

Town of Marlborough
Planning Board Application

Application For: *(Check One)*

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

Application Number: _____

Date of Submission: _____

Name of Project: Lot Line Revision between of lands of William J. Swartz
and Francis D. & Maxine Swartz

Location of Project: 73 & 79 Ridge Road Marlboro NY 12542

Tax Section Block and Lot: SBL: 108.2-3-28.210 & 28.100

Zoning District: R-Ag-1

Number of Acres: 4.83 Sq. Footage of Building: _____

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

William Swartz, owner of a 3.50 acre parcel designated as SBL:108.2-3-28.210 contains a house, well and septic system. Francis & Maxine Swartz, owner of a 1.33 acres parcel designated as SBL: 108.2-3-28.100 contains an existing house, well and septic system. These two property owners have applied to the Town of Marlborough Planning Board for a lot line revision based on Description of Proposal.

Name of Property Owner: William J. Swartz and Francis D. & Maxine Swartz

Address of Property Owner: 73 & 79 Ridge Road Marlboro NY 12542

Telephone Number of Property Owner: 914-805-0823

Name of Applicant: same as owner

Address of Applicant: same as owner

Telephone Number of Applicant: same as owner

Name of Surveyor: Brooks & Brooks, Land Surveyor, PC

Address of Surveyor: 11 Main Street Highland, NY 12528

Telephone Number of Surveyor: 845-691-7339

Name of Engineer: _____

Address of Engineer: _____

Telephone Number of Engineer: _____

Name of Attorney: _____

Address of Attorney: _____

Telephone Number of Attorney: _____

Reason For Application: To obtain Planning Board approval for a Lot Line Revision.

Description of Proposal: Applies proposed to revise lot line between SBL: 108.2-3-28.100, lands of Francis & Maxine Swarts and 108.2-3-28.210, lands of William Swartz. Tax Map lot 28.210 proposes to convey and combine 2605 sq ft to Tax Map 28.100. Resulting in total acreage of 1.39 acres or 60309 sq ft.
Tax Map Lot 28.100 proposes to convey and combine 156 sq ft to Tax Map lot 28.210. Resulting in total acreage of 3.44 acres or 149,812

Applicant's Name

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

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

1. Completed Application
2. Environmental Assessment Form (*May be obtained from Planning Board*)
3. Letter of Agent Statement
4. Application Fee (*Separate check from escrow fee*)
5. Escrow Fee (*Separate check from application fee*)
6. Copy of deed
7. Completed checklist (*Automatic rejection of application without checklist*)
8. 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. 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. x Metes and bounds of all lots

18. n/a 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. n/a Show existing or proposed easements (*note restrictions*)

20. n/a 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. x Lot area acreage. For lots under 2 acres, list in square feet & acres.

23. x Number of lots including residual lot.

24. x 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. x Applicable note pertaining to owners review and concurrence.

27. x Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc.

28. o Show all existing houses, accessory structures, wells and septic systems on and within 200 feet of the parcel to be subdivided.

29. o 2 Foot Contours

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

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

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

33. _____ Estimated or known cubic yards of material to be excavated.

34. _____ Estimated or known cubic yards of fill required.

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

36. _____ Type and amount of site preparation which falls within the 100 foot buffer strip of wetlands and within the Critical Environmental Area. Please explain in square feet or cubic yards.

37. _____ Amount of site preparation within a 100-year flood plain or any water course on the site. Please explain in square feet or cubic yards.

38. _____ Planning Board approval block 4" x 2"

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

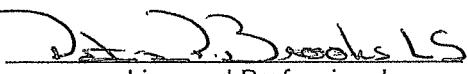
40. _____ Sight distance of all intersections and driveways.

41. _____ Ridgeline and steep slope notation.

42. o _____ Agricultural setbacks.

43. o _____ 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

Stamp

05/09/2021

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.

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, William J. Swartz, residing at 73 Ridge Road Marlboro, NY 12542, make the following statements about interests in the real property which is the subject of this application, petition or request for a Lot Line Revision, before the Planning Board of The Town of Marlborough.

