

# Young Sommer LLC

ATTORNEYS AT LAW

EXECUTIVE WOODS, FIVE PALISADES DRIVE, ALBANY, NY 12205  
Phone: 518-438-9907 • Fax: 518-438-9914

[www.youngsommer.com](http://www.youngsommer.com)

Writer's Telephone Extension: 258  
[solson@youngsommer.com](mailto:solson@youngsommer.com)

October 12, 2021

Via Federal Express

Virginia Flynn, Planning Board Secretary  
Town of Marlborough  
21 Milton Turnpike  
Milton, New York

RE: Application of Cellco Partnership d/b/a Verizon Wireless Proposed Public Utility/Personal Wireless Service Facility located at 50 Cross Street, Marlborough

Dear Ms. Flynn:

We represent Cellco Partnership d/b/a Verizon Wireless with respect to a wireless communications facility proposed to be located at 50 Cross Street. Enclosed for the Planning Board's review are one (1) original and eleven (11) copies of a Preliminary Conceptual Site Plan application and related site plans. A check for \$300 for the application fee is enclosed.

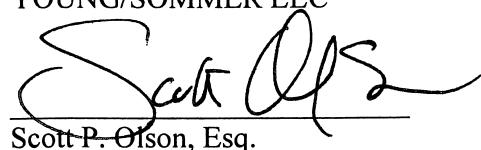
Please forward this application to the Planning Board so that it may be placed on the next available Planning Board agenda. In the meantime, if you should have any questions or require any further information concerning this project, I can be reached at (518) 438-9907 ext. 258.

Thank you for your consideration.

Very truly yours,

YOUNG/SOMMER LLC

By:



Scott P. Olson, Esq.

Encl.

DATE	DESCRIPTION	INVOICE #	CHECK	AMOUNT	DEDUCTION	NET AMOUNT
10/01/2021	2447.00 Town of Marlborough 35006.39			300.00		300.00

CHECK DATE	CONTROL NUMBER	TOTALS ►	Gross:	300.00	Ded:	0.00	Net:	300.00
10/01/2021	43339							

**YOUNG/SOMMER LLC**  
5 PALISADES DRIVE SUITE 300  
ALBANY, NY 12205

KEYBANK, NA  
66 S PEARL ST  
ALBANY, NY 12207  
29-7/213

43339

**PAY**

TO THE  
ORDER  
OF:

**Town of Marlborough**

\*\*\* THREE HUNDRED & 00/100 DOLLARS

DATE  
10/01/2021

CHECK  
\*\*\*\*\$300.00

*Nevele Benayon*

AUTHORIZED SIGNATURE

1043339 1021300077 329681369933

**Town of Marlborough Planning Board**  
**Preliminary Conceptual Site Plan Application**

**Application #**

Please refer to the Town of Marlborough Town Code Section 155-31 <https://www.ecode360.com/8667578> to review all relevant local legislation with regards to Site Plan Review. Applicants may skip to professionally done Site Plan Application.

Please refer to Town of Marlborough Route 9W Corridor Building and Site Design Guidelines for New Commercial Construction and Rehabilitation of Existing Buildings.

<https://www.townofmarlboroughny.org/DocumentCenter/View/2891/Route-9W-Corridor-Building-and-Site-Design-Guidelines>

Failure to accurately complete this application in its entirety may result in delays and additional review costs.

Date of Initial Submission and Latest Revision	
Name of Project	Verizon Wireless - Marlboro HS Communications Facility
Address of Project	50 Cross Street, Marlborough, New York 12542
Tax Section, Block, and Lot Number	108.4-2-71.1
Zoning District	R-1 Residential
Number of Acres see: <a href="https://ulstercountyny.gov/maps/parcel-viewer/">https://ulstercountyny.gov/maps/parcel-viewer/</a>	
Square Footage of Each Building	N/A
<b>Reason For Application:</b> Install and operate a personal wireless service facility inclusive of a 90' monopole tower (94' with 4' lightning rod) and related ground equipment within a fenced 50' by 50' secure compound. The proposed facility will relieve significant coverage gaps and network capacity issues, by providing safe and reliable wireless service to various portions of the Town of Marlborough, including Plattekill Rd., Rt. 9W, Western Ave., Prospect St., Lattintown Rd., South St., Highland Ave. Marlboro High School and Middle School , and other surrounding areas.	
<b>Description of Proposal 155-31 E (3) (a):</b> Installation of personal wireless service facility, including 90' monopole tower (94' with 4' lightning rod) and ground equipment all within a fenced 50' by 50' compound. Access and utilities will be provided over and under an access and utility easement, including a 12' wide gravel access driveway. Utilities will be installed underground.	

CONTACT INFORMATION where applicable	
Name of Property Owner	Marlboro Central School District 1
Address of Property Owner	21 Milton Tpk., Milton, New York 12547
Telephone Number of Property Owner:	TBD
Email of Property Owner	TBD
Name of Applicant	Verizon Wireless of the East LP d/b/a Verizon Wireless
Address of Applicant	1275 John Street, Suite 100, West Henrietta, New York 14586
Telephone Number of Applicant	c/o 518-438-9907 Ext. 258
Email Address of Applicant	c/o solson@youngsommer.com
Name of Surveyor	Tectonic Engineering and Surveying
Address of Surveyor	36 British American Blvd., Latham, New York 12110
Telephone Number of Surveyor	518-783-1630
Email Address of Surveyor	
Name of Engineer	Tectonic Engineering and Surveying
Address of Engineer	36 British American Blvd., Latham, New York 12110
Telephone Number of Engineer	518-783-1630
Email Address of Engineer	
Name of Attorney	Scott Olson
Address of Attorney	Young Sommer LLC, 5 Palisades Drive, Albany, New York 12205
Telephone Number of Attorney	518-438-9907 Ext. 258
Email Address of Attorney	solson@youngsommer.com
Name & Profession of Other Involved Personnel	
Address of Other Involved Personnel	
Telephone Number of Other Involved Personnel	
Email of Other Involved Personnel	

## **Town of Marlborough Planning Board**

### **Conceptual Plan Checklist**

Please refer to the Town of Marlborough Town Code Section 155-31 D <https://www.ecode360.com/8667578> to review all relevant local legislation with regards to Conceptual Site Plan Review.

Failure to accurately complete this Checklist in its entirety may result in delays and additional review costs. Applicants may go directly to the professionally completed Site Plan check list.

<b>Y / N</b>	<b>Required Items To Be Submitted</b>
1 Y	Conceptual Plan Application Checklist Complete pages 3 to 4.
2 Y	Letter of Agent Statement Page 10, Ethics code pages 5-7 if applicable.
3 Y	Disclaimer see page 9.
4 Y	Initial Escrow Fee Paid (Separate check from Application Fee) see page 8, also 155-31 J.
5 N	Any waivers or deferred submission of concept plan information. (155-31 F).
6 Y	An area map and a high resolution aerial photograph keyed to the real property maps, showing the parcel under consideration and all properties, subdivisions, roads, and easements within 500 feet of the boundaries thereof. (NOTE: An example of an acceptable aerial photograph includes a photograph from Google Earth™ mapping service.) 155-31 D (1) (or Ulster County Parcel viewer Aerial <a href="https://ulstercountyny.gov/maps/parcel-viewer/">https://ulstercountyny.gov/maps/parcel-viewer/</a> ).
7 N/A	A compilation of known environmental data in relation to the project site and in relation to property within 500 feet of the project site is included. The compilation shall consist of a narrative summarizing the known environmental data, and copies of any and all previous reports, studies, findings and documents, prepared by any person, consultant or agency. If the supporting reports, studies, findings and documents are in excess of 50 pages, it is preferred that this submission be made in digital form. See 155-31 D (3).
<b>SITE MAP</b>	
8 Y	Site map depicts approximate location of lot lines and lot measurements. 155-31 D (2) (a) (b).
9 Y	Map of the site depicts existing and proposed streets, other access ways and site ingress and egress. 155-31 D (2) (c) (f).
10 Y	Map of the site depicts approximate location of proposed location of future roadway connections between the subject parcel and adjacent parcels. 155-31 D (2) (d) and 155-31 G (8) (b).
11 Y	Map of the site depicts location and dimensions of existing and proposed structures and paved areas 155-31 D (2) (e).
12 N	Map depicting the approximate location of site topography. 155 D 2 (g).

13	N/A	Map of the site depicts significant natural and historic features, including floodplains, outcrops, soils, watercourses and water bodies, significant habitat areas, or known endangered species occurrences and wooded areas. In addition, agricultural districts, farm operations, sites nominated or on the state or national registers for historic places, sensitive archaeological areas, and coastal zone boundaries. 155-31 D (2) (h).
14	N/A	Photographs of the site and buildings thereon are included. Encouraged by Planning Board. 155-31 D(2)(i).
15	Y	A digital copy of the conceptual site plan is submitted in PDF format. 155-31 D (4).

**DISCLAIMER:** The Town of Marlborough does not provide legal, engineering, or other consulting advice to applicants or potential applicants. Such applicants must retain their own attorneys, engineers, and/or other consultants to obtain such advice. Any conceptual review provided by Town employees or representatives related to limited information in Conceptual Site Plan Packet is provided subject to review, comments, and decisions by the Planning Board as a whole and all the Planning Board's consultants after submission of a full site plan packet, supporting documents, revisions, and public review.

