

Town of Marlborough  
Planning Board Application

**Application For:** (Check One)

**Subdivision** \_\_\_\_\_ **Site Plan** \_\_\_\_\_ **Lot Line Revision**

**Application Number:**

21-5016

**Date of Submission:**

**Name of Project:** LOT LINE REVISION FOR TADDEO & GIAMEITA

**Location of Project:** 14 & 16, 18 RIVERWOOD DR. MARLBOROUGH, NY 10542

**Tax Section Block and Lot:** 103.3-5-4, 12, 13

**Zoning District:** R-1

**Number of Acres:** 3.26 **Sq. Footage of Building:** NA

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

LOT LINE REVISION BETWEEN 3 LOTS.

**EMAIL:** CMESSINA10@AOL.COM

**Name of Property Owner:** FRANK TADDEO & WILLIAM & MICHAEL GIAMEITA

**Address of Property Owner:** 14 RIVERWOOD DR. MARLBOROUGH, NY 10542

**Telephone Number of Property Owner:** (845) 541-6476 (845) 590-8857

**Name of Applicant:** FRANK TADDEO & WILLIAM GIAMEITA

**Address of Applicant:** 16 RIVERWOOD DR. MARLBOROUGH, NY 10542

**Telephone Number of Applicant:** (845) 541-6476, (845) 590-8857

Name of Surveyor: MESSINA ASSOCIATES, CARLO M. MESSINA, P.E., L.S.

Address of Surveyor: PO Box 10, MANSFIELD, NY 12542

Telephone Number of Surveyor: (845) 473-1367

Name of Engineer: WA

Address of Engineer:

Telephone Number of Engineer:

Name of Attorney: JOSEPH TRAPANI

Address of Attorney: 25 MAIN STREET #1, MELTON, NY 12547

Telephone Number of Attorney: (845) 795-2440

Reason For Application: LOT LINE REVISION

Description of Proposal: THE RESIDENTS OF 14 RIVERWOOD DR, TM# 103.3-5-4 AND THE  
RESIDENTS OF 16 RIVERWOOD DR, TM# 103.3-5-12 ARE THE OWNERS OF A VACANT  
LOT, TM# 103.3-5-13 WHICH IS CONTINUOUS WITH THEIR RESIDENCES. THEY  
WANT TO HAVE A LOT LINE REVISION TO ADD APPROXIMATELY 1/2 OF THE VACANT LOT  
TO THEIR RESIDENCE PROPERTY.

Frank Taddeo & William Giangolla  
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: July 22, 2021**

**Re: Taddeo / Giametta - Lot Line Revision**

**S.B.L. : 103.3-5-4 , 12, 13**

**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. NA NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements.

15. NA Flood plain boundaries

16. NA Federal Wetland Boundary

17. / Metes and bounds of all lots

18. / Name and width of adjacent streets, include dedication parcels. The road boundary is to be a minimum of 25 feet from the centerline of the paved street.

19. / Show existing or proposed easements (*note restrictions*)

20. / Right of way width and Rights of Access and utility placement.

21. NA Road profile and typical section including existing proposed grades, vertical curve data, utilities, drainage and other improvements.

22. / Lot area acreage. For lots under 2 acres, list in square feet & acres.

23. / Number of lots including residual lot.

24.        Show any existing waterways, wetlands, ponds, lakes, streams, drainage courses within 200 feet of parcel boundaries.

25. NA A note stating a road maintenance agreement is to be filed in the County Clerk's Office for private roads.

26. / Applicable note pertaining to owners review and concurrence.

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

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

29. NA 2 Foot Contours

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

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

32. 0 The amount of grading expected or known to be required to bring the site to readiness.

33. 0 Estimated or known cubic yards of material to be excavated.

34. 0 Estimated or known cubic yards of fill required.

35. 0 The amount of grading expected or known to be required to bring the site to readiness.

36. 0 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. 0 Amount of site preparation within a 100-year flood plain or any water course on the site. Please explain in square feet or cubic yards.

