(Rev. 1/10/19 cb)

Town of Marlborough
Planning Board Application

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

Subdivision [✓] ***Site Plan*** [ ] ***Lot Line Revision*** [ ]

Application Number: 22-6008

Date of Submission: April 08, 2022

Name of Project: Subdivision of Lands of Jeffrey Aldrich

Location of Project: 132 Milton Turnpike Milton NY

Tax Section Block and Lot: 103.1-1-33.200

Zoning District: R-1

Number of Acres: 88+- Sq. Footage of Building:

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

Homestead parcel located on the north side of Milton Turnpike will subdivide a 19.17 acre parcel from its 88+- acres.

EMAIL: jsmorganproperties@gmail.com

Name of Property Owner: Jeffrey Aldrich

Address of Property Owner: 132 Milton Turnpike Milton, NY 12547

Telephone Number of Property Owner: 845-590-8587

Name of Applicant: same as owner

Address of Applicant:

Telephone Number of Applicant:

Name of Surveyor: Brooks & Brooks, Land Surveyors, 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 receive Planning Board approval for a two lot subdivision.

Description of Proposal:

Two lot subdivision of 88+-acres. Proposed lot 1 will be 74+-acres with an existing house, well, septic system and accessory barns. Proposed lot 2 will be 19.17 acres with proposed houses, well and septic system.

Jeffrey Aldrich

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

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

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

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

36. ☐ 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. ☐ 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.

Stamp

By: Patrick D. Brooks
Licensed Professional

April 08, 2022
Date

Town of Marlborough Planning Board
Legal Notices for Public Hearing

Public Hearings are generally held only on the first (1st) Monday of the Month.

Procedure for Legal Notices:

1. The Town of Marlborough Planning Board will schedule Public Hearings during a regularly scheduled meeting after approval for the Public Hearing has been granted.

2. Applicants are required to obtain surrounding property owner names and addresses from the Ulster County Parcel viewer for 500 feet from the parcel. See https://ulstercountyny.gov/maps/parcel-viewer/.

3. Applicants are required to send a Public Notice Letter, obtained from the Town of Marlborough Planning Board Office, via Certified Mail with Return Receipt to property owners no less than 10 days prior to Public Hearing.

4. The Town of Marlborough Planning Board Office will send notification to the Town's official newspaper.

5. All Certified Mail with Return Receipt receipts, in addition to a copy of the Ulster County Parcel viewer's listing of names and addresses, must be submitted at the Public Hearing.

Any questions regarding procedures should be directed to The Town of Marlborough Planning Board Office.
Phone: 845-795-6167
Email: marlboroughplanning@marlboroughny.us

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, Jeffrey Aldrich, residing at 132 Milton Turnpike Milton NY 12547, make the following statements about interests in the real property which is the subject of this application, petition or request for a 2 lot subdivision, 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: _____

Date: 4/6/22

ACKNOWLEDGMENT

State of New York
County of:

On April, 06, 2022, before me personally appeared Jeffrey Aldrich, 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

SUZANNE DEMSKIE
Notary Public, State of New York
Reg. No. 01DE6240448
Qualified in Ulster County
Commission Expires May 02, 2023

Planning Board Fees

(All Applications Subject To Escrow Fees)

Application Fees:

Residential Subdivision – Single Family or Town House	$750.00, plus $150.00 per 2 Lot or Unit $1050.00
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	$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 2 Lot or Unit $1050.00
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	$600.00 Minimum

Engineer Inspection Fees (All Town Road Installation Inspections)

Improvements as approved by Town Engineer	5% of the estimated cost to construct

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): _____

Applicant's Signature: X _____

Date: 4/6/22

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

Letter of Agent

I (We), Jeffrey Aldrich am (are) the owner(s) of a parcel of land located on Milton Turnpike in the Town of Marlborough, Tax Map Designation: Section 103.1 Block 1 Lot 33.20.

I (We) hereby authorize Brooks & Brooks, Land Surveyors, PC to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a 2 Lot Subdivision, Site Plan, or Lot Line Revision Application. (circle one)

Signature 4/6/22 Date

Signature Date

State Of New York}
County Of Ulster } SS:

On the 6th day of April in the year 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared

Jeffrey Aldrich, 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.