The proposed Concept plan has been prepared in accordance with this checklist.

By: Scott Olson, Attorney for Applicant  
 Date: 9/30/21

# 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: grandparents, parents, spouse, significant other, children, grandchildren, 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, Scott Olson, attorney for applicant, residing at 5 Palisades Drive, Albany, New York 12205, make the following statements about interests in the real property which is the subject of this

application, petition or request for a special use permit/site plan approval,

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 an 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:

Property owner is the Marlborough Central School District

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

**ANY QUESTIONS REGARDING THIS DISCLOSURE NOTICE OR THE CODE OF ETHICS ARE TO BE DIRECTED TO THE TOWN SUPERVISOR AT (845) 795-6167.**

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

Signed:

Scott Olson, Attorney for Applicant

Date:

9/30/21

**ACKNOWLEDGMENT**

State of New York,  
County of: Albany

On 9/30/21, before me personally appeared Scott Olson, 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

**LISA GORMAN**  
Notary Public, State of New York  
Qualified in Rensselaer County  
No. 01GO6057069  
Commission Expires April 9, 2023

**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:

Property owner is the Marlborough Central School District

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

Signed: John J. Cantone Date: 10/7/2021

**ACKNOWLEDGMENT**

State of New York,  
County of: Ulster

On 10/7/2021, before me personally appeared John Cantone, 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

SUSAN CANFIELD  
Notary Public, State of New York  
No. 01CA6250972  
Qualified in Orange County  
Term Expires November 14, 2023

Susan Canfield

**Town of Marlborough Planning Board  
Planning Board Fees Minor Site Plan**

**Conceptual Site Plan Application Fees**

Conceptual Site Plan - \$300.00 minimum

**Escrow Fees**

Escrow fee to be determined.

Escrow Deposit are to be replenished to 75% of original escrow when level drops to 25% remaining in account.

Contact the Building Department for safety inspection, permit, and other applicable fees.

## 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): Scott Olson, attorney for applicant Verizon Wireless

Applicant's Signature: Scott Olson, Attorney for Applicant

Date: 9/30/21

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

**Town of Marlborough Planning Board**  
**Letter of Agent**

I (We), Marlborough Central School District 1 am (are) the owner(s) of  
a parcel of land located  
on 50 Cross Street in the Town  
of Marlborough, Tax Map Designation: Section 108.4 Block 2 Lot 71.1.

I (We) hereby authorize Verizon Wireless and its attorney and representatives to act as my (our) agent  
to represent my (our) interest in applying to the Town of Marlborough Planning Board for  
a  Lot Subdivision  Site Plan  Minor Site Plan  Lot Line Revision Application. (check one)

Signature:  Date: 10/7/2021

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

State Of New York  
County of Ulster

On the 9th day of October in the year 2021 before me, the undersigned, a Notary Public in and for said

State, personally appeared John J. Cantone,  
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.

Susan Canfield  
Notary Public

SUSAN CANFIELD  
Notary Public, State of New York  
No. 01CA6250972  
Qualified in Orange County  
Term Expires November 14, 2023



N  
GRID



NOTE:

THE PROPERTY LINES HEREON ARE APPROXIMATE BASED ON GIS DATA AND ARE FOR ORIENTATION PURPOSES ONLY. THEY DO NOT REPRESENT A PROPERTY/BOUNDARY DECISION BY A LAND SURVEYOR.

AD-1 ADJOINERS PLAN

SCALE: 1" = 400' (11x17 SIZE)  
1" = 200' (22x34 SIZE)

SBL	OWNER	ADDRESS	CITY/STATE	ZIP
108.4-2-71.100	Marlboro Central School Dist 1	21 Milton Tpke	Milton NY	12547
108.4-1-27.300	Albert J Pagano Jr	17 Cross Rd	Marlboro NY	12542
108.4-1-33.100	Anthony Pagano Jr	126 Hurley Rd	Salt Point NY	12578
108.2-7-40.100	Vincent J Certo	58 Plattekill Rd	Marlboro NY	12542
108.4-2-7	Thomas R Branning	50 Breezy Heights Dr	Marlboro NY	12542
108.2-7-40.200	Michelle M Mylie	4 Chillura Ln	Marlboro NY	12542
108.4-2-34.440	Jiezhuoma Shi	16 Center St	Marlboro NY	12542
108.4-2-63	Pano Harpolis	7 Robyn Dr	Marlboro NY	12542
108.4-1-12	Ann Rose Scaturro	55 Cross Rd	Marlboro NY	12542
108.4-2-3	Casimiro Saverino	33 Plattekill Rd	Marlboro NY	12542
108.4-2-2	Michael Felicello	39 Plattekill Rd	Marlboro NY	12542
108.4-2-62	Melissa A Drake	48 South St	Marlboro NY	12542
108.4-1-25	Frank Bolognese	27 Cross Rd	Marlboro NY	12542
108.4-2-1	Edward Rhoden	55 Plattekill Rd	Marlborough NY	12542
108.4-2-6	Lois D Diorio	54 Breezy Hts	Marlboro NY	12542
108.4-2-72.300	Stephen Leechow	17 Robyn Dr	Marlboro NY	12542
108.2-6-31.200	Paul Schmelz	15 Elliott Ln	Marlboro NY	12542
108.2-6-33	Luciano Locascio	27 Plattekill Rd	Marlboro NY	12542
108.4-1-26	Alma Pleasant	23 Cross Rd	Marlboro NY	12542
108.4-1-22	Dean F Roberts	35 Cross Rd	Marlboro NY	12542
108.4-1-21	James E Marquis	39 Cross Rd	Marlboro NY	12542
108.4-1-23	John E Johnston	31 Cross Rd	Marlboro NY	12542
108.4-1-24	John E Johnston	31 Cross Rd	Marlboro NY	12542
108.2-6-3	Marlboro Property Inc Management Inc	97 Cedar Valley Road	Poughkeepsie NY	12603
108.4-2-5	Andrea E Burke	60 Breezy Hts	Marlboro NY	12542
108.4-2-13	Suzanne Ellis	49 Breezy Height	Marlboro NY	12542
108.2-6-32	Frederick Schmelz	P.O. Box 892	Marlboro NY	12542
108.2-6-31.100	Frederick Schmelz	21 Elliott Ln	Marlboro NY	12542
108.4-2-34.310	Robert A DiLello	20 Robyn Dr	Marlboro NY	12542
108.4-2-72.200	Octavid Santiago	19 Robyn Dr	Marlboro NY	12542
108.2-6-34	Tyler Daniels	23 Plattekill Road	Marlboro NY	12542
108.2-7-32.210	Michael Presutti Jr	26 Plattekill Rd	Marlboro NY	12542
108.4-2-11	Jonathan W Robertson	30 Breezy Heights	Marlboro NY	12542
108.4-2-10	Tibor Ban	34 Breezy Hts	Marlboro NY	12542
108.4-2-9	Tibor Ban	34 Breezy Hts	Marlboro NY	12542
108.4-2-12	William J Pezzo	45 Breezy Hts Dr	Marlboro NY	12542
108.4-2-8	Michael Carofano	46 Breezy Heights	Marlboro NY	12542
108.2-7-40.500	John A Darmiento	5 Chillura Ln	Marlboro NY	12542
108.4-2-32	John Casullo	P.O. Box 73	Marlboro NY	12542
108.4-1-17	Theresa R Morehead	41 Cross Rd	Marlboro NY	12542
108.4-2-34.210	Gregory Herd	24 Robyn Dr	Marlboro NY	12542
108.4-2-72.100	John E Lynn	21 Robyn Dr	Marlboro NY	12542
108.4-1-14	Kevin Doherty	12 Rose Ann Dr	Marlboro NY	12542
108.4-1-15	Jonathan R Callaizakis	14 Rose Ann Dr	Marlboro NY	12542
108.4-1-16	Sheldon Chevers	2 Fairview Avenue Apt 3	Poughkeepsie NY	12601
108.4-2-69	Ermelinda Pagan Living Trust (Trust)	11 Robyn Dr	Marlboro NY	12542
108.4-1-28	Albert Pagano	13 Cross Rd	Marlboro NY	12542
108.4-1-29	Jean Pagano	9 Cross Rd	Marlboro NY	12542
108.4-1-27.200	Anthony Pagano	126 Hurley Rd	Salt Point NY	12578
108.4-1-27.100	Robert Bogle	88 South St	Marlboro NY	12542
108.4-7-16.100	Estelle Festa	6 Cross Rd	Marlboro NY	12542
108.4-2-70.100	Christopher Ryan	16 Cross Rd	Marlboro NY	12542
108.4-2-4.100	Central Hudson Gas & Electric	284 South Rd	Poughkeepsie NY	12602
108.2-7-40.300	Scott Oliver	8 Chillura Ln	Marlboro NY	12542
108.2-7-39	Joseph M Noto	44 Plattekill Rd	Marlboro NY	12542
108.2-7-40.400	Michael Morehead	9 Chillura Ln	Marlboro NY	12542
108.2-7-38.100	Steven Markle	30 Partington Ln	Marlboro NY	12542
108.2-7-32.110	William Gephard	115 Western Ave	Marlboro NY	12542
108.2-7-38.200	Brett Allan Partington Jr	5000 Landmakr Dr Unit 5310	Aliquippa PA	15001

2 ADJOINERS LIST  
AD-1 SCALE: NTS

verizon

1275 JOHN STREET, SUITE 100  
WEST HENRIETTA, NY 14586

Tectonic

PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.  
Tectonic Engineering Consultants, Geologists & Land Surveyors, P.C.  
795 Pine Hill Road  
P.O. Box 37  
Mountaintown, NY 10953  
Phone: (845) 824-8550  
(800) 829-8551  
www.tectonicengineering.com

36 British American Blvd.  
Suite 101  
Latham, NY 12110  
Phone: (518) 783-1630

WORK ORDER NUMBER DRAWN BY

10272.78 TRR

NO. DATE ISSUE

0 8/13/21 FOR COMMENT

RELEASED BY DATE

UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN  
BEARING THE SEAL OF A LICENSED ENGINEER OR LAND  
SURVEYOR IS A VIOLATION OF SECTION 7209  
SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION  
LAWS.