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

A. Individuals with an interest in the property.

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

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

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

C. Stockholder or controlling interest

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

D. Party to an agreement with the applicant

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

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

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

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

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

Signed: Wim J. Sij
Date: 4/8/2021

ACKNOWLEDGMENT

State of New York

County of:

On 4/8/2021, before me personally appeared William J. Swartz, 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

SUZANNE DEMSKIE
Notary Public, State of New York
Reg. No. 01DE6240446
Qualified in Ulster County
Commission Expires May 02, 2023

Qualified in Ulster County
Commission Expires May 02, 2023

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.

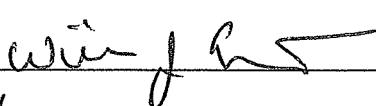
AFTER FINAL APPROVAL IS GIVEN BY THE PLANNING BOARD, THE BUILDING DEPT. MUST BE CONTACTED FOR FURTHER GUIDANCE.

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): William J. Swartz

Applicant's Signature: 

Date: 4/8/2021

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

Letter of Agent

I (We), William J. Swartz am (are) the owner(s) of a parcel of land located on
73 Ridge Road in the Town of Marlborough,
Tax Map Designation: Section 108.2 Block 3 Lot 28.210.

I (We) hereby authorize Brooks & Brooks, Land Surveyors, PC to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a, Lot Line Revision Application.

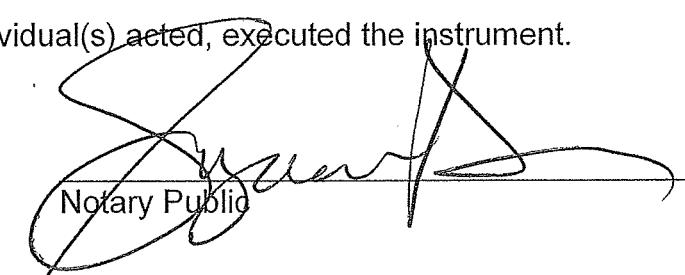
William J. Swartz
Signature

4/8/2021
Date

State Of New York
County Of Ulster } SS:

On the 8th day of April in the year 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared

William J. Swartz, 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.


Notary Public

SUZANNE DEMSKIE
Notary Public, State of New York
Reg. No. 01DE6240448
Qualified in Ulster County
Commission Expires May 02, 2023

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- 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, Francis D. & Maxine Swartz, residing at 79 Ridge Road Marlboro, NY 12542, make the following statements about interests in the real property which is the subject of this application, petition or request for a Lot Line Revision, before the Planning Board of The Town of Marlborough.

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

A. Individuals with an interest in the property.

1. No individual, having an ownership interest in or has an interest in a contract to purchase the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
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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.
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D. Party to an agreement with the applicant

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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: Francis D. Swartz Signed: Maxine Swartz
Date: 4-8-21 Date: 4-8-21

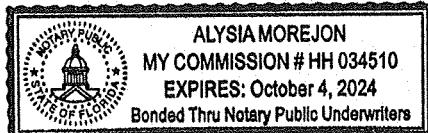
ACKNOWLEDGMENT

Florida
State of New York
County of Sumter

On April 8, 2021, before me personally appeared Francis & Maxine Swartz, 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

Alysia Morejon
Alysia Morejon



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.

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

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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): Francis D. Swartz Maxine Swartz
Applicant's Signature:  Applicant's Signature: 
Date: 4-8-21 Date: 4-8-21

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

Letter of Agent

I (We), Francis D. & Maxine Swartz am (are) the owner(s) of a parcel of land located on
78 Ridge Road in the Town of Marlborough,

Tax Map Designation: Section 108.2 Block 3 Lot 28.100.

I (We) hereby authorize Brooks & Brooks, Land Surveyors, PC to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a, Lot Line Revision Application.

Francis D. Swartz
Signature

Maxine Swartz
Signature

4-8-21
Date

4-8-21
Date

Florida
State Of New York}
County Of Sumter }

SS:

On the 8 day of April in the year 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared

Francis & Maxine Swartz, 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.

