

Town of Marlborough Planning Board Application

Application For: (Check One)

Subdivision ☒ **Site Plan** ☐ **Lot Line Revision** ☐

Application Number:

Date of Submission:

Name of Project: Minor Subdivision Prepared for Corrado

Location of Project: Burma Road

Tax Section Block and Lot: Section 108.3 Block 1 Lot 18.12 ¶

Zoning District: R-Ag-1

Number of Acres: 56+/- Sq. Footage of Building: >2500 sq. ft.

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

Two lot subdivision of a 56+/- acre parcel. One parcel, proposed as 2.5 acres, with a single family dwelling and remaining lands of approximately 53.5 acres with an existing storage garage.

EMAIL:

Name of Property Owner: Ernest H. Greiner, Jeffrey A. Greiner, Kenneth E. Greiner

Address of Property Owner: c/o Ernest Greiner, 108 Idlewild Road, Marlboro, NY 12542

Telephone Number of Property Owner: 845-590-3130

Name of Applicant: Joseph & Kimberly Corrado

Address of Applicant: 68 Prospect Street, Marlboro, NY 12542

Telephone Number of Applicant: 845-236-7475

Name of Surveyor: William E. James

Address of Surveyor: 8 Cheanda Lane, Wallkill, NY 12589

Telephone Number of Surveyor: 845-566-6522

Name of Engineer: Darrin J. Scalzo

Address of Engineer: 57 Fifth Avenue, Newburgh, NY 12550

Telephone Number of Engineer: 8445-629-2040

Name of Attorney:

Address of Attorney:

Telephone Number of Attorney:

Reason For Application:

Minor Subdivision

Description of Proposal:

To subdivide a 2.5 acre parcel from a 56 acre parcel and develop the 2.5 acre parcel with a single family dwelling.

Corrado, Joseph & Kimberly

Applicant's Name

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

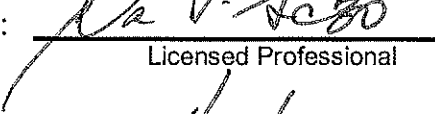
- I. The following items shall be submitted for a COMPLETED Planning Board Application Form.
1. ☒ Completed Application
 2. ☒ Environmental Assessment Form (*May be obtained from Planning Board*)
 3. ☒ Letter of Agent Statement
 4. ☒ Application Fee (*Separate check from escrow fee*)
 5. ☒ Escrow Fee (*Separate check from application fee*)
 6. ☒ Copy of deed
 7. ☒ Completed checklist (*Automatic rejection of application without checklist*)
 8. ☒ Agricultural Data Statement (*if applicable*)
 9. ☒ Provide twelve (12) copies of all maps, plans, reports and a PDF computer file on CD of all documentation submitted. Plan sets must be correlated packages.
- II. The following checklist items shall be incorporated on the Subdivision Plat, Site Plan, or Lot Line Revision prior to consideration of being placed on the Planning Board Agenda. Non-Submittal of the checklist will result in application rejection.
1. ☒ Name and address of applicant
 2. ☒ Name and address of owner (*if different*)
 3. ☒ Subdivision name and location
 4. ☒ Tax Map Data (*Section-Block-Lot*)
 5. ☒ Location map at a scale of 1" = 2,000
 6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
 7. ☒ Show zoning boundary if any portion of proposed subdivision or site is within or adjacent to a different zone
 8. ☒ Date of plat preparation and/or plat revisions
 9. ☒ Scale the plat is drawn to (Max 1" = 100')
 10. ☒ North Arrow

11. ☒ Surveyor's Certification
12. ☒ Surveyor's seal and signature
13. ☒ Name, SBL and acreage of adjoining owners
14. ☒ NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements.
15. ☒ Flood plain boundaries
16. ☒ 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. ☐ N/A 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. ☐ N/A 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. ☒ 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. ☒ 2 Foot Contours
30. ☒ Indicate any reference to a previous subdivision, i.e., filed map number, data and previous lot number.

31. ☐ N/A 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. ☐ N/A The amount of grading expected or known to be required to bring the site to readiness.
33. ☐ N/A Estimated or known cubic yards of material to be excavated.
34. ☐ N/A Estimated or known cubic yards of fill required.
35. ☐ N/A The amount of grading expected or known to be required to bring the site to readiness.
36. ☐ None 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. ☐ None Amount of site preparation within a 100-year flood plain or any water course on the site. Please explain in square feet or cubic yards.
38. ☒ Planning Board approval block 4" x 2"
39. ☒ Special district boundaries, agricultural, school, fire, water, sewer, etc.
40. ☒ Sight distance of all intersections and driveways.
41. ☒ Ridgeline and steep slope notation.
42. ☒ Agricultural setbacks.
43. ☐ After final approval is given by the Planning Board, the Building dept. needs to be contacted for further guidance.

The plat for the proposed subdivision, site plan, or lot line revision has been prepared in accordance with this checklist.



By: 
 Licensed Professional
4/06/22
 Date

AGRICULTURAL DATA STATEMENT

This statement is to be submitted with all applications required for a Special Use Permit, Site Plan Approval, Use Variance, or Subdivision Approval for projects occurring on property within an Agricultural District containing a farm operation, or on property with boundaries within 250 feet of a farm operation located in an Agricultural District. (Ref. Town Law 283-a)

1. Applicant's Name: Joseph and Kimberly Corrado
Address: 68 Prospect Street, Marlboro, NY 12542
Phone: (845) 236 - 7475
2. Description of proposed project: Two lot subdivision of a 56 + acre parcel. One parcel, proposed as 2.5 acres, with a single family dwelling, and the remaining lands of approximately 53.5 acres with an existing storage garage to remain _____ undeveloped, inactive farm and mountain area. _____
3. List names and addresses of farming operations * within 250 feet of the proposed project: (attach additional sheet if necessary)
 1. Greiner Fruit Farms, Idlewild Road, Marlboro, NY
 2. _____
 3. _____
4. Written description of exact location of proposed project: Please attach a tax map or clearly drawn map showing proposed project relative to all farming operations identified in the Data Statement:
Tax map is as shown of subdivision plan. The parent parcel is on Burma Road approximately 350 feet north of the intersection of Burma Road with Plattekill Road. _____

* Farming operations, as defined by NYS Agriculture and Markets Law, Article 25-AA, means the land used in agricultural production, farm buildings, equipment, and farm