COPIES OF THIS DOCUMENT WITHOUT A FASCIIMILE  
OF THE SIGNATURE AND AN ORIGINAL EMBOSSED  
SEAL OR ORIGINAL STAMP IN BLUE OR RED INK OF  
THE PROFESSIONAL ENGINEER OR LAND SURVEYOR  
SHALL NOT BE CONSIDERED VALID COPIES.

0 1 2 3

ORIGINAL SIZE IN INCHES

SITE INFORMATION

MARLBORO HS  
RE PN: 20161555323  
LC: 442361

SITE ADDRESS

50 CROSS RD  
TOWN OF MARLBOROUGH  
ULSTER COUNTY  
NY 12542

SHEET TITLE

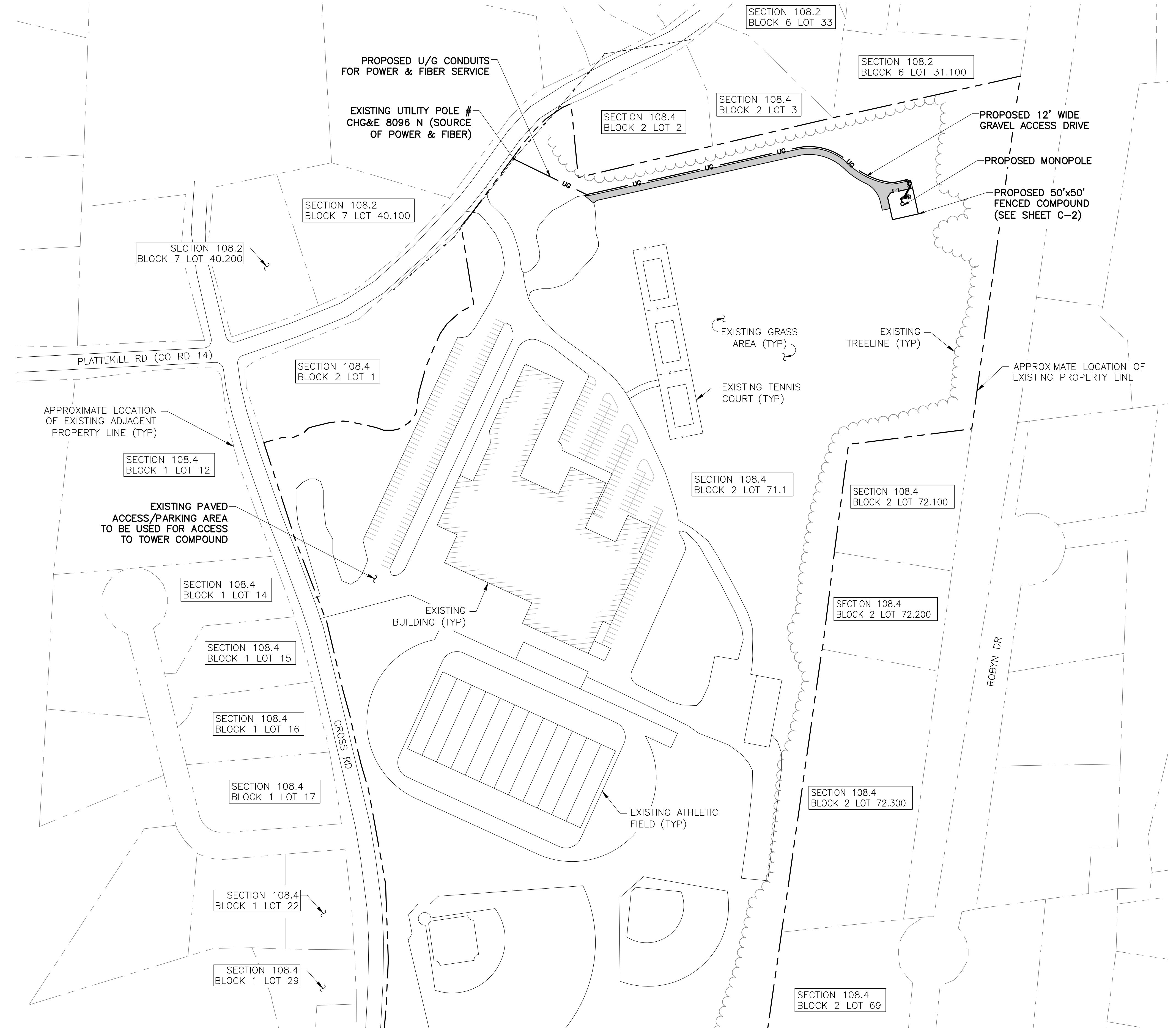
ADJOINERS PLAN

SHEET NUMBER

AD-1



N  
GRID



1  
C-1  
OVERALL SITE PLAN

SCALE: 1" = 200' (11x17 SIZE)  
1" = 100' (22x34 SIZE)

NOTE:

THE PROPERTY LINES HEREON ARE APPROXIMATE BASED ON GIS DATA AND ARE FOR ORIENTATION PURPOSES ONLY. THEY DO NOT REPRESENT A PROPERTY/BOUNDARY DECISION BY A LAND SURVEYOR.

**verizon**

1275 JOHN STREET, SUITE 100  
WEST HENRIETTA, NY 14586

**Tectonic**

PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.  
Tectonic Engineering Consultants, Geologists & Land Surveyors, P.C.  
790 Pine Hill Road  
P.O. Box 37  
Mountaintop, NY 10953  
Project Manager  
36 British American Blvd.  
Suite 101  
Lothian, NY 12110  
Phone: (518) 783-1630