Alysia J. Morejon
Notary Public

ALYSIA MOREJON
MY COMMISSION # HH 034510
EXPIRES: October 4, 2024
Bonded Thru Notary Public Underwriters

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

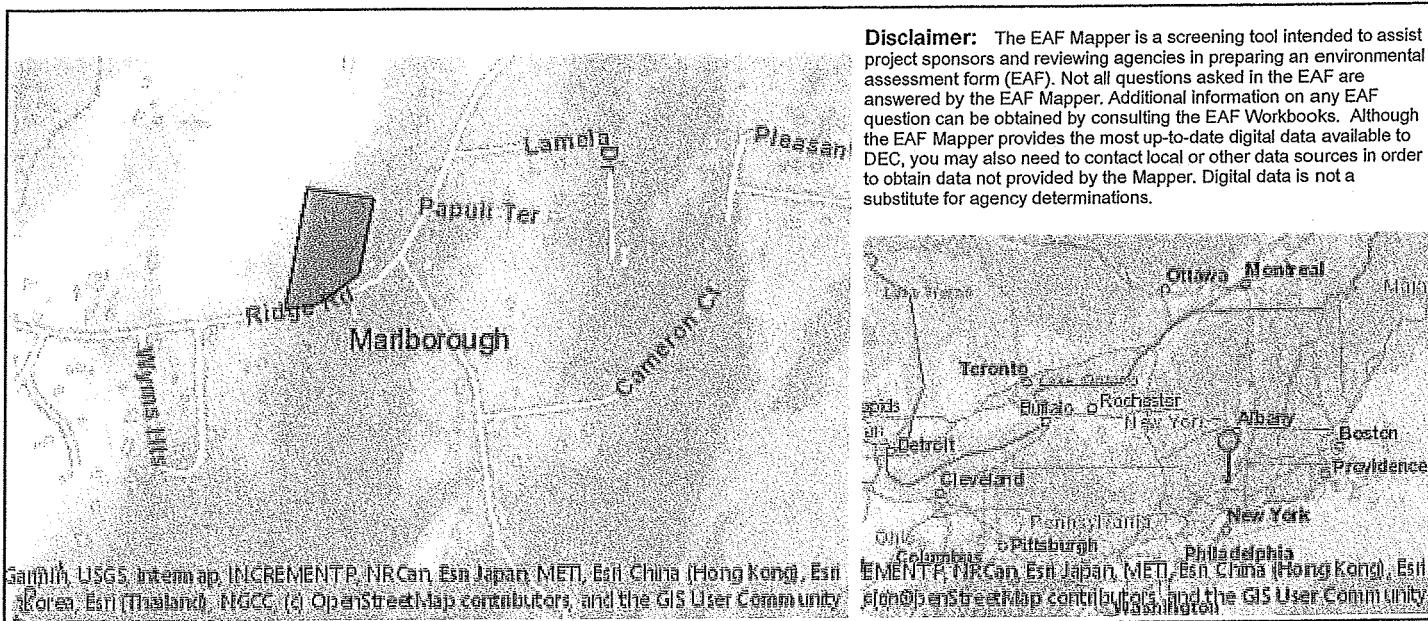
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 between lands of Francis D. & Maxine Swartz and William J. Swartz		
Project Location (describe, and attach a location map): 73 & 79 Ridge Road Marlboro, Ulster County, NY SBL:108.2-3-28.100 & 28.210		
Brief Description of Proposed Action: Proposed Lot Line Revision. Area involved is approximately 2500 sq ft. and will convey and combined with existing parcels.		
Name of Applicant or Sponsor: Brooks & Brooks, Land Surveyors, PC		Telephone: 845-691-7339 E-Mail: pbrooks@bnpbc.biz
Address: 11 Main Street		
City/PO: Highland		State: NY
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 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 checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.83 acres 0 acres 24.3 acres
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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		

	NO	YES	N/A
5. Is the proposed action,			
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: no new construction is proposed	<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: _____ Both lot are supplied with well 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: _____ Both lots utilize their own individual septic systems	<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	
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	
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: _____	<input type="checkbox"/>	<input type="checkbox"/>	