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

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

40. NA Sight distance of all intersections and driveways.

41. NA Ridgeline and steep slope notation.

42. NA Agricultural setbacks.

43. NA 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: Julian F. Meier LS  
Licensed Professional

Stamp

Date

7/19/21

## 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, Frank Taddeo, residing at 14 Riverwood Drive,  
Marlboro, 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: Frank Tadler  
 Date: July 12, 2021

## ACKNOWLEDGMENT

State of New York  
County of: Ulster

On 7.12.21, before me personally appeared Frank Taddeo, 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.

Cathy A. Manzella

### Notary

CATHY A MANNESE  
Notary Public, State Of New York  
Ulster County  
Reg. # 01MA 4654373  
Commission Expires July 31, 2013

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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, Geraldine Taddeo, residing at 14 Riverwood Dr  
Marlboro, make the following statements about interests in the  
real property which is the subject of this application, petition or request for a LOT LINE  
PERMISSION, 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.
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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.
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.
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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:

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

Signed: Lee Luhn  
 Date: July 14, 2021

## ACKNOWLEDGMENT

State of New York  
County of:

On 7.14.21, before me personally appeared Geraldine Taddeo, 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**

CATHY A MANNESE  
Notary Public, State Of New York  
Ulster County  
Reg. # 01MA 4654373  
Commission Expires July 31, 2021

Cathy A. Minnese

## Ethics Code

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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, William Giometta, residing at 16 Riverwood Drive  
Marlboro N.Y. 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**

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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:

William H. Giometta - joint owner and  
joint applicant of  
subject property. Mr.  
Giometta is Chairman of  
the Town of Marlborough  
Zoning Board of Appeals.

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**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: William H. Giometta  
✓ Date: 7-8-21

#### **ACKNOWLEDGMENT**

State of New York  
County of:

On July 8, 2021, before me personally appeared William A. Giometta, 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

Theresa A. Stewart

THERESA A. STEWART  
Notary Public, State of New York  
Qualified in Ulster County  
Reg. No. 01ST6306977  
My Commission Expires June 30, 2022

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- 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, Michele L. Giamotta, residing at 16 Riverwood Drive  
Marlboro, N.Y. 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: Michele A. Gianetto  
 Date: 7/8/21

## ACKNOWLEDGMENT

State of New York  
County of:

On July 8, 2021, before me personally appeared Michelle A. Giannetta, 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

Theresa A. Stewart

**THERESA A. STEWART**  
Notary Public, State of New York  
Qualified in Ulster County  
Reg. No. 01ST6306977  
My Commission Expires June 30, 20

## 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	<i>(D)</i> \$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	<i>(D)</i> \$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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# *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**

<b>Name of Action or Project:</b> Lot line revision for Taddeo & Giometta		
<b>Project Location (describe, and attach a location map):</b> 14, 16, 18 Riverwood Drive, Marlboro, NY 12542		
<b>Brief Description of Proposed Action:</b> Lot line revision between tax map #'s 103.3-5- 4, 12, 13		
<b>Name of Applicant or Sponsor:</b> Frank Taddeo		Telephone: 845 541-6476 E-Mail:
<b>Address:</b> 14 Riverwood drive		
<b>City/PO:</b> Marlboro		<b>State:</b> NY <b>Zip Code:</b> 12542
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		
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: Marlboro Planning Board		
3. a. Total acreage of the site of the proposed action?      3.26 acres b. Total acreage to be physically disturbed?      0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?      1.35 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:		
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland		

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Wells Existing _____	<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: _____ Subsurface sanitary disposal systems existing _____	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" 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:

Shoreline  Forest  Agricultural/grasslands  Early mid-successional  
 Wetland  Urban  Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

Atlantic Sturgeon, Shortnose...

NO	YES
<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. Is the project site located in the 100-year flood plan?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources?

If Yes,

a. Will storm water discharges flow to adjacent properties?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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 type="checkbox"/>	<input checked="" type="checkbox"/>