Notary Public

SUZANNE DEMSKIE
Notary Public, State of New York
Reg. No. 01DE6240448
Qualified In Ulster County
Commission Expires May 02, 2023

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:
Subdivision of Lands of Jeffrey Aldrich

Project Location (describe, and attach a location map):
132 Milton Turnpike Milton NY Town of Marlborough Ulster County NY SBL: 103.1-1-33.200

Brief Description of Proposed Action:
Two Lot Subdivision - Homestead parcel located on the north side a Milton Tnpk. will subdivide 19.17 acres from its 88+- acres.

Name of Applicant or Sponsor:	Telephone: 845-691-7339
Brooks & Brooks, Land Surveyors, PC	E-Mail: pbrooks@bnbpc.biz

Address:
11 Main Street

City/PO:	State:	Zip Code:
Highland	NY	12528

	NO	YES
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: Ulster County Health Department - septic permit; Ulster County DPW - driveway access	☐	☑

3. a. Total acreage of the site of the proposed action? 88.7 acres
   b. Total acreage to be physically disturbed? 0.70 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 88.7 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): solar farm
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify:	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
Any new construction must meet current town, county and state building code requirements.	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: Lot 1 has existing well. Lot 2 is proposing a new well.	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: Lot 1 has existing septic system. Lot 2 proposes new septic system.	☑	☐

	NO	YES
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?	☑	☐
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?	☑	☐

	NO	YES
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?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: NYS DEC PO- 17 will not be disturbed or altered.		

	NO	YES
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?	✓	
16. Is the project site located in the 100-year flood plan?	✓	
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:		
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:	✓	

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

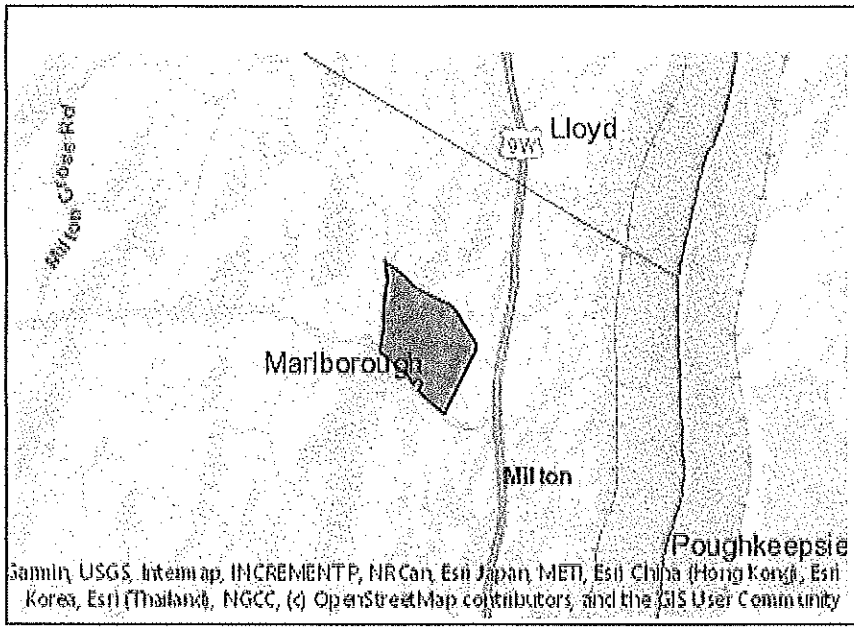
Applicant/sponsor/name: Brooks & Brooks, Land Surveyors, PC Date: April 7, 2022

Signature: Peter D. Brooks Title: Land Surveyor / Agent

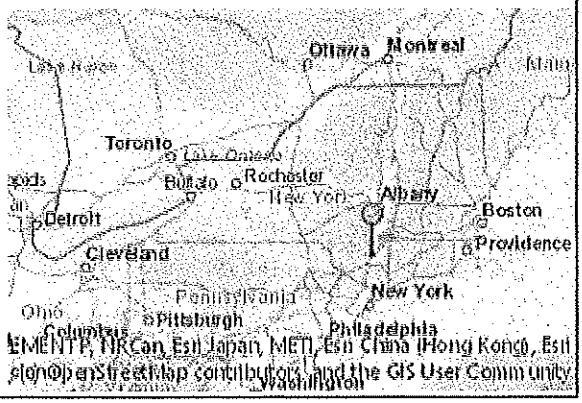
PRINT FORM

EAF Mapper Summary Report

Thursday, April 7, 2022 10:19 AM



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.