WORK ORDER NUMBER 10272.78 DRAWN BY TRR

NO. DATE 0 8/13/21 ISSUE FOR COMMENT

RELEASED BY DATE

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0 1 2 3

ORIGINAL SIZE IN INCHES

SITE INFORMATION

MARLBORO HS  
RE PN: 20161555323  
LC: 442361

SITE ADDRESS

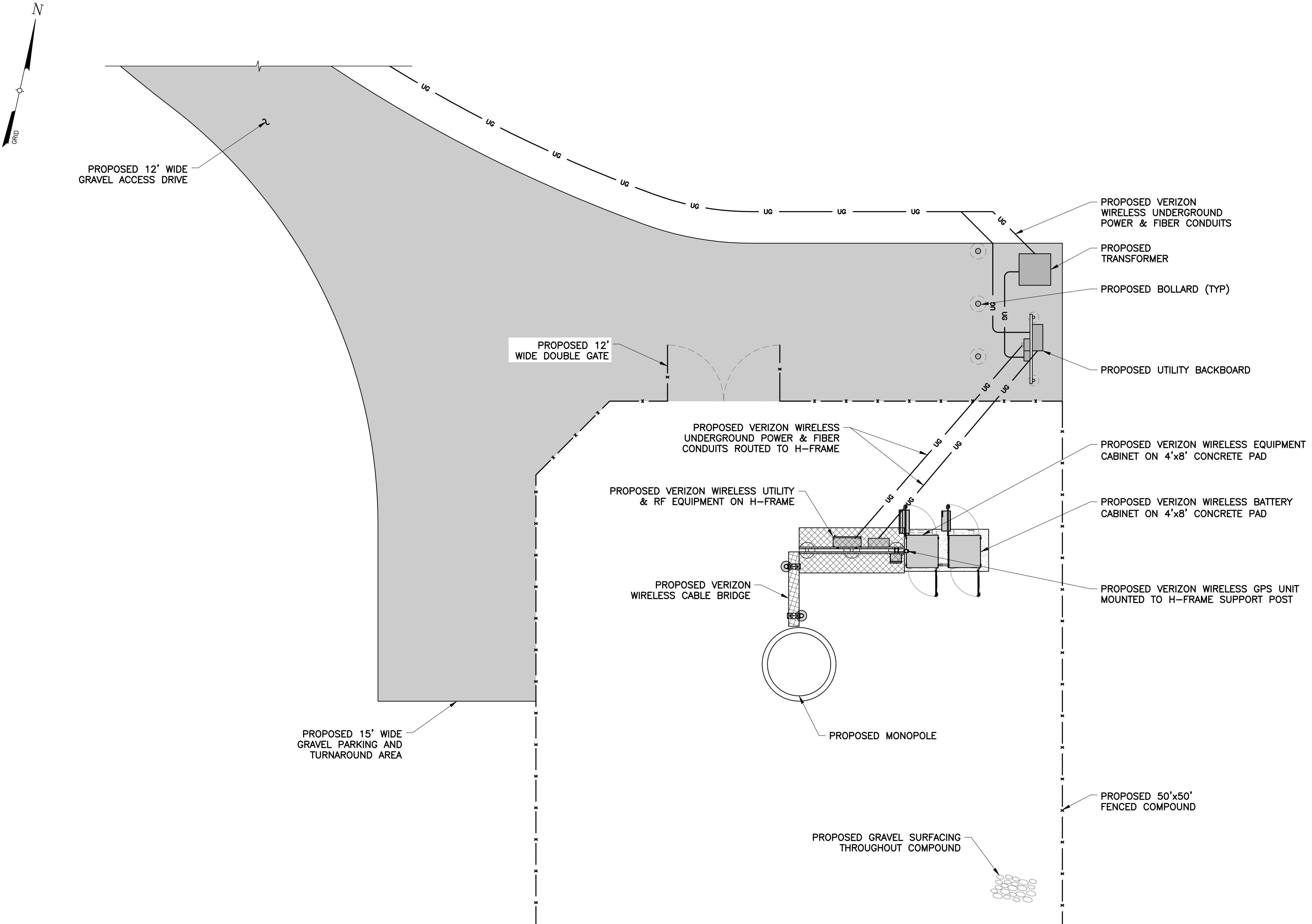
50 CROSS RD  
TOWN OF MARLBOROUGH  
ULSTER COUNTY  
NY 12542

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C-1



**SITE DETAIL PLAN**  
 C-2  
 SCALE: 1" = 10' (11x17 SIZE)  
 1" = 5' (22x34 SIZE)

**verizon**  
 1275 JOHN STREET, SUITE 100  
 WEST HENRIETTA, NY 14586

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 Project No. 36  
 36 British American Blvd.  
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 Latham, NY 12110  
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NO. **0** DATE **8/13/21** ISSUE **FOR COMMENT**

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0 1 2 3

ORIGINAL SIZE IN INCHES

SITE INFORMATION

**MARLBORO HS**  
 RE PN: 20161555323  
 LC: 442361

SITE ADDRESS

50 CROSS RD  
 TOWN OF MARLBOROUGH  
 ULSTER COUNTY  
 NY 12542

SHEET TITLE

SITE DETAIL PLAN

SHEET NUMBER

**C-2**

**verizon**

1275 JOHN STREET, SUITE 100  
WEST HENRIETTA, NY 14586

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P.O. Box 37 (800) 829-8531  
Mountaintop, NY 10953  
Project Office  
36 British American Blvd.  
Suite 101, Latham, NY 12110 Phone: (518) 783-1630

WORK ORDER NUMBER DRAWN BY  
10272.78 TRR

NO. DATE ISSUE  
0 8/13/21 FOR COMMENT

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0 1 2 3  
ORIGINAL SIZE IN INCHES

SITE INFORMATION

MARLBORO HS  
RE PN: 20161555323  
LC: 442361

SITE ADDRESS

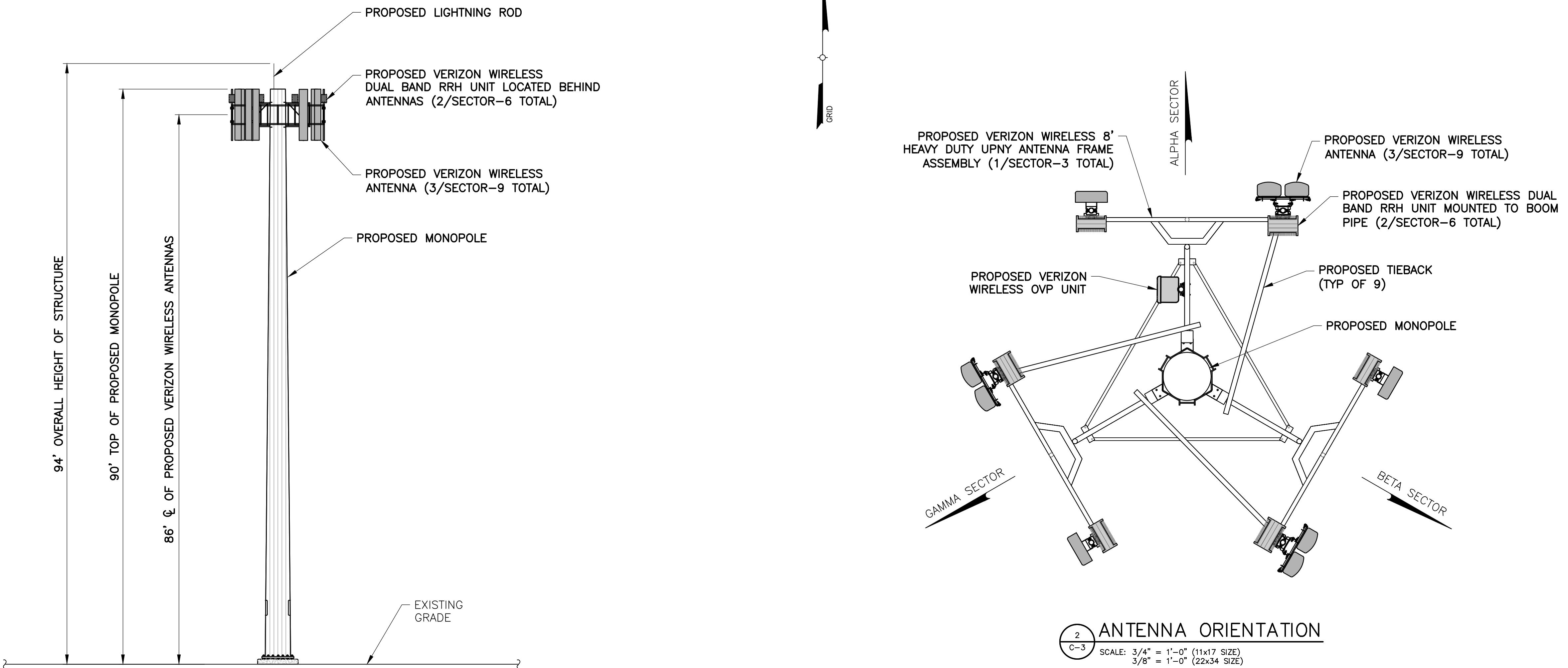
50 CROSS RD  
TOWN OF MARLBOROUGH  
ULSTER COUNTY  
NY 12542

SHEET TITLE

ELEVATION &  
ORIENTATION PLAN

SHEET NUMBER

**C-3**



**ELEVATION**

1  
C-3

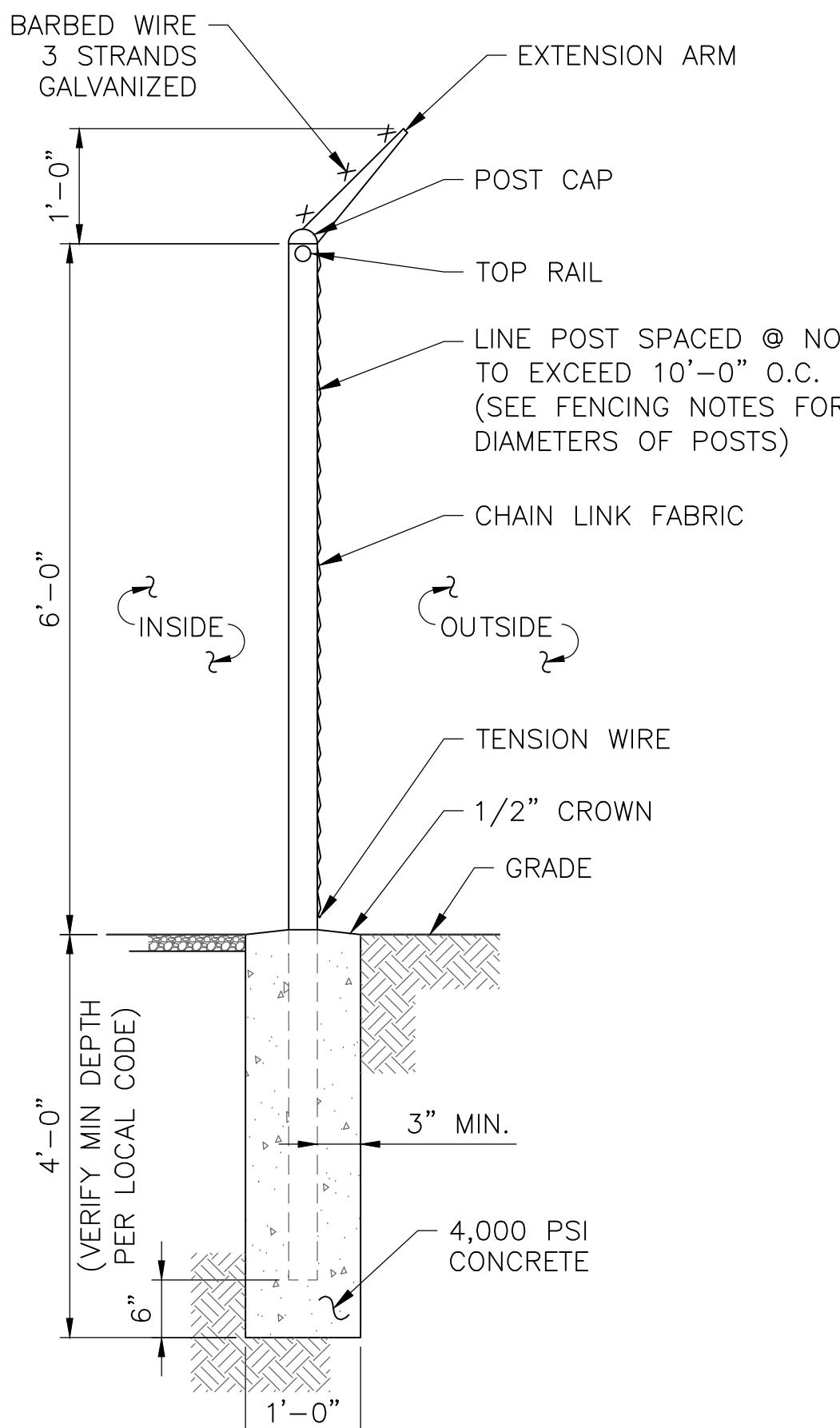
SCALE: 1" = 20' (11x17 SIZE)