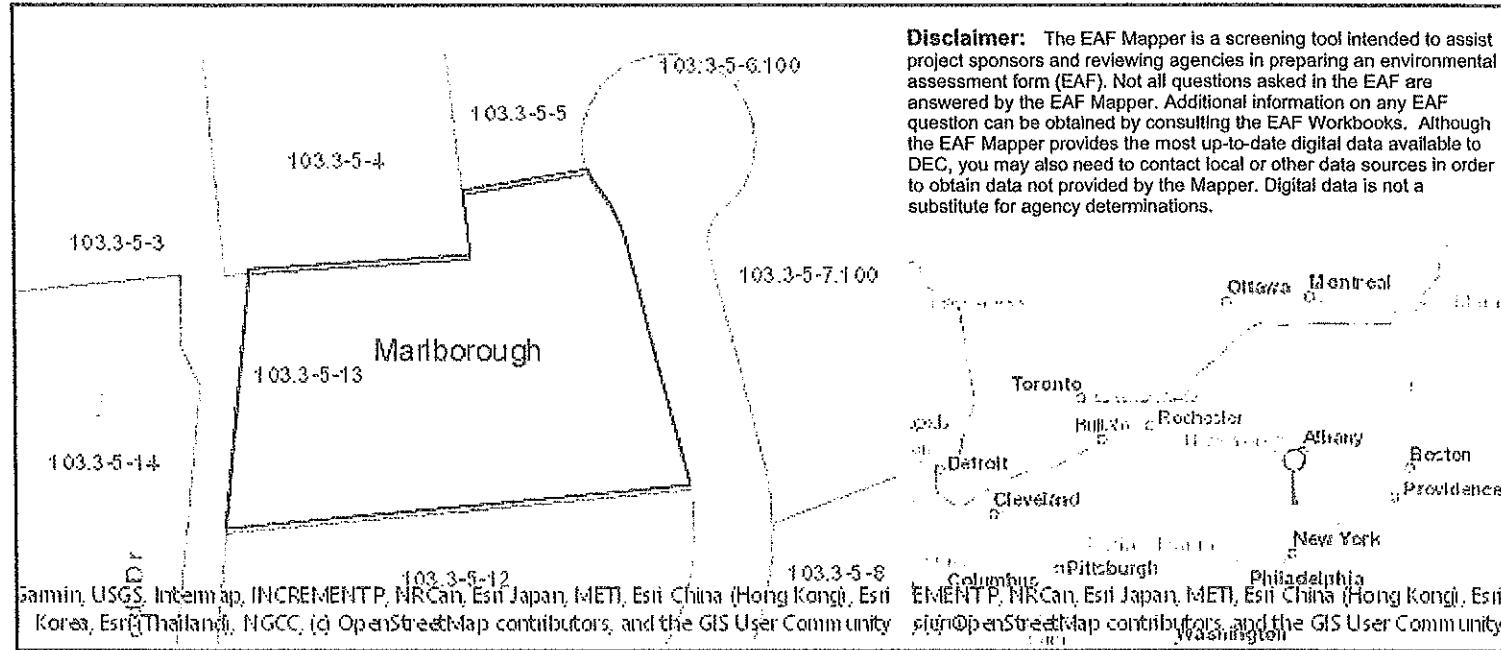
No such action has occurred

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Colleen T. Messina, LS.

Date: 7/19/21

Signature: Colleen T. Messina LS Title: Surveyor



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

T 691

Standard N.Y.R.T.U. Form 8002: Bargain & Sale deed  
with covenant against grantor's acts—Ind. or Corp. (single sheet)

DATE CODE

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

LIBER 1524 PAGE 477

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

THIS INDENTURE made the 22nd day of March, nineteen hundred and eighty-five  
BETWEEN ANTHONY PASCALE and SANDRA A. PASCALE, his wife, both  
residing at Hudson Bluff Drive, Marlboro, New York 12542,

party of the first part, and FRANK N. TADDEO and GERALDINE M. TADDEO, his wife,  
both residing at Lattintown Road, Marlboro, New York 12542,

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, known and designated as Lot No. 2 on Map No. 5613 filed  
in the Ulster County Clerk's Office on February 13, 1985, entitled  
"Proposed Subdivision of Lands formerly of DeGeorge by Anthony M.  
& Sandra A. Pascale".