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

BROOKS & BROOKS
LAND SURVEYORS, PC
SURVEYING · PLANNING · GIS

11 Main Street Highland, NY 12528 www.bnbpc.biz 845-691-7339 phone 845-691-7166 fax

April 7, 2022

LETTER OF INTENT

Owner/Applicant Jeffrey Aldrich is seeking approval for a Two Lot Subdivision of his 88+-acre parcel situated on the northerly side of Milton Turnpike, across from Walnut Lane, having the tax map designation of SBL: 103.1-1-33.20. The property is located in the R-1 zoning district.

Proposed Lot 1 will be a 68.8+-acre parcel containing an existing house, well, septic system, accessory barns and solar farm.

Proposed Lot 2 will be a 19.17-acre parcel with a proposed house, well and septic system. This lot will need a permit to construct a new septic system issued by the Ulster County Department of Health and also, will need a driveway access permit issued by Ulster County DPW.

S:\PROJECTS\8778\DOCUMENTS\3.31.22 Letter of Intent.doc

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: Jeffrey Aldrich

Mailing address: 132 Milton Turnpike Milton NY 12547

B. Description of the proposed project: Two Lot Subdivision

C. Project site address: 132 Milton Turnpike Town: Marlborough

D. Project site tax map number: 103.1-1-33.200

E: The project is located on property:
O - within an Agricultural District containing a farm operation, or
X - with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 89+- acres

G. Is any portion of the project site currently being farmed?
O Yes. If yes, how many acres ________ or square feet ________?
X No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

See attached list

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

~ ~

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

~ ~

Steven R. Pauli, CST II April 7, 2022

Name and Title of Person Completing Form Date

#8586
Jeffrey Aldrich
Adjoining owners list within 500' of
SBL: 103.1-1-33.200
having farm operations.

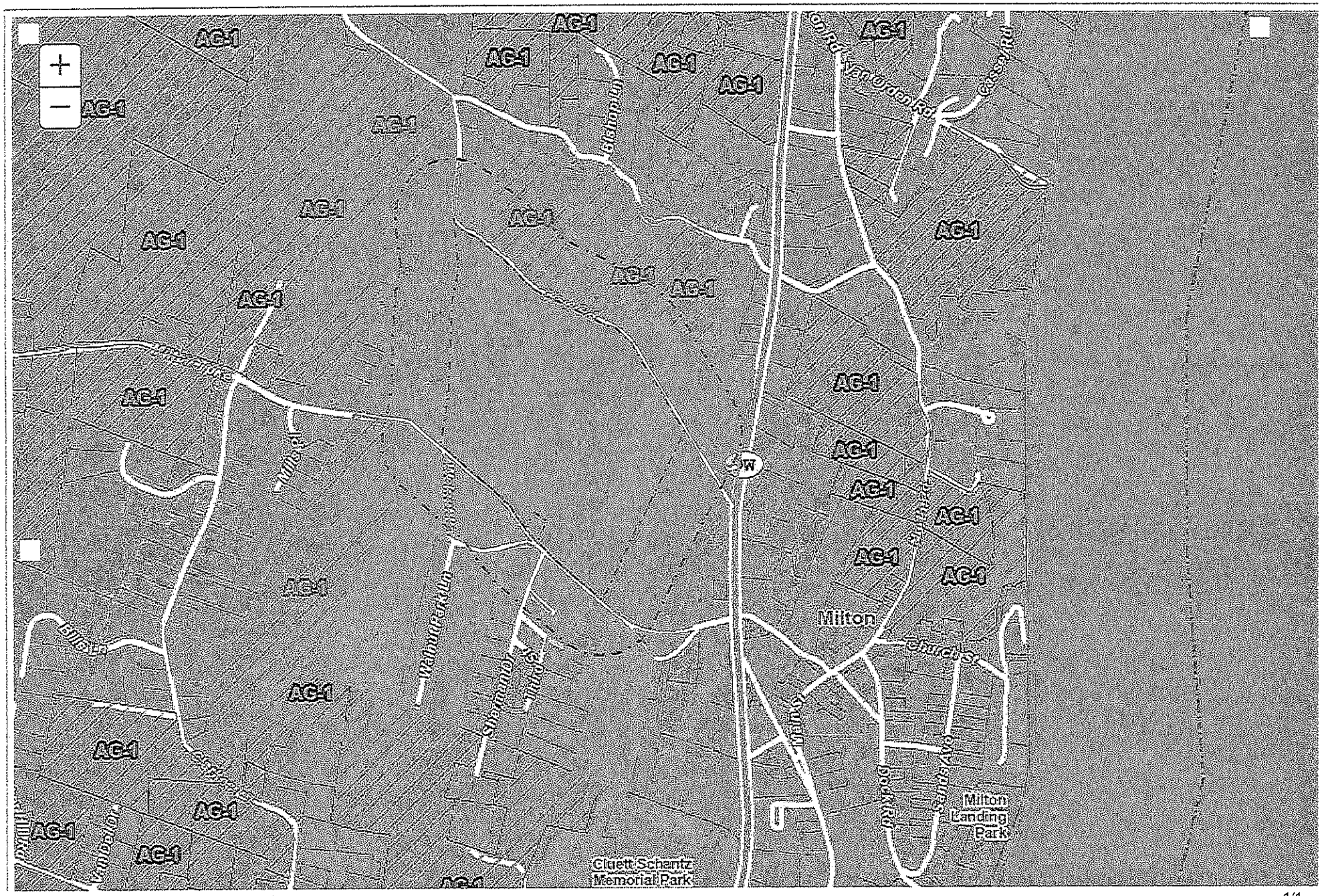
Parcel	Owner	Mailing_Address	Mailing_City	Zip	Property_Class
103.1-5-1	Moriarty Services Inc	24 Valley Pl	Larchmont NY	10538	Fruit crop
103.1-1-59	Charles T Kent & James D Kent Jr	177 North Road	Milton NY	12547	Fruit crop
95.4-3-7.210	Organic Valley LLC	487 South Ave Unit 1	Beacon NY	12508	Fruit crop
102.2-4-8.21C	Queens View Prtns II LLC	28 Riverwood Dr	Marlboro NY	12542	Fruit crop

