

MEMORANDUM

TO: Town of Marlborough Planning Board

FROM: Patricia P. Brooks, L.S.

RE: Subdivision of Lands of Guarino
Our File #8013.Sub

DATE: November 22, 2021

Enclosed please find thirteen revised sketch map copies and application documents for the subdivision of lands of Alan C. & Kathleen G. Guarino, property located on Ashlyen Drive & Ruby Road in the Town of Marlborough.

The applicants previously submitted a subdivision application for a three-lot subdivision in November of 2020. After consideration, they are revising the proposal to a two-lot subdivision as per the enclosed. A letter from the Highway Superintendent regarding the status of improvement to Ruby Road is included with this submission.

Thank you for your consideration and please do not hesitate to contact the office if you have any questions.

SUPERINTENDENT OF HIGHWAYS

*Town of Marlborough
1650 Route 9W, P.O. Box 305
Milton, New York 12547*



John Alonge
Highway Superintendent

Phone: 845-795-2272 x 6
Fax: 845-795-6037
Cell: 845-849-5549

November 22, 2021

**Town of Marlborough
Planning Board**

Board Members:

In regard to Alan and Kathy Guarino's section 108.2, Block 9, Lot 41.71.

The road does not need to be brought up to Town Road Specifications to service just one lot because the road was never fully completed by the original developer.

Thank you.

John Alonge
Highway Superintendent

JA/cw

Town of Marlborough Planning Board Application

Application For: *(Check One)*

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

Application Number: _____

Date of Submission: _____

Name of Project: Map of Subdivision of lands of Alan C. & Kathleen G. Guarino

Location of Project: 5 Ashlyen Drive

Tax Section Block and Lot: SBL: 108.2-9-41.71

Zoning District: R-Ag-1

Number of Acres: 7.86 Sq. Footage of Building: _____

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

Applicants Alan & Kathleen Guarino, owners of a 7.86 acre parcel containing an existing single family house, well and septic and having road frontage on Ashlyen Drive, propose to create a new buildable lots westerly of their existing dwelling.

EMAIL: Alan.Guarino@KornFerry.com

Name of Property Owner: Alan & Kathleen Guarino

Address of Property Owner: 5 Ashlyen Drive Marlboro NY 12542

Telephone Number of Property Owner: 845-206-8199

Name of Applicant: same as owner

Address of Applicant: same as owner

Telephone Number of Applicant: same as owner

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

Address of Surveyor: 11 Main Street Highland, NY 12528

Telephone Number of Surveyor: 845-691-7339

Name of Engineer:

Address of Engineer:

Telephone Number of Engineer

Name of Attorney:

Address of Attorney:

Telephone Number of Attorney:

Reason For Application: To obtain Planning Board approval for a 2 lot subdivision.

Description of Proposal: 2 lot subdivision of SBL: 108.2-9-41.71

Proposed Lot 1 will be a 2.32 acre parcel containing an existing house, well and septic.

Proposed Lot 2 (vacant) will be a 5.54 acre buildable lot.

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.

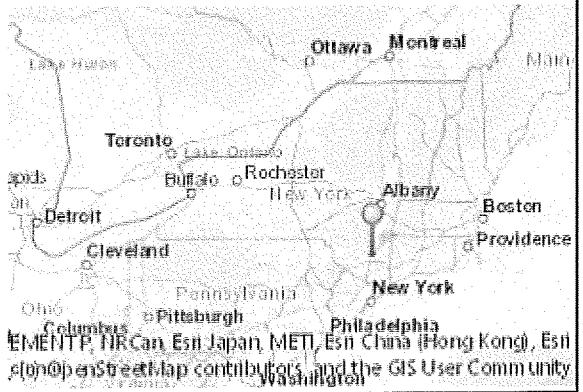
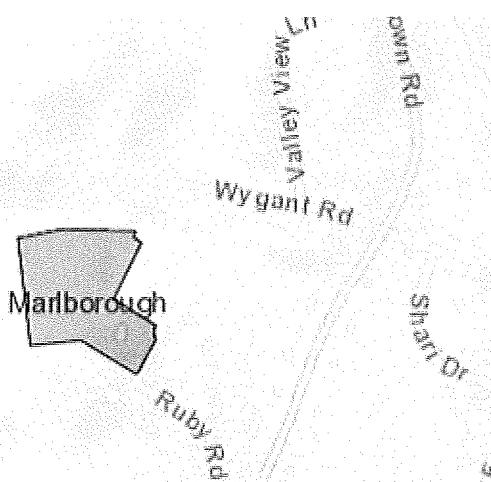
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
<p>Name of Action or Project: Map of Subdivision of Alan C. & Kathleen G. Guarino</p>			
<p>Project Location (describe, and attach a location map): 5 Ashlyen Drive Marlboro NY 12542 SBL: 108.2-9-41.71</p>			
<p>Brief Description of Proposed Action: Proposed 2 lot subdivision of 7.86 acres.</p>			
<p>Name of Applicant or Sponsor: Brooks & Brooks, Land Surveyors, PC</p>		<p>Telephone: 845-691-7339 E-Mail: pbrooks@bnbpc.biz</p>	
<p>Address: 11 Main Street</p>			
<p>City/PO: Highland</p>		<p>State: NY</p>	<p>Zip Code: 12528</p>
<p>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</p>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. Does the proposed action require a permit, approval or funding from any other government Agency?</p>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>If Yes, list agency(s) name and permit or approval: UC Health Dept. Town of Marlboro DPW</p>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3. a. Total acreage of the site of the proposed action? _____ 7.86 acres b. Total acreage to be physically disturbed? _____ 0.40 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 7.86 acres</p>			
<p>4. Check all land uses that occur on, are adjoining or near the proposed action:</p>			
<p>5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland</p>			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" 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: _____ Lot 1 has existing private well Lot 2 will be supplied by their own individual private wells	<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: _____ Lot 1 has existing septic system. Lot 2 will utilize their own individual septic system	<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: _____ note 13a: there are no state or federal wetland on the property as per current NYSDEC wetlands mapping	<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:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name:	Brooks & Brooks, Land Surveyors, PC	
Date:	11-19-21	
Signature:	Title: Agent / Land Surveyor	

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No