_\_

In accordance with Section 283-a of the New York State Town Law, the Town of Marlborough will use the data in this statement to assist in evaluating the impacts of proposed development projects on farm operations in or near Agricultural Use Districts.

A. Name of Applicant Mailing Address	James V. and Monica T. Bishop 9 Bishop Lane Milton, NY 12547
B. Description of the proposed project: This project includes the subdivision of an existing parcel owned by James V. and Monica T. Bishop located between Mahoney Road and New Road in the Town of Marlborough Ulster County, New York. The property will be subdivided into two parcels. One approximately 3.6 acres and the second parcel will be approximately 4.21 acres.	
C. Project Location: Mahoney Road and New Road Milton, NY 12547 Tax Map Designation: Section 103.001 Block 1 Lot 49	
D. Number of total acres involved with project: 7.81 acres	
E. Number of total acres included in above tax map lot: 7.81 acres	
F. Is any portion of the subject site currently being used to produce an agricultural product? Yes _____ No <input checked="" type="checkbox"/> (check one) If yes, how much? _____ acres	
G. Identify the type of agricultural production being conducted on the premises. None	
H. If no farming is conducted on the site at this time, estimate the last year any of the site was used for agricultural production. Unknown	
I. Identify the person or entity who is farming the subject site. This parcel is not currently being farmed.	
J. Does this person or entity ( ) own, or ( ) rent the land? (check one)	
K. Indicate what the intentions are for use of the remainder of the tax map lot that is not proposed to be developed. Residential property	

(2)

L. Who will maintain the remainder of the property not being used for this development?  
James V. Bishop, owner

M. Other Project Information: Include information about the existing land cover of the site, the slopes, if any, any known impacts on existing storm water drainage (including field tiles) or other significant plant materials.

The existing land is wooded and brush covered with moderate slopes. There is an existing drainage ditch on site that conveys run off from New Road. Slopes on site range from gentle to moderate. There are no known existing stormwater drainage structures on site.

N. Make a copy of the overall (original) parcel and surrounding parcels within five-hundred (500) feet from the Town's tax maps. Identify the site of this application by placing an "X" on it. Include the tax map with this completed agricultural data statement.

O. Town Law requires that this Data Statement be mailed by the applicant to all owners of land that is farmed within five-hundred (500) feet of the boundaries of the subject parcel provided such lands are within an Ag Use District or within five-hundred (500) feet of an Ag Use District. Therefore, please list the name, address, and section, block, and lot of all such lands.

1. There is no land within 500 feet of the proposed project that is currently being farmed.

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

6. \_\_\_\_\_

(for additional space, use reverse side)

(3)

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**FOR TOWN USE ONLY**

Has this Agricultural Data Statement been referred to the County Planning Agency?

YES       NO

If YES, give date of referral \_\_\_\_\_

If YES, give County Referral Number \_\_\_\_\_

If NO, state reason \_\_\_\_\_

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Name of Official Completing Form

Date: \_\_\_\_\_

ULSTER COUNTY CLERK'S OFFICE  
COUNTY CLERK'S RECORDING PAGE

187

## Index Deed Book

Return To:

DANIEL W. MEEHAN CELIA, ESCO  
PO BOX 737  
MARLBORO, NY 12542

Book 02963 Page 0300

Mo. Pages 0004

Instrument DEED

Date : 9/07/1999

Time : 4:05:42

Control # 199909070256

RPT 17 1999 000903

Employee ID ALAN

MANNESE  
PATRICK  
BISHOP  
JAMES V & OR

DEED REC	\$	17.00
	\$	.00
	\$	.00
GOV REC FE	\$	5.00
TRANS TAX	\$	160.00
	\$	.00
	\$	.00
	\$	.00
	\$	14.00
Total:	\$	182.00

STATE OF NEW YORK  
ULSTER COUNTY CLERK'S OFFICE

WARNING-THIS SHEET CONSTITUTES THE CLERK'S  
ENDORSEMENT REQUIRED BY SECTION 316-a(5) &  
SECTION 319 OF THE REAL PROPERTY LAW OF THE  
STATE OF NEW YORK. DO NOT DETACH.

ALBERT SPADA  
COUNTY CLERK

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

THIS INDENTURE, made this 3rd day of September, Nineteen Hundred and Ninety-Nine  
BETWEEN **PATRICK MANNESE**, residing at 60 Mahoney Road, Milton, New York 12547

party of the first part, and

**JAMES V. BISHOP and MONICA T. BISHOP**, husband and wife, residing at  
9 Bishop Lane, Milton, New York 12547

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

SEE ATTACHED SCHEDULE A

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

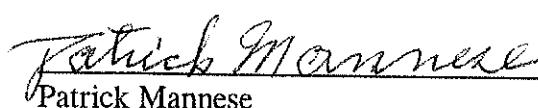
**AND** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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

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

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

IN PRESENCE OF:

  
\_\_\_\_\_  
Patrick Mannese

COUNTY OF ULMSTER )  
SS.:

On the 3<sup>rd</sup> day of September in the year 1999 before me, the undersigned, a Notary Public in and for said State, personally appeared Patrick Mannese, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.