1" = 10' (22x34 SIZE)

**ANTENNA ORIENTATION**

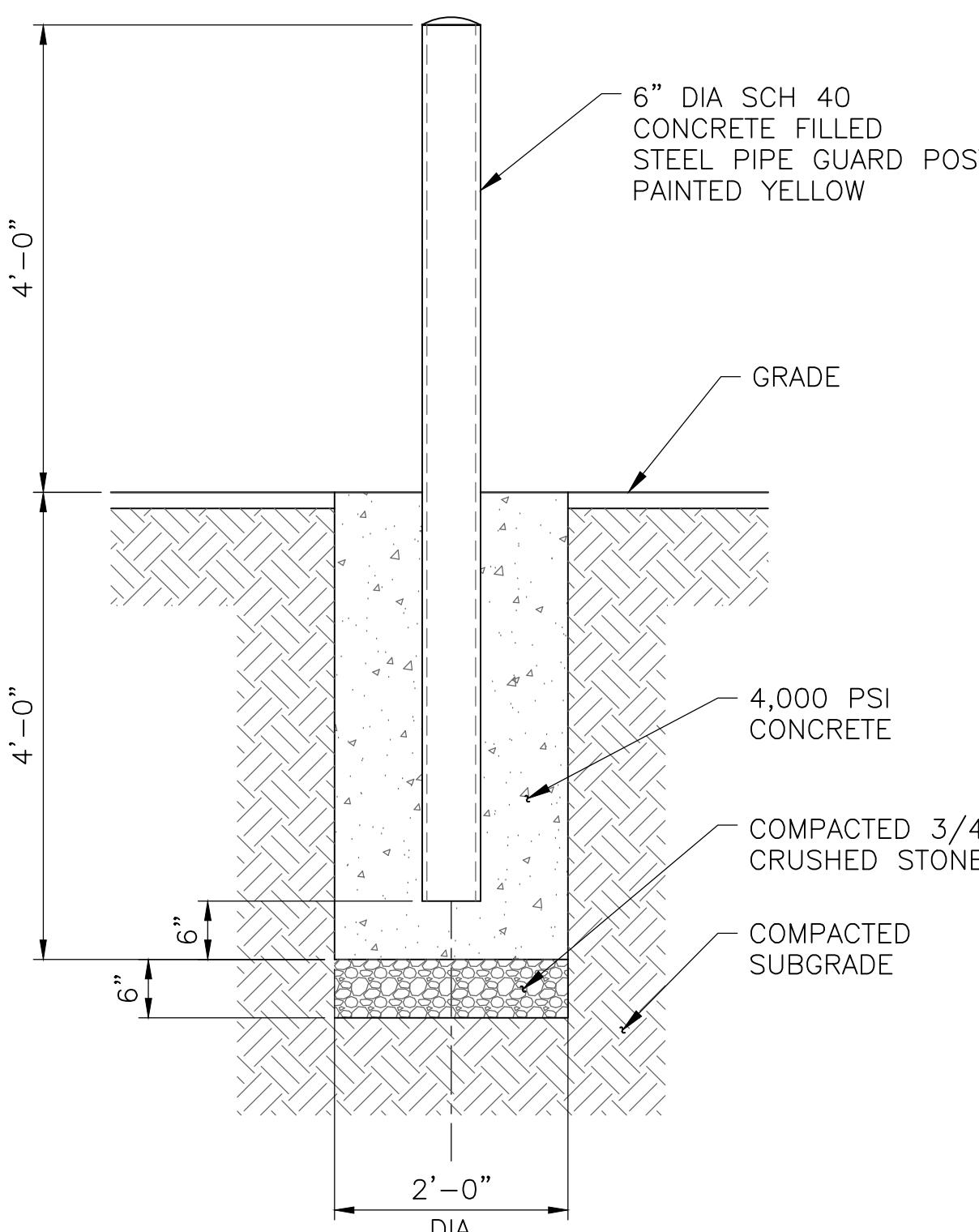
2  
C-3  
SCALE: 3/4" = 1'-0" (11x17 SIZE)  
3/8" = 1'-0" (22x34 SIZE)

**C-3**



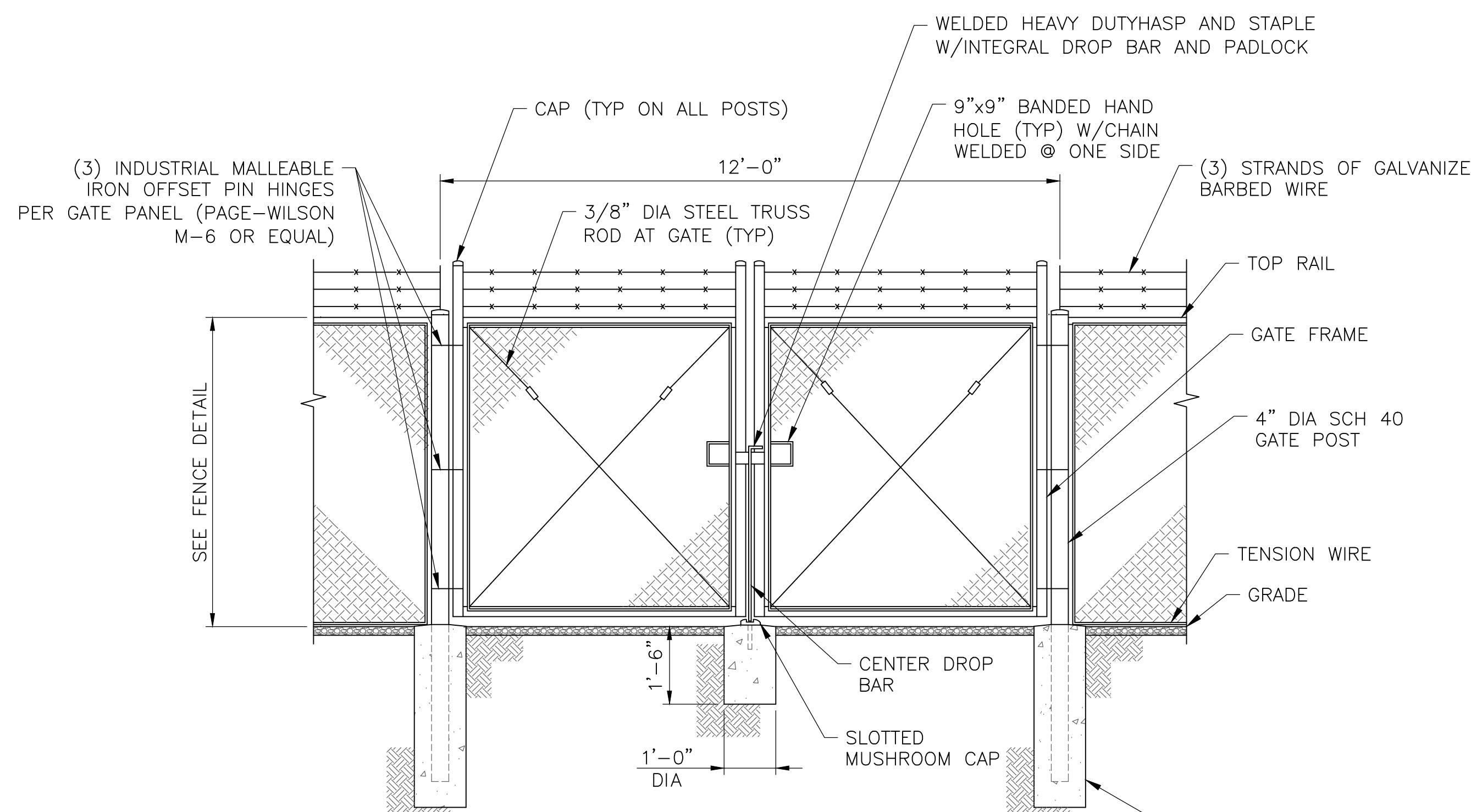
**1 FENCE DETAIL**

C-4 SCALE: 3/8" = 1'-0" (11x17 SIZE)  
3/4" = 1'-0" (22x34 SIZE)