TOGETHER with an easement of ingress and egress to and from Hudson  
Bluff Road, as shown on the above-mentioned filed map and being  
more particularly bounded and described as follows:

BEGINNING at a point, said point being the southwesterly corner of  
Lot No. 2 and the southeasterly corner of Lot No. 1 as shown on  
the above-mentioned filed map; thence running in a westerly  
direction along the southerly line of said Lot No. 1, North  
83° 59' 02" West 53.19 feet to a point; thence running in a  
southerly direction through lands now or formerly of Sandra A.  
Pascale, South 7° 45' 54" West 257.64 feet to a point; thence  
continuing in a southerly direction, South 6° 10' 21" West 212.00  
feet to a point on the northerly side of Hudson Bluff Road; thence  
running in a easterly direction along Hudson Bluff Road, South  
85° 03' 39" East 25.00 feet to a point; thence leaving Hudson  
Bluff Road and running in a northerly direction, North 6° 10' 21"  
East 212.00 feet to a point, thence continuing in a northerly  
direction through lands now or formerly of Sandra A. Pascale the  
following courses and distances: North 7° 45' 54" East 232.60  
feet, South 83° 59' 02" East 70.39 feet, North 7° 45' 54" East  
25.00 feet to a point, said point being on the southerly line of  
Lot No. 2; thence running in a westerly direction along the  
southerly line of Lot No. 2, North 83° 59' 02" West 42.20 feet  
to the point or place of beginning.

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:

*Anthony Pascale*  
ANTHONY PASCALE

*Sandra A. Pascale*  
SANDRA A. PASCALE

1524 477

A 201  
M 34  
C 139

Standard N.Y.R.T.U. Form 200f  
Bargain & Sale Deed, with covenant against grantor's acts--Ind. or Corp.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY  
LIBER 2878 PAGE 0302

THIS INDENTURE, made the 11 day of JANUARY, nineteen hundred and NINETY-NINE,  
BETWEEN ANTHONY M. PASCALE, 28 Riverwood Drive, Marlboro, NY 12542,

party of the first part, and WILLIAM H. GIAMETTA and MICHELE A. GIAMETTA, husband  
and wife, as joint tenants with the right of survivorship, residing at  
16 Riverwood Drive, Marlboro, NY 12542 and FRANK N. TADDEO and  
GERALDINE M. TADDEO, husband and wife, as joint tenants with the right  
of survivorship, residing at 14 Riverwood Drive, Marlboro, NY 12542  
and as to WILLIAM H. GIAMETTA and MICHELE A. GIAMETTA with FRANK N.  
TADDEO and GERALDINE M. TADDEO, as joint tenants in common.

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN and 00/100-----  
-----(\$10.00)----- dollars,

lawful money of the United States, and other good and valuable consideration paid  
by the party of the second part, does hereby grant and release 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 Marlboro, County of Ulster, State of New  
York, and being designated of Lot 2 on a map entitled "Riverwood  
Patent Subdivision" and filed in the Office of the Clerk of Ulster  
County on August 1st, 1986 in Map #6442A and B.

Intending to be a portion of the premises as described in deed  
dated July 27th, 1990 and filed in the Ulster County Clerk's Office  
on August 3rd, 1990 in Liber 2025 of Deeds at Page 0112.

(2)

LIBER 2327 PAGE 0281

Bargain and Sale Deed with Covenant against Grantor's Acts  
Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT

THIS INDENTURE, made the 30<sup>th</sup> day of September, 1993.

BETWEEN ANTHONY M. PASCALE, and SANDRA A. PASCALE, residing at 28  
Riverwood Drive, Marlboro, New York 12542

party of the first part, and WILLIAM GIAMETTA and MICHELE A.  
GIAMETTA, husband and wife, residing at Jackson Avenue, Marlboro,  
New York 12542

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 Marlboro, County of Ulster, and State of New York, more  
particularly described as follows:

All that certain plot, piece or parcel of land situate, lying  
and being in the Town of Marlboro, County of Ulster, and State of  
New York and being designated as Lot 11 on a map entitled  
"Riverwood Patent Subdivision" and filed in the office on the  
Ulster County Clerk on August 1, 1986 as map number 6442A and B.

Being a portion of the premises as described in a deed dated  
July 27, 1990 from Anthony M. Pascale and Sandra A. Pascale to  
Anthony M. Pascale and recorded in the Ulster County Clerk's Office  
on August 3, 1990 in Liber 2025 of Deeds at Page 112.

The Party of the First part does hereby grant and release unto the  
Party of the Second part and their heirs, assigns and successors  
in interest:

1. A full and free right to the unrestricted light air and  
view over and across the part of said lands of the Party of the