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 checked="" type="checkbox"/> Early mid-successional	NO	YES		
	<input type="checkbox"/> Wetland	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?						NO	YES	
						<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100-year flood plan?						NO	YES	
						<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,						NO	YES	
						<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties?						<input type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:						<input type="checkbox"/>	<input type="checkbox"/>	
							<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:						NO	YES	
						<input checked="" type="checkbox"/>	<input type="checkbox"/>	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:						NO	YES	
						<input checked="" type="checkbox"/>	<input type="checkbox"/>	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:						NO	YES	
						<input checked="" type="checkbox"/>	<input type="checkbox"/>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE								
Applicant/sponsor/name:	Brooks & Brooks, Land Surveyor, PC					Date: April 7, 2021		
Signature:						Title: Surveyor/Agent		



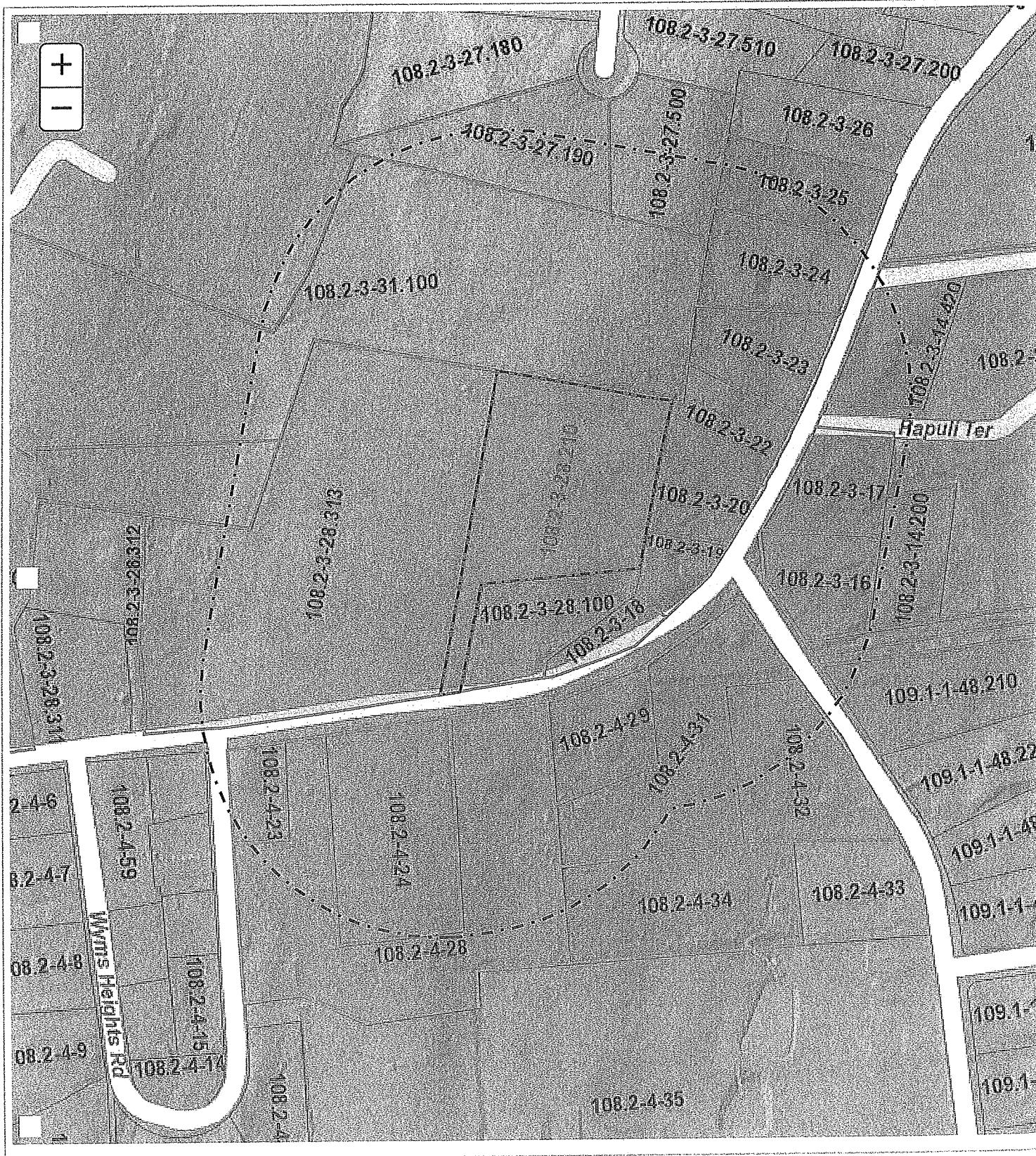
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