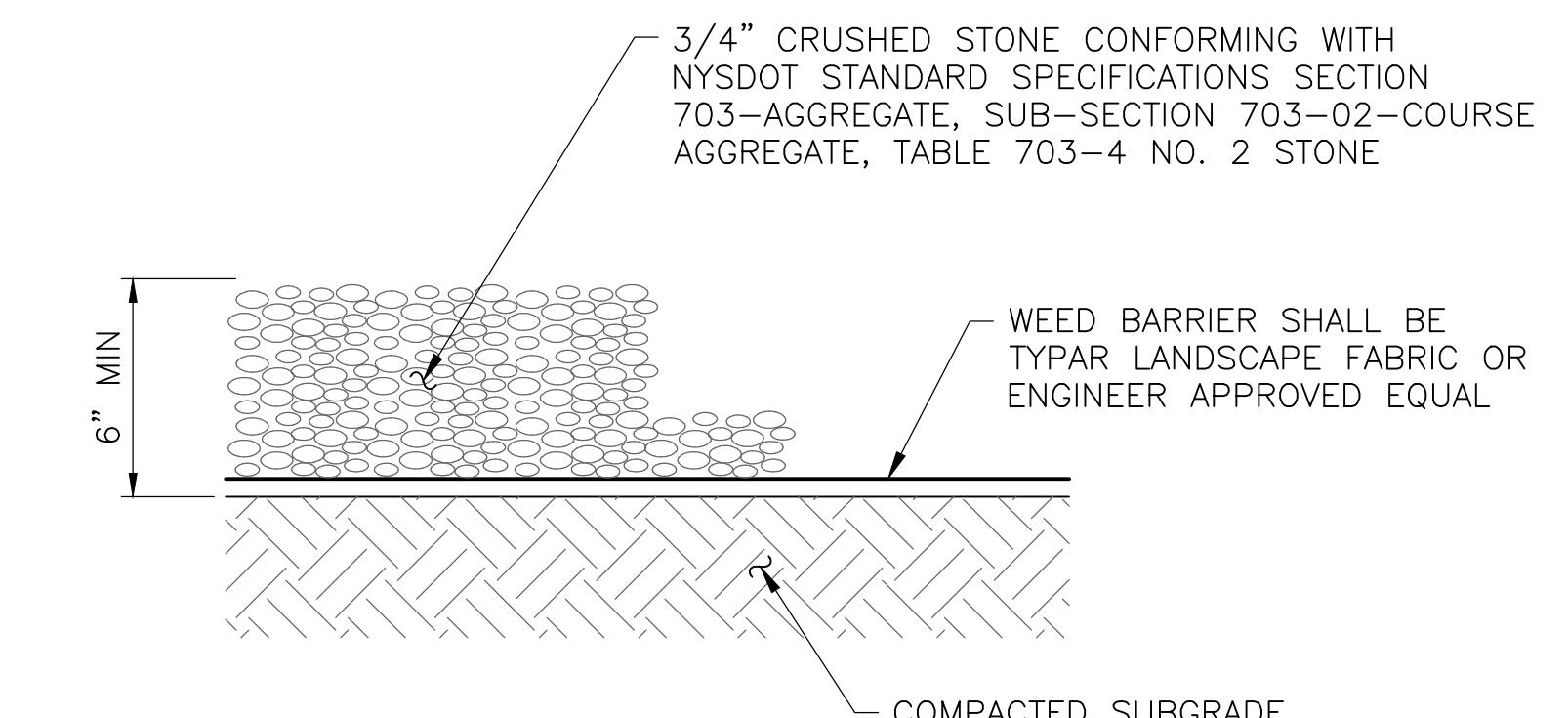
**2 BOLLARD DETAIL**

C-4 SCALE: 3/8" = 1'-0" (11x17 SIZE)  
3/4" = 1'-0" (22x34 SIZE)



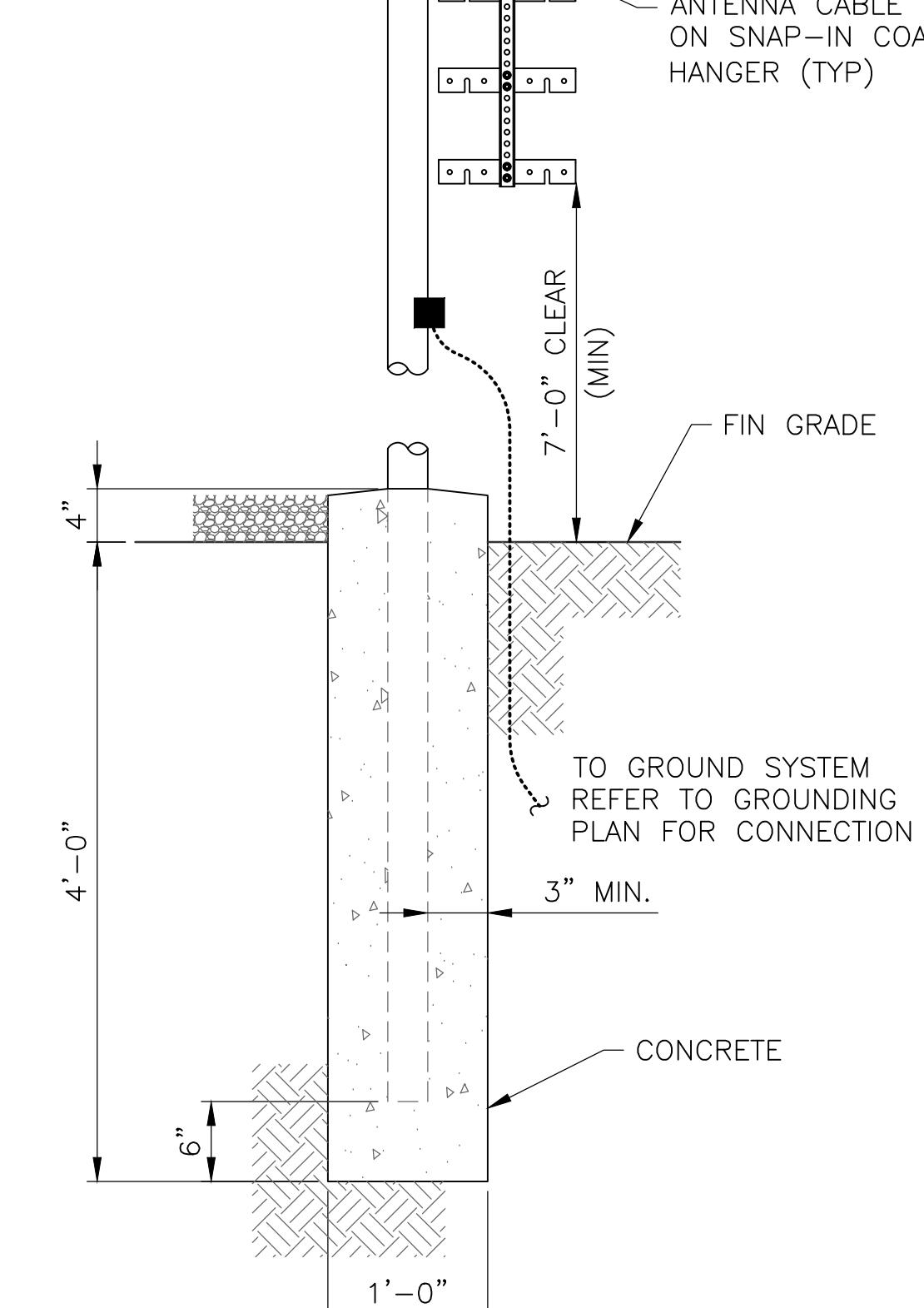
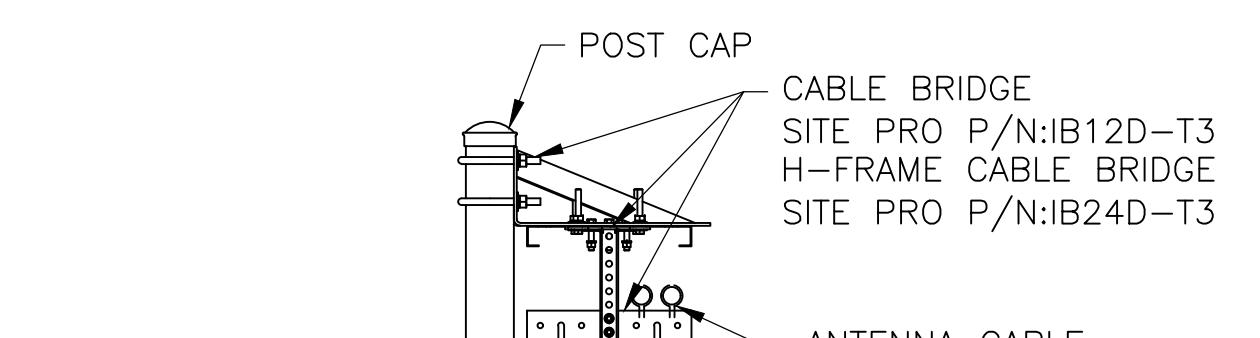
**4 DOUBLE GATE DETAIL**