#8586
Jeffrey Aldrich
Adjoining owners list within 500' of
SBL: 103.1-1-33.200

Parcel	Owner	Secondary_Owner	Mailing_Address	Mailing_City	Zip	Property_Class
103.1-1-33.200	Jeffrey Aldrich		132 Milton Turnpike	Milton NY	12547	Rural res&ag
95.4-3-34	John J Schaller		110 Putt Ln	Kingston NY	12401	Mfg hsing pk
103.1-4-45	Noreen Colon	Angelique Rodriguez	105 Milton Turnpike	Milton NY	12547	1 Family Res
103.1-4-17	48 Walnut Lane LLC		PO Box 54	Stony Point NY	10980	Rural res
103.1-4-25	Joseph Biengardo	Deborah Biengardo	14 Sherman Dr	Milton NY	12547	1 Family Res
103.1-4-47.200	Annette B Snell		101 Milton Turnpike	Milton NY	12547	1 Family Res
103.1-1-23	Sabrina J Chesser		28 New Rd	Milton NY	12547	1 Family Res
103.1-1-38	Dennis Keith Devine		124 New Rd	Milton NY	12547	Mfg housing
103.1-1-49.100	James Bishop	Monica Bishop	9 Bishop Ln	Milton NY	12547	Res vac land
103.1-1-37	Strawberry Acres Realty Inc		109-111 Leslie Rd	Newburgh NY	12550	Mfg hsing pk
103.1-1-21	Joshua Smith		1931 Route 9W	Milton NY	12547	1 Family Res
103.1-1-22	Mazuhri Enterprises Inc		172 Brookside Farm Rd	Newburgh NY	12550	Vacant comm
103.1-5-7	KAO Holdings LLC		469 Croton Ave	Cortlandt Manor NY	10567	1 Family Res
103.1-1-53	Vincent Iannuzzi	Mary Iannuzzi	60 New Rd	Milton NY	12547	1 Family Res
103.1-1-58.100	Joseph V Caserto		34 New Rd	Milton NY	12547	1 Family Res
103.1-1-32	Michael F Russin	Janet M Russin	70 Milton Tpke	Milton NY	12547	1 Family Res
103.1-1-26	Gregory J Johnston		21 Shari Drive	Marlboro NY	12542	1 Family Res
103.1-4-19.200	Gregory T Saso	Marybeth Saso	9 Jane Wood Rd	Highland NY	12528	Res vac land
103.1-5-1	Moriarty Services Inc		24 Valley Pl	Larchmont NY	10538	Fruit crop
103.1-1-36	Raphael Wyder		111 Leslie Rd	Newburgh NY	12550	2 Family Res
103.1-1-59	Charles T Kent	James D Kent Jr	177 North Road	Milton NY	12547	Fruit crop
103.1-1-52	Vincent Iannuzzi	Mary Iannuzzi	60 New Rd	Milton NY	12547	1 Family Res
103.1-1-20	1937 Route 9W LLC		96 South Elliot Place	Brooklyn NY	12542	1 Family Res
103.1-1-34	Ann M Borgersen		P.O. Box 810	Milton NY	12547	1 Family Res
103.1-1-54.100	Raynold Johnson		2015 Route 9W	Milton NY	12547	1 Family Res
103.1-1-55	Central Hudson Gas & Electric		284 South Rd	Poughkeepsie NY	12601	Elec-hydro
103.1-1-57	Central Hudson Gas & Electric		284 South Rd	Poughkeepsie NY	12602	Pub Util Vac
103.1-1-56	Richard Martin	Mary Martin	18 New Rd	Milton NY	12547	1 Family Res
103.1-1-24	Michael A Andujar	Irene Andujar	24 New Rd	Milton NY	12547	1 Family Res
103.1-1-31	Central Hudson Gas & Electric		284 South Rd	Poughkeepsie NY	12601	Pub Util Vac
103.1-4-19.100	Adam Kneeter	Meghan Cerone	40 Walnut Ln	Milton NY	12547	1 Family Res