adjacent owners/addresses

with in 500' of subject

SBL: 18.2-3-28.100-28.120

Parcel	Owner	Mailing_Address	Mailing_City	Mailing_Zip
108.2-4-28	Jean M Pomarico	64 Ridge Road	Marlboro NY	12542
108.2-4-24	Maryann Perrone	P.O. Box 927	Marlboro NY	12542
108.2-4-23	Vincent & Joseph Pomarico	64 Ridge Road	Marlboro NY	12542
108.2-4-29	Nicholas Cracolici	70 Ridge Rd	Marlboro NY	12542
108.2-4-32	Sebastian Misiurek	117 Prospect St	Marlboro NY	12542
108.2-3-22	Sandra R Taylor	101 Ridge Rd	Marlboro NY	12542
108.2-3-25	Thomas C & Carmela Nelson	115 Ridge Rd	Marlboro NY	12542
108.2-4-34	Andrew T Koch	227 Prospect Street	Marlboro NY	12542
108.2-3-18	Mario Marcucci	85 Ridge Rd	Marlboro NY	12542
108.2-3-16	Frank D & Theresa Tomanelli	228 Prospect St	Marlboro NY	12542
108.2-3-14.500	Laurell J Diorio	P.O. Box 125	Milton NY	12547
108.2-3-14.412	Nicholas & Tina Papuli	20 Papuli Ter	Marlboro NY	12542
108.2-3-24	Giulla Medulla	111 Ridge Road	Marlboro NY	12542
108.2-3-14.140	Reuebn and Wendy Goldblatt	19-21 Lamela Dr	Marlboro NY	12542
108.2-3-14.420	Natalie Felicello	86 Ridge Rd	Marlboro NY	12542
108.2-3-23	John T Amodeo	29 Birdsall Ave	Marlboro NY	12542
108.2-3-30	Cresent View Inc c/o Joann Woods	750 Lattintown Rd	Milton NY	12547
108.2-3-17	Domenick J & Trudy Tomanelli	82 Ridge Rd	Marlboro NY	12542
108.2-3-20	Joseph & Cammille Asprea	93 Ridge Rd	Marlboro NY	12542
108.2-3-14.200	Awilda Schofield	224 Prospect St	Marlboro NY	12542
108.2-3-19	Paul & Maryann Dederick	91 Ridge Rd	Marlboro NY	12542
108.2-4-31	Andrew T Koch	227 Prospect St	Marlboro NY	12542
108.2-3-41	Peter Maurin Farm	41 Cemetery Rd	Marlboro NY	12542
108.2-3-15	Matthew Sansone	226 Prospect Street	Marlboro NY	12542
108.2-3-31.100	Lawrence & Ann Sacco	421 Willow Tree Rd	Milton NY	12547
109.1-1-48.210	Joyette & Dcraig A Walton	128 Prospect Street	Marlboro NY	12542
108.2-3-27.190	Regency Meadow View LLC	2 Perlman Dr Ste 204	Spring Valley NY	10977



AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: William J. Swartz and Francis D. & Maxine Swartz

Mailing address: 73 Ridge Road Marlboro, NY 12542

B. Description of the proposed project: Lot Line Revision

C. Project site address: 73 & 79 Ridge Road Marlboro, NY 12542 Town: Marlboro

D. Project site tax map number: 108.2-3-28.100 &28.210

E: The project is located on property:
 O within an Agricultural District containing a farm operation, or
 X with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 10

G. Is any portion of the project site currently being farmed?
 O Yes. If yes, how many acres _____ or square feet _____ ?
 X No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