C-4 SCALE: 1/4" = 1'-0" (11x17 SIZE)  
1/2" = 1'-0" (22x34 SIZE)



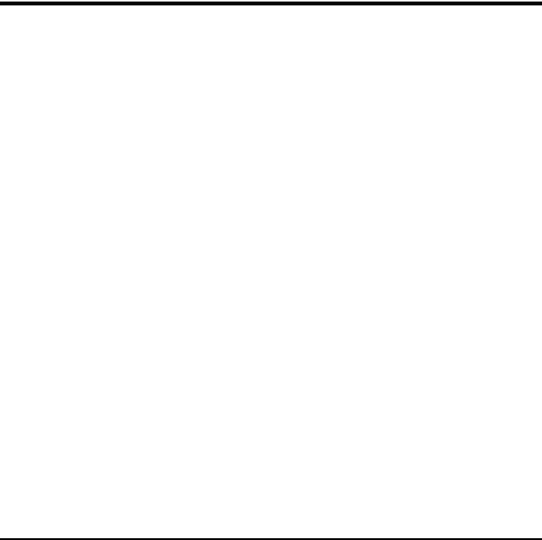
**3 GRAVEL SURFACING TREATMENT**

C-4 SCALE: 1/2" = 1'-0" (11x17 SIZE)  
1 1/2" = 1'-0" (22x34 SIZE)



**5 CABLE BRIDGE**

C-4 SCALE: 1/2" = 1'-0" (11x17 SIZE)  
1" = 1'-0" (22x34 SIZE)

