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11 Main Street Highland, NY 12528

845-691-7339 phone 845-691-7166 fax

## **Town of Marlborough Planning Board Transmittal**

Submittal Date: October 8, 2021

Client Name Tara Ann Lordi Our file # 8253

Attached please find the following items regarding this Lot Line Revision Application.

- Lot Line Revision Application – pages 1-2 to replace original Subdivision/LLR application.
- EAF short form – reflects revised Lot Line Revision Application.
- Letter of Intent – reflects revised Lot Line Revision Application
- 13 Map Copies
- Email – consent from Tara Lordi to revise application.

Applicant Tara Lordi has a sale pending on the residential lot that Parcel A is proposed to be added to. She would like to separate the application to expedite the Lot Line Revision to conclude the proposed sale, while concurrently working with the Board of Health on the septic approval. Please accept this revised application for placement on the October 18<sup>th</sup> Planning Board agenda.

## Town of Marlborough Planning Board Application

**Application For:** *(Check One)*

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

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Application Number:

Date of Submission:

Name of Project: Lot Line Revision of lands of Tara Ann Lordi

Location of Project: 11 Mt. Rose Road Marlborough

Tax Section Block and Lot: SBL: 109.1-4-55 & 56

Zoning District: R-1

Number of Acres: 5.16

Sq. Footage of Building:

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

Lot Line Revision

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EMAIL:

Name of Property Owner: Tara Ann Lordi

Address of Property Owner: 11 Mt. Rose Road Marlboro NY 12542

Telephone Number of Property Owner: 917-449-4834

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: n/a

Address of Engineer:

Telephone Number of Engineer

Name of Attorney: n/a

Address of Attorney:

Telephone Number of Attorney:

Reason For Application: to obtain Planning board approval for this and lot line revision.

Description of Proposal:

Two Tax Parcels are involved in this project, both owned by Tara Ann Lordi

SBL: 109.1-4-55, a 1.09-acre parcel with existing house, well and septic / other improvements.

SBL: 109.1.4-56, a 4.07-acre parcel with existing house, well and septic / other improvements.

It is proposed TM lot 56 will convey and combine Parcel A, a 0.29-acre piece to TM lot 55

Proposed Lot 1 will be a 1.25-acre parcel with the existing improvements and proposed Lot 2 will be the remaining 3.45 acres with the existing improvements.

In addition, Parcel B a 0.46-acre parcel in which Mt. Rose Road lays in, will be conveyed to the Town for road purposes.

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October 7, 2021

**LETTER OF INTENT**

Owner/Applicant Tara Ann Lordi is seeking approval for a Lot Line Revision of her two adjoining properties located at the southwest corner of Mt. Rose Road and Front Street Ext.

There are two Tax Map Parcels involved in this project and both properties are located in the R-1 zoning district.

SBL: 109.1-4-55, is currently a 1.09-acre parcel with existing house, septic and garage. The parcel has access to the property off of its 253 feet of road frontage on Front Street Ext., a Private Road. Parcel is serviced by municipal water.

SBL: 109.1-4-56, is currently a 4.07-acre parcel with existing house, well and septic and paddock/corral, has access to the property from its approx. 500 feet of road frontage on Mt. Rose Road.

It is proposed TM lot 56 will convey and combine Parcel A, a 0.28-acre portion of land to TM lot 55 and will be known as Lot 1.

Parcel B, a portion of Mt. Rose Road, is a 0.46-acre portion of TM lot 55 (0.12-acres) and TM lot 56 (0.34-acres) to be offered for dedicated to the Town of Marlborough for road purposes. The southerly road bounds of roadway based on 25 feet from existing centerline.

S:\PROJECTS\8253\DOCUMENTS\10.5.21 LetterofIntent.doc

A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise  
and a NY City Certified Women's Business Enterprise  
Member:

National Society of Professional Surveyors -New York State Association of Professional Land Surveyors  
American Planning Association-New York Planning Federation  
NYS GIS Association

# ***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 of lands of Tara Ann Lordi

Project Location (describe, and attach a location map):

11 Mt. Rose Road Marlborough. Southwest intersection of Mt. Rose Road and Front Street Ext. SBL: 109.1-4-55 & 56.

Brief Description of Proposed Action:

TM lot 56 proposes to convey and combined a 0.28-acre portion of land to TM lot 55.

The town maintained portion of Mt. Rose Road is proposed to be dedicated to the Town of Marlboro.

Name of Applicant or Sponsor:

Brooks & Brooks, Land Surveyors, PC

Telephone: 845-691-7339

E-Mail: pbrooks@bnbpc.biz

Address:

11 Main Street

City/PO:  
Highland

State:  
NY

Zip Code:  
12528

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?

NO

YES

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?

NO

YES

If Yes, list agency(s) name and permit or approval:

3. a. Total acreage of the site of the proposed action?

5.16 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?