Lawrence & Ann Sacco – 421 Willow Tree Road Milton, NY 12547 - fruit crop

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

FARM NOTE

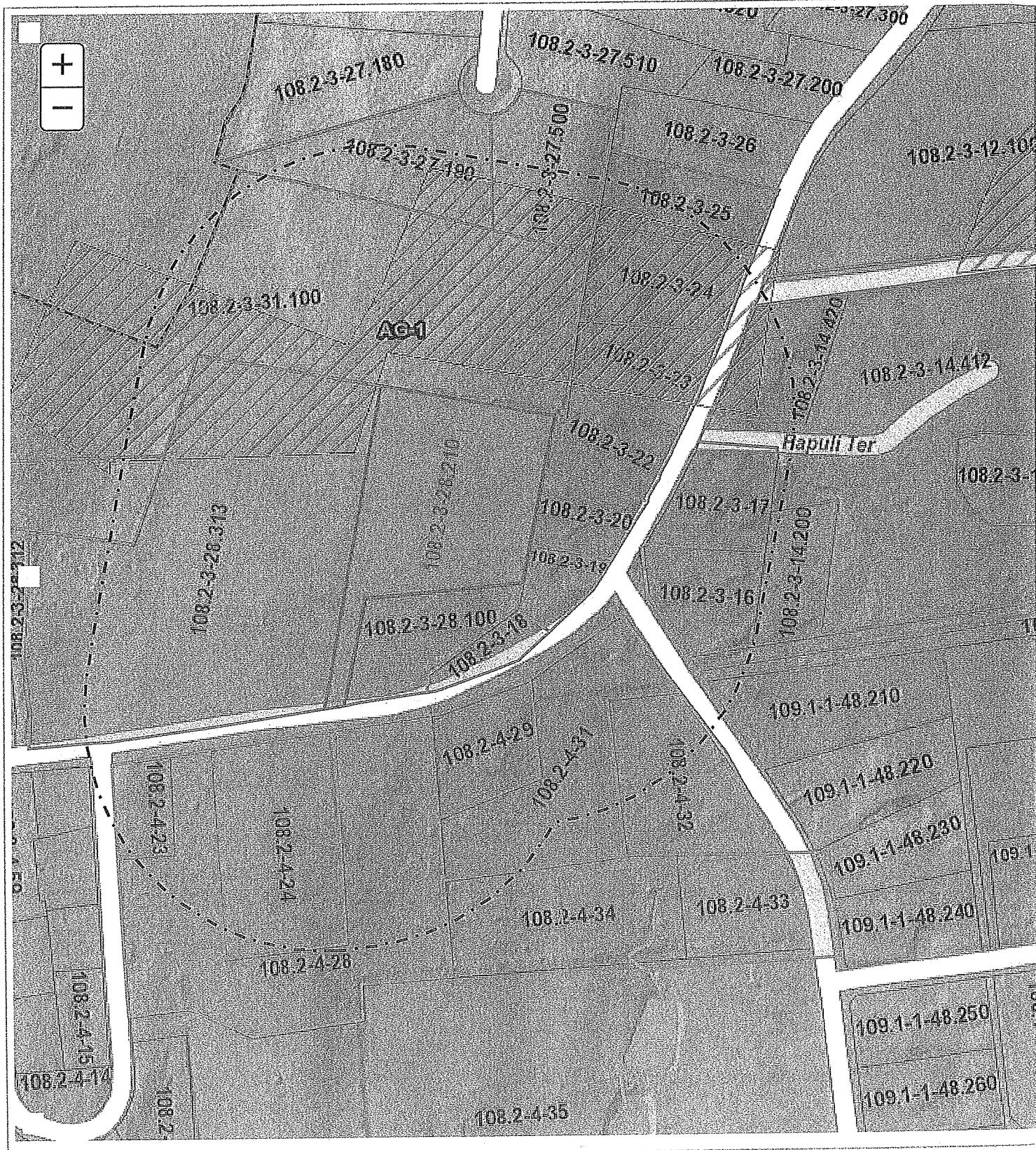
Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