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0 1 2 3

ORIGINAL SIZE IN INCHES

SITE INFORMATION

MARLBORO HS  
RE PN: 20161555323  
LC: 442361

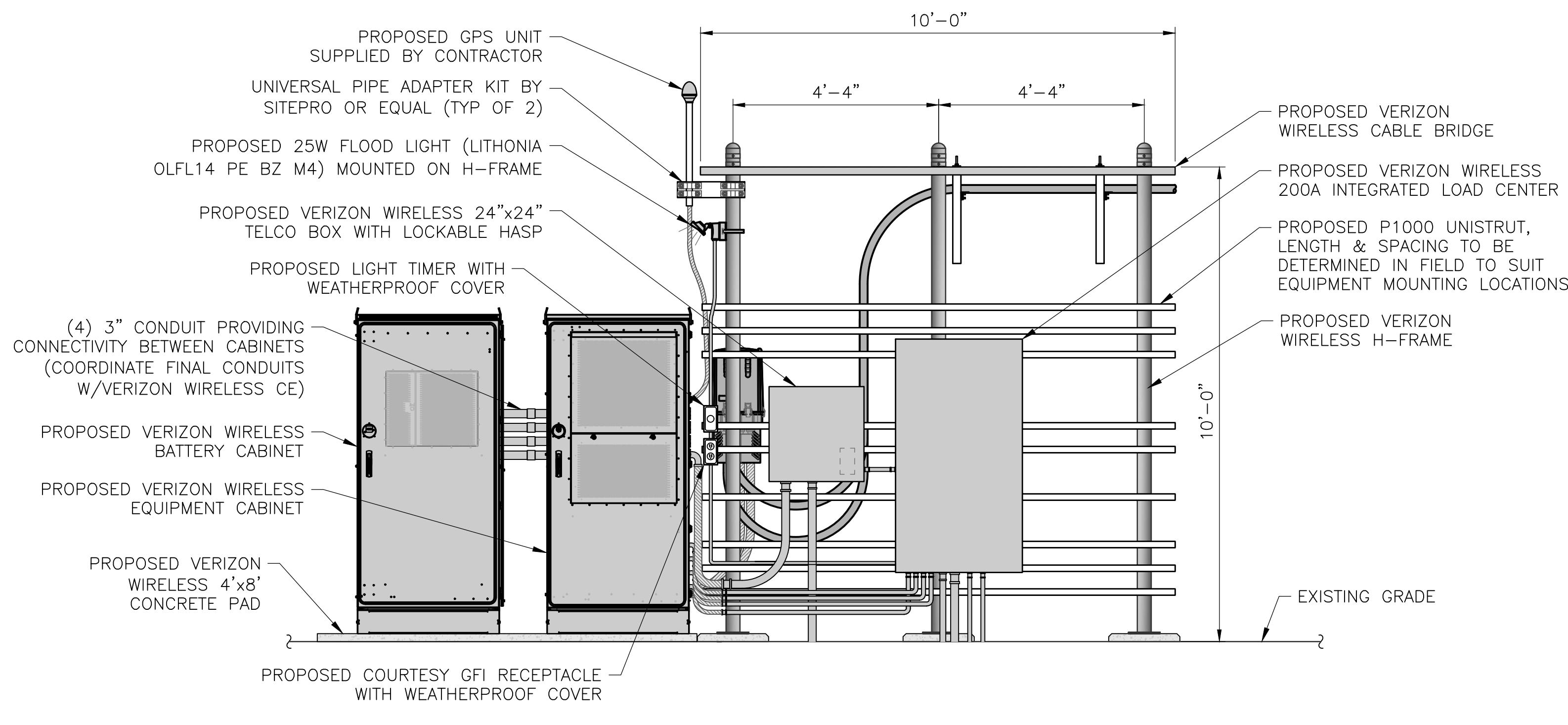
SITE ADDRESS  
50 CROSS RD  
TOWN OF MARLBOROUGH  
ULSTER COUNTY  
NY 12542

SHEET TITLE

EQUIPMENT ELEVATIONS

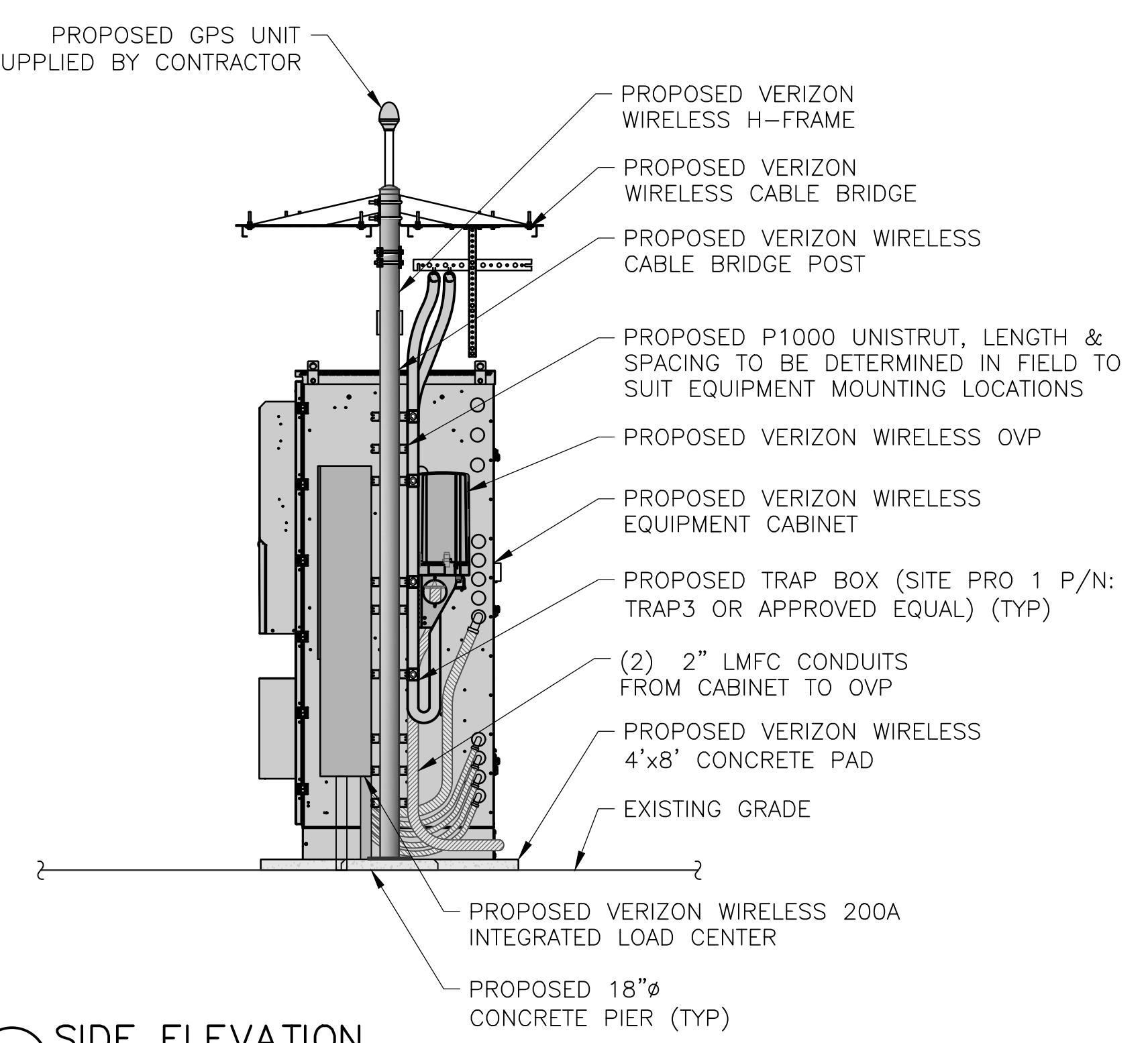
SHEET NUMBER

**C-5**



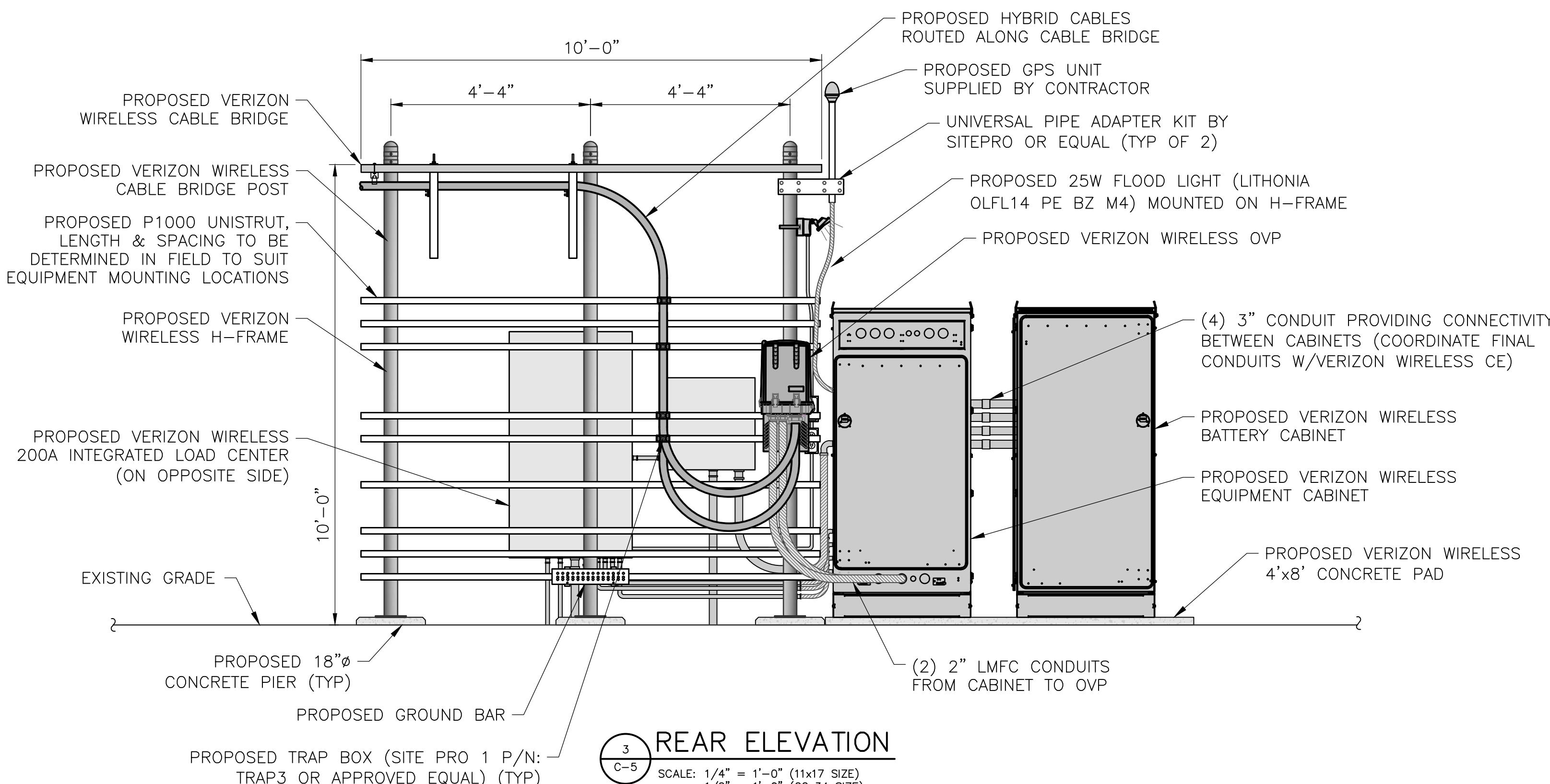
FRONT ELEVATION

C-5  
SCALE: 1/4" = 1'-0" (11x17 SIZE)  
1/2" = 1'-0" (22x34 SIZE)



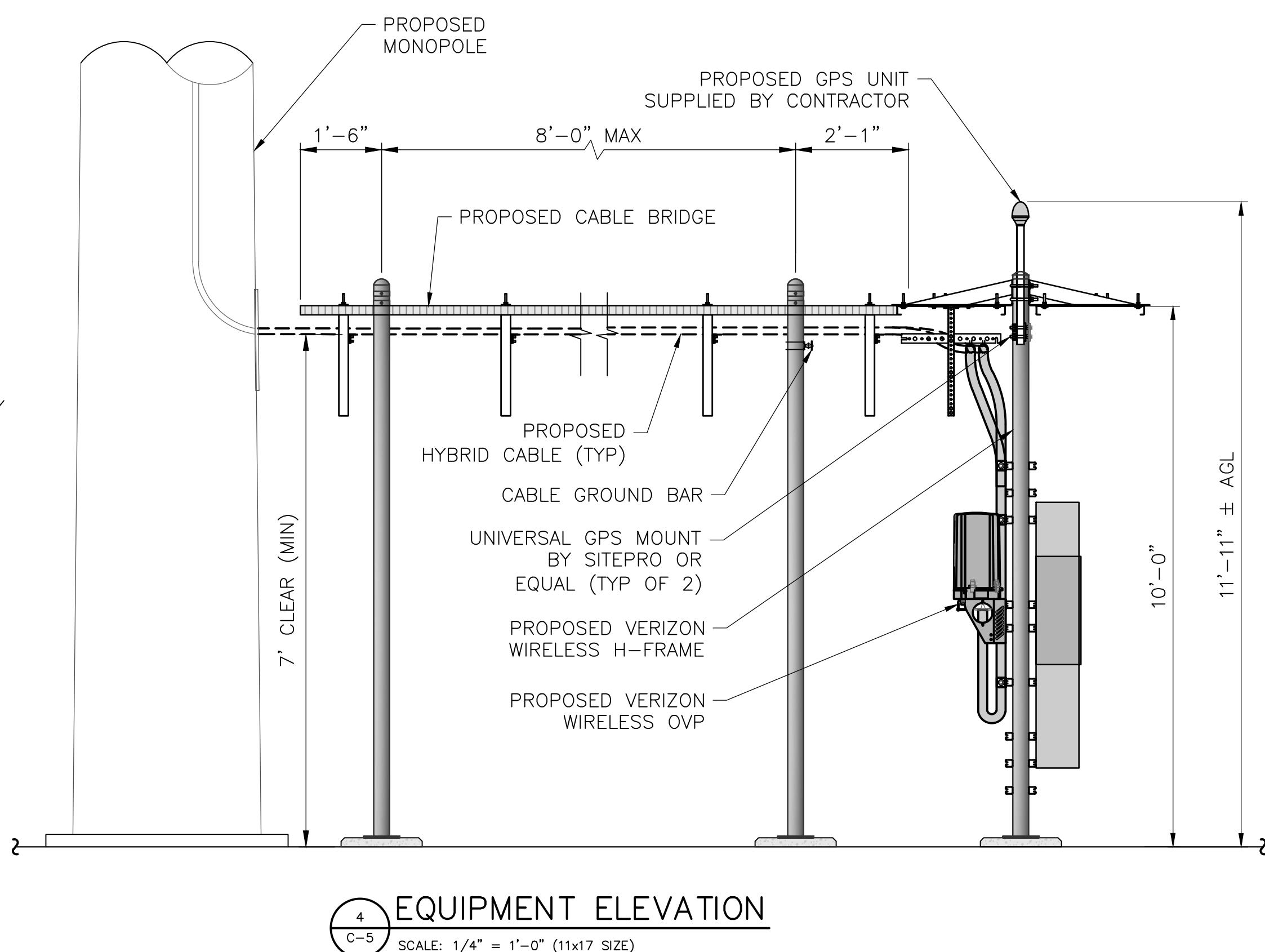
SIDE ELEVATION

C-5  
SCALE: 1/4" = 1'-0" (11x17 SIZE)  
1/2" = 1'-0" (22x34 SIZE)



REAR ELEVATION

C-5  
SCALE: 1/4" = 1'-0" (11x17 SIZE)  
1/2" = 1'-0" (22x34 SIZE)



EQUIPMENT ELEVATION

C-5  
SCALE: 1/4" = 1'-0" (11x17 SIZE)  
1/2" = 1'-0" (22x34 SIZE)