5.16 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5.  Urban  Rural (non-agriculture)  Industrial  Commercial  Residential (suburban)

Forest  Agriculture

Aquatic  Other(Specify):

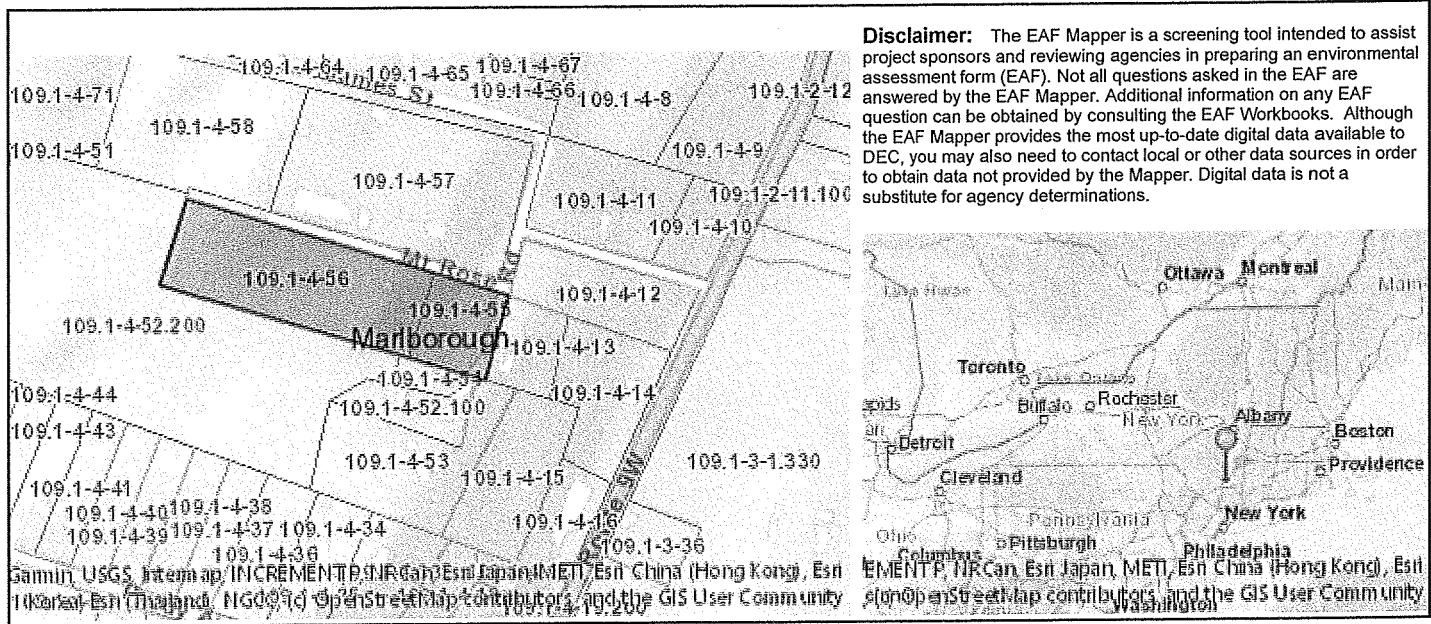
Parkland

5. Is the proposed action,	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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"/>
	<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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	NO	YES	
	<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?	NO	YES	
	<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: _____ existing dwellings serviced by municipal 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: _____ existing dwellings utilize 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ there are no wetlands on or near these properties as per current NYSDEC wetlands mapping.	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<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 checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? If Yes, describe: Atlantic Sturgeon, Shortnose...		
16. Is the project site located in the 100-year flood plan? If Yes, describe:		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, describe: a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		
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:		
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:		
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:		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Brooks &amp; Brooks, Land Surveyors, P.C.</u> Date: <u>October 5, 2021</u> Signature: <u>D. Brooks</u> Title: <u>Agent/Land Surveyor</u>		

## EAF Mapper Summary Report

Thursday, September 2, 2021 1:50 PM



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]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

**From:** Tara Lordi <tlordi@tlordi.com>  
**Sent:** Thursday, October 7, 2021 4:26 PM  
**To:** Patricia Brooks  
**Cc:** David Magliato; Steven Pauli  
**Subject:** Re: Change to Lot Line Revision

Yes this is a confirmation that is correct we will proceed with 11 Mount Rose Rd. for now so we can close on the house. We will then take the necessary steps for 21 Mount Rose Rd. after David has time to work with the health department to create three new lots.

Thank you,

Tara Lordi

On Oct 7, 2021, at 3:53 PM, Patricia Brooks <pbrooks@bnbpc.biz> wrote:

Tara,

The deadline for the Town of Marlborough Planning Board is noon tomorrow. Would you please reply to this email confirming that you would like to revise your proposed subdivision to a Lot Line Revision at this time as you have a purchaser for 109.1-4-55? I understand you will be proceeding with the subdivision portion of your project after Board of Health approval is granted, but do not want to wait and risk the loss of this residential sale.

Thank you, Patti

Patricia P. Brooks, L.S., President  
Brooks & Brooks Land Surveyors, P.C.  
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Highland, New York 12528  
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<image003.png>  
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