#8586
Jeffrey Aldrich
Adjoining owners list within 500' of
SBL: 103.1-1-33.200

103.1-1-25	Richard H Sherburne	Susan L Sherburne	14 New Rd	Milton NY	12547	1 Family Res
103.1-4-46	William Gonzalez Santos	Frank Gonzalez	103 Milton Tpke	Milton NY	12547	1 Family Res
103.1-4-44	Stephen Kneeter	Madalyn Kneeter	9 Sherman Dr	Milton NY	12547	1 Family Res
103.1-4-43	Sara P Cerone	Christopher Cerone	44 Bingham Road	Marlboro NY	12542	1 Family Res
103.1-4-47.110	Cos A Trapani III	Sarah Lynn Trapani	99 Milton Tpke	Milton NY	12547	1 Family Res
103.1-4-42	Richard X Morris	Ann M Morris	P.O. Box 19	Milton NY	12547	1 Family Res
103.1-4-48	Central Hudson Gas & Electric	107700	284 South Rd	Poughkeepsie NY	12602	Pub Util Vac
103.1-1-29	null	null	null	null	null	null
103.1-4-49	26 Black Creek Rd LTD		67 Black Creek Rd	Highland NY	12528	1 Family Res
95.4-3-7.210	Organic Valley LLC		487 South Ave Unit 1	Beacon NY	12508	Fruit crop
103.1-1-50.210	Paula M Beach	George Beach	57 Mahoney Rd	Milton NY	12547	1 Family Res
95.4-3-6.210	James J Mannese	Bridget L Mannese	155 Mahoney Rd	Milton NY	12547	Rural res
103.1-1-33.100	Greggory Tonsing		20 Walnut Ln	Milton NY	12547	Res vac land
103.1-1-30.100	Jeffery Aldrich		132 Milton Tpke	Milton NY	12547	Vacant comm
103.1-1-48	George J Nunnaro	Joan H Kazaalla	65 Warner Ct	Bating Hollow NY	11933	Rural res
103.1-4-47.120	Matthew E Podhaiski		10 Second St	Milton NY	12547	1 Family Res
103.1-4-51.110	John Shillieto	Theresa Shillieto	63 Milton Tpke	Milton NY	12547	Rural res&ag
103.1-4-24	John Argiros	Maria Argiros	1785 Wiley Rd	Mohegan Lake NY	10547	2 Family Res
103.1-4-23	JS Morgan Properties LLC		132 Milton Turnpike	Milton NY	12547	2 Family Res
103.1-4-22.100	null	null	null	null	null	null
102.2-4-8.210	Queens View Prtns II LLC		28 Riverwood Dr	Marlboro NY	12542	Fruit crop
103.1-4-21.100	Dorothy E Tonsing Living Trust	Dorothy E Tonsing	2153 Jekyll Court	Fernandina Beach FL	32034	Other Storage