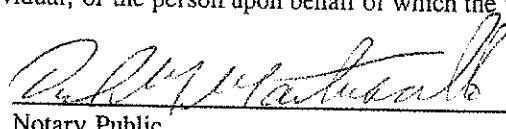
CHECKED Al

ENTERED Al

MARK/OFF

TITLE NO. 9915-14752

R & R to: *Daniel M. Martuscello, Esq.*  
*1313 Route 9-W*  
*P.O. Box 727*  
*Marlboro, New York 12542*

  
Notary Public

DANIEL M. MARTUSCELLO  
NOTARY PUBLIC, State of New York  
Qualified in Ulster County  
Commission Expires Sept. 30, 2002

S 103.1  
8 1  
L 49 (IND 51 now 81049)

✓ Title Service

DESCRIPTION OF LANDS TO BE CONVEYED TO  
JAMES V. AND MONICA T. BISHOP

All that parcel of land situate in the Town of Marlboro, County of Ulster, and State of New York being bounded and described as follows:

Beginning at a point in the center of Mahoney Road at the northeast corner of the herein described parcel of land, said point being on the division line with Lot #1 as shown on Ulster County Clerk's office filed map #7018, being lands conveyed to Paula M. Beach as recorded in Deed Liber 1790 at page 036, and running thence along the division line with said lands of Beach, South 14° 49' 20" West 55.11 feet to a point in a stone wall, thence continuing along said Lot #1, and along Lot #2 as shown on said filed map #7018, being lands conveyed to Beach as recorded in Deed Liber 1956 at page 188, said line still running along a stone wall, South 07 24' 20" West 456.72 feet to an angle iron found set in the stone wall on the division line with lands conveyed to Paula Beach as recorded in Deed Liber 2408 at page 194, thence along the division line with said lands of Beach and along said stone wall, South 03 42' 10" East 220.22 feet to a point in the stone wall, South 09 31' 20" West 40.06 feet to a point in the stone wall, South 23 30' 25" West 195.13 feet to a point in the stone wall, South 23 27' 05" West 162.36 feet to a stone wall intersection, and South 56 48' 15" East 125.30 feet to a point in a stone wall corner on the division line with lands conveyed to Vincent and Mary Iannuzzi as recorded in Deed Liber 1330 at page 662, thence along the division line with said lands of Iannuzzi and along a stone wall, South 25 26' 20" West 25.19 feet, South 20 04' 50" West 104.78 feet, and South 26 09' 10" West 56.47 feet to a point in the center of New Road, thence along the center of said road, North 59 53' 50" West 116.60 feet to a point, North 61 40' 25" West 100.01 feet to a point, North 61 34' 00" West 94.94 feet to a point, and north 62 41' 50" West 97.38 feet to a point in the centerline of New Road on the division line with lands conveyed to Ralph Nunnaro as recorded in Deed Liber 1190 at page 233, thence along the division line with said lands of Nunnaro, and along a stone wall, North 16 50' 20" East 105.64 feet, North 19 57' 05" East 127.54 feet to a stone wall intersection, North 22 00' 15" East 74.81 feet, North 16 17' 50" East 97.65 feet to a stone wall intersection, North 17 48' 20" East 227.52 feet and North 19 52' 00" East 80.33 feet to a point in said stone wall, thence continuing along the division line with lands of said Nunnaro and along the division line with lands conveyed to Gael and Janice Appler as recorded in Deed Liber 1661 at page 137, said line still following along a stone wall, North 17 40' 20" East 444.15 feet to a point in the center of a stream on the division line with lands conveyed to Susan Bishop as recorded in Deed Liber 1459 at pages 900 and

906, thence along the division line with said lands of Bishop, through the center of a stream, South 67 00' 40" East 61.80 feet to a point in the center of said stream, and, in part along a stone wall, North 48 00' 50" East 126.66 feet to a point in the centerline of Mahoney Road, said last passing 3 feet westerly of the northwest corner of a barn on the herein described premises, thence through the center of Mahoney Road, South 43 56' 15" East 30.64 feet to the place of beginning.

Containing 7.81 acres

Parcel together with a right of way over the northeast portion of the premises conveyed to Susan Bishop as recited in Deed Liber 1459 at page 900.

Parcel together with and subject to a right of way twenty five feet in width extending northerly from New Road as recited in Deed Liber 537 at page 201.

The above described parcel being the premises as conveyed to Antoinette Mannese from Edward F. Sponito by Deed dated 13, September 1960 and recorded with the office of the Ulster County Clerk in Liber 1441 at page 314, and a portion of the premises as conveyed to Antoinette Mannese from Edward F. Sponito by Deed dated 15, February 1929 and recorded with the office of the Ulster County Clerk in Liber 537 at page 201.