Steven R. Pauli - CST II

Name and Title of Person Completing Form

April 7, 2021

Date





60 2006 00012851

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401

Subject

108.2-3-28.2

Instrument Number: 2006-00012851

Recorded On: May 17, 2006 As
D01 - Deed

Parties: SWARTZ FRANCIS D

To

SWARTZ WILLIAM J

Billable Pages: 3

Recorded By: RUSK WADLIN HEPPNER&MARTUSCELLO LLP

Num Of Pages: 3

Comment: MARLBOROUGH

** Examined and Charged as Follows: **

D01 - Deed	34.00	RP5217 - 165	165.00	Tax Affidavit TP 584	5.00
Recording Charge:	204.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	0.00	0.00	5901	Basic	0.00
				Additional	Special Additional
					0.00 Transfer
Tax Charge:	0.00				0.00

** THIS PAGE IS PART OF THE INSTRUMENT **

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

File Information:

Document Number: 2006-00012851

Record and Return To:

RUSK WADLIN HEPPNER&MARTUSCELLO LLP

PO BOX 727

Receipt Number: 419610

MARLBORO NY 12542

Recorded Date/Time: May 17, 2006 04:51:12P

Book-Vol/Pg: Bk-D VI-4262 Pg-76

Cashier / Station: smat / Cashier Workstation 4

*Nina Postupack*

Nina Postupack Ulster County Clerk

SCHEDULE A

ALL THAT certain lot, piece, parcel of land situate lying and being in the Town of Marlborough, Ulster County, New York and as described as follows:

BEGINNING at a point, said point being the southwest corner of lands of Francis D. Swartz and Maxine Swartz as shown as Lot 1 on filed map number 11319 in the Ulster County Clerk's office and also being the southeast corner of lands of William J. Swartz and shown as Lot 2 on filed map number 11319 in the Ulster County Clerk's Office and said point being on the northerly side of Ridge Road and,

RUNNING THENCE north 89°28'10" west 26.00 feet along the northerly lines of Ridge Road to a point,

RUNNING THENCE north 89°28'10" west 15.6 feet along the northerly lines of Ridge Road to a point being the southwest corner of Lot #3 on filed map number 1450 in the Ulster County Clerk's Office,

RUNNING THENCE north 16°26'08" east through the lands of Francis D Swartz and Maxine Swartz 667.09 feet to a point in a stonewall on the common boundary lines with lands now or formerly of Lawrence and Ann Sacco,

RUNNING THENCE through the stonewall on the common boundary lines with lands now or formerly of Lawrence and Ann Sacco, south 73°53'20" east 15 feet to a point in the stonewall,

RUNNING THENCE south 73°53'20" east 65.08 feet to a point at or near the end of the stonewall and,

RUNNING THENCE continuing south 74°48'05" east 205.09 feet to a point and,

RUNNING THENCE south 73°10'10" east 80.42 feet to a point marking the northeast corner of Lot 2 as shown on filed map number 11319 and as shown on filed map number 05-1450 in the Ulster County Clerks Office and,

RUNNING THENCE along the common boundary line of lands now or formerly of Sandra R. Taylor south 17°27'25" west 37.90 feet and,

RUNNING THENCE and continuing along the common boundary line of lands of now or formerly of Sandra R. Taylor and lands now or formerly of Camille M. And Joseph C. Asprea south 17°29'00" west 151.82 feet continuing thence still along the common boundary lines south 18°56'25" west 100.08 feet to a point and then south 18°39'25" west 57.49 feet to a point

RUNNING THENCE along the common boundary line of lands now or formerly of Francis D. Swartz and Maxine Swartz and being Lot 1 as shown on filed map number 11319 south 90°0'0" west 328.92 feet to a point, thence continuing along common boundary lines with Lot 1 south 16°26'10" west 219.84 feet to a point on the northerly side of Ridge Road said point being the point or place of beginning

Said premises being the same premises as conveyed by Francis D. and Maxine Swartz to William J. Swartz by deed dated June 11, 1999 and file din the Ulster County Clerk's office in Liber 2932 at page 348 together with additional lands of Francis D. And Maxine Swartz as designated as parcel a on filed map number 05-1450 filed on October 25, 2005 in the Ulster County Clerk's Office.