AG-1
Milton
Cluett Schantz Memorial Park
Milton Landing Park
Dock Rd
Church St
Main St
Wallkill Rd
Van Bolt Rd
Lattintown Rd
Old Van Orden Rd
Eckert Rd
Steamboat Rd
Lattintown Rd
Lattin Rd
Lattin Ln
Hillside Ln
Sand Kill Rd

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401

60 2016 00010054

Volm-6039 Pg-261

Instrument Number: 2016- 00010054

As

D01 - Deed

Recorded On: July 28, 2016

Parties: YOUNG HOLLY M

To

ALDRICH JEFFREY

Billable Pages: 3

Recorded By: UNIVERSAL

Num Of Pages: 3

Comment:

**** Examined and Charged as Follows: ****

D01 - Deed	55.00	RP5217-125	125.00	Tax Affidavit TP 584	5.00
Recording Charge:	**185.00**				

	Amount	Consideration Amount	RS#/CS#				
Tax-Transfer	160.00	40,000.00	5579	Basic	0.00		
MARLBOROUGH				Local	0.00	Special Additional	0.00
				Additional	0.00	Transfer	160.00
Tax Charge:	**160.00**						

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County,

File Information:

Document Number: 2016- 00010054
Receipt Number: 1524980
Recorded Date/Time: July 28, 2016 04:20:04P
Book-Vol/Pg: Bk-D Vl-6039 Pg-261
Cashier / Station: c cbis / Cashier Station 8

Record and Return To:

RUSK WADLIN HEPPNER&MARTUSCELLO
PO BOX 727
MARLBORO NY 12542

SEAL OF ULSTER COUNTY STATE OF NEW YORK 1683

Nina Postupack

Nina Postupack Ulster County Clerk

Quitclaim Deed

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

3
11:30

THIS INDENTURE, made this 3rd day of June, Two Thousand Sixteen

BETWEEN **Holly Melissa Young,** PO Box 4284, Abilene, TX 79608, -and-
Robin Ann Young, residing at 1873 Route 9W, Milton, NY 12547

party of the first part, and

Jeffrey Aldrich, residing at 132 Milton Turnpike, Milton, NY 12547

party of the second part,

✓ Universal Land Affect
UCA-16-276-2

WITNESSETH, that the party of the first part, in consideration of Ten Dollars paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL its right, title and interest in and to: SEE SCHEDULE A ATTACHED

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, in compliance with Section 13 of the Lien Law, hereby 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:

Holly Melissa Young
Holly Melissa Young

Robin Ann Young
Robin Ann Young

STATE OF TEXAS)
COUNTY OF Taylor) ss:

On the 3rd day of June 2016, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared **Holly Melissa Young,** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in Abilene *(insert city/town)*, Texas.

KELLY HARDIN
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-02-18

Kelly Hardin
Notary Public

STATE OF NEW YORK)
COUNTY OF ULSTER) ss:

On the 1st day of July, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared **Robin Ann Young,** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public GEORGE RUSK, JR.
Notary Public, State of New York
Qualified in Ulster County
Commission Expires June 30, 20

CHECKED
ENTERED
MARK/OFF

R&R to: Rusk, Wadlin, Heppner & Martuscello
PO Box 727, Marlboro, NY 12542

Schedule A Description

ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate in the Town of Marlborough, County of Ulster and State of New York as described.

All THAT CERTAIN PIECE OR PARCEL OF LAND known as the John Hallock Farm and bounded as follows to wit: On the northerly by lands of Daniel Rowley and Perry Kent on the East by lands of said Rowley and the heirs of Jacob Rowley deceased; on the south by the highway and on the west by lands owned by John Young and this day conveyed to Smith Young; containing one hundred acres of land be the same more or less.

AND ALSO ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND situated in the Town of Marlborough, known as the Griggs Farm and lands bought of the heirs of Uriah Coffin, deceased, by the party of the first part (John Young and Phebe Young); bounded as follows: to wit: On the south by lands of James Sherman and the Farmer's Turnpike road on the east by lands of Phebe S. Young this day conveyed to the said Smith Young, on the north by lands of James Rowley and Morgan S. Dayton; on the west by lands of Morgan S. Dayton and James Sherman containing forty-six acres of land be the same more or less.