The purpose of this deed is to convey Parcel A as shown on filed map number 05-1450 filed in the Ulster County Clerk's Office to William J. Swartz as well as to consolidate the same into his existing lands conveyed to him by deed dated June 11, 1999 and filed in Liber 2932 of deeds at page 348 in the Ulster County Clerk's Office and as shown as Lot 2 on filed map number 11319 in the Ulster County Clerk's Office.



ULSTER COUNTY CLERK
RECORDING PAGE

Type of Document: DEED Recorded: 11/21/1996
 Recording Charge: \$ 14.00 At: 11:46 AM
 Location: marlboro In Liber: 2640
 Of: DEED
 On Page: 0079

Control No: 9611210171

EXAMINED AND CHARGED AS FOLLOWS:

Transfer Amount:		Mortgage Amount:	.00
Received Tax on Above Deed:		Received Tax on Above Mortgage:	
		Basic:	.00 NO
		Additional:	.00 NO
		Special:	.00 NO
Total:	.00	Exempt	
			Total: .00
TT No.	00001902		MT No.

(THIS PAGE IS A PART OF THE INSTRUMENT)

Party 1: SWARTZ, MARION S
 Party 2: SWARTZ, FRANCIS D & OR

Albert Spada
 ALBERT SPADA
 ULSTER COUNTY CLERK

Larkin & Axelrod
 34 Route 17K
 Newburgh, N. Y. 12550

3
141

100-2640 PAGE 0080

Quitclaim Deed
Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT

THIS INDENTURE, made the 12th day of November, 1996.

BETWEEN MARION SHIRLEY SWARTZ, residing at 56 Columbine Trail,
DeBary, Florida 32713,

party of the first part, and FRANCIS D. SWARTZ and MAXINE SWARTZ, husband
and wife, residing at 44 Hudson Terrace, Marlboro, Ulster County,
New York

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 renise, release and quitclaim unto the
party of the second part, their heirs or successors and assigns of the party of the second part forever, all
his right, title and interest in the following:

Schedule A

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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.
This deed is subject to the trust provisions of Section 13 of the Lien Law.

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:

Marien Shirley DeBary
MARION SHIRLEY SWARTZ

STATE OF NEW YORK, COUNTY OF ORANGE ss:

On the 12th day of November, 1996, before me personally came MARION SHIRLEY SWARTZ to me
known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged
to executing the same.

Rue

*Zarkin & Aylrod ✓
34 Rt 17K
Newburgh, NY 12550*

Leatrice Langer
LEATRICE LANGER
NOTARY PUBLIC, State of New York
Reg. #4864747
Qualified in Orange County
Commission Expires 7/21/98

All that tract or parcel of land, situate in the Town of Marlborough County of Ulster and State of New York, and bounded as follows, viz:- BEGINNING at an oak tree in the northwest corner adjoining Daniel Tooker; thence south 23 and 1/4 degrees west 6 chains and 34 links; thence north 75 degrees west 6 chains and 76 links; thence south 13 and 1/3 degrees west 3 chains 33 links; thence south 36 and 1/2 degrees west 53 links; thence west 14 links; thence south 4 degrees east 4 chains 23 links to the middle of the highway; thence north 88 and 1/2 degrees east along said highway 16 chains and 5 links; thence north 3 degrees west 82 links; thence north 73 degrees east 2 chains 86 links to the land of Hachaliah Purdy; thence north 18 and 1/4 degrees east 7 chains and 20 links; thence north 74 degrees west 11 chains 49 links to the place of beginning, containing seventeen and five-hundredths acres of land, more or less.

BEING and intended to be the same premises conveyed by Deed dated February 25th, 1952 William J. Swartz and Helen M. Swartz to Francis E. Swartz and Marion Shirley Swartz, recorded in the Ulster County Clerk's Office on February 25th, 1952 in Liber 621 of Deeds at page 155. The said Francis E. Swartz having died a resident of Ulster County on October 27th, 1996, leaving Marion Shirley Swartz the surviving Tenant by the Entirety.

The premises are not in an agricultural district and that the subject premises is entirely owned by the Transferor.

Schedule A