Excepting and reserving therefrom ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate in the Town of Marlborough, County of Ulster and State of New York as described in a deed from John Young, Eleanor Young Bell and Keates Young to Celestino Baldera, said deed bearing date December 7th, 1962 and recorded in the Ulster County Clerk's Office December 11th, 1962 in Liber 1132 of Deeds at Page 567.

EXCEPTING AND RESERVING THEREFROM, all that portion of the above-described premises devised to Greggory Tonsing under Paragraph FIFTH of the Last Will and Testament of Robert S. Young, which was admitted to probate in the Ulster County Surrogate's Court on the 10th day of November, 2015, as file #2015-537.

Also excepting and reserving all lands conveyed for highway purposes or previously sold off on Northside of the Milton Turnpike and south of the Milton Turnpike.

Acreage is for informational purposes only and not insured.

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

FOR COUNTY USE ONLY

C1. SWIS Code 5 1 3 6 0 0

C2. Date Deed Recorded 7 / 28 / 16 (Month Day Year)

C3. Book 6 0 3 9 C4. Page 2 6 1

10054

New York State Department of **Taxation and Finance**

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location: 132 (* STREET NUMBER) Milton Tpke (* STREET NAME)
Marlborough (* CITY OR TOWN) (VILLAGE) 12547 (* ZIP CODE)

2. Buyer Name: Aldrich (* LAST NAME/COMPANY) Jeffrey (FIRST NAME)
(LAST NAME/COMPANY) (FIRST NAME)

3. Tax Billing Address: Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form) (LAST NAME/COMPANY) (FIRST NAME)
(STREET NUMBER AND NAME) (CITY OR TOWN) (STATE) (ZIP CODE)

4. Indicate the number of Assessment Roll parcels transferred on the deed: 1 # of Parcels OR ☐ Part of a Parcel

(Only if Part of a Parcel) Check as they apply:
4A. Planning Board with Subdivision Authority Exists ☐
4B. Subdivision Approval was Required for Transfer ☐
4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size: (* FRONT FEET) X (* DEPTH) OR 111.40 (* ACRES)

6. Seller Name: Young (* LAST NAME/COMPANY) Holly Melissa (FIRST NAME)
Young (LAST NAME/COMPANY) Robin Ann (FIRST NAME)

*7. Select the description which most accurately describes the use of the property at the time of sale:
E. Agricultural

Check the boxes below as they apply:
8. Ownership Type Is Condominium ☐
9. New Construction on a Vacant Land ☐
10A. Property Located within an Agricultural District ☐
10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. Sale Contract Date: N/A

* 12. Date of Sale/Transfer: 7/22/16

*13. Full Sale Price: 40,000.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) *Please round to the nearest whole dollar amount.*

14. Indicate the value of personal property included in the sale: 0.00

15. Check one or more of these conditions as applicable to transfer:
- ☐ A. Sale Between Relatives or Former Relatives
- ☐ B. Sale between Related Companies or Partners in Business.
- ☐ C. One of the Buyers is also a Seller
- ☐ D. Buyer or Seller is Government Agency or Lending Institution
- ☒ E. Deed Type not Warranty or Bargain and Sale (Specify Below)
- ☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
- ☐ G. Significant Change in Property Between Taxable Status and Sale Dates
- ☐ H. Sale of Business is Included in Sale Price
- ☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)
- ☐ J. None

*Comment(s) on Condition:
Quitclaim Deed

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY): 16

*17. Total Assessed Value: 433300

*18. Property Class: 241 - ___

*19. School District Name: Marlboro CSD

*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
103.1-1-33

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE
Robin Ann Young 7-1-16
Holly Melissa Young 6-3-16
(SELLER SIGNATURE) (DATE)

BUYER SIGNATURE
(BUYER SIGNATURE) (DATE) 7/22/16

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC,society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Aldrich (* LAST NAME) Jeffrey (FIRST NAME)

(845) (* AREA CODE) 795-5618 (* TELEPHONE NUMBER (Ex: 9999999))

132 (* STREET NUMBER) Milton Turnpike (* STREET NAME)

Milton (* CITY OR TOWN) NY (* STATE) 12547 (* ZIP CODE)

BUYER'S ATTORNEY

Rusk (LAST NAME) George (FIRST NAME)

(845) (AREA CODE) 236-4411 (TELEPHONE NUMBER (Ex: 9999999))