

Town of Marlborough Planning Board Application

Application For:

(Check One)

Subdivision

☒

Site Plan

☐

Lot Line Revision

☐

Application Number:

22-6001

Date of Submission:

5/5/22

Name of Project:

SUBDIVISION FOR MERGEL

Location of Project:

BINGHAM ROAD, MARLBORO, NY 12542

Tax Section Block and Lot:

108.4-8-22.2

Zoning District:

R-AG-1

Number of Acres:

6.012

Sq. Footage of Building:

2035

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

2 LOT SUBDIVISION OF A ~ 6 ACRES PROPERTY (NEW LOT #2, FM #2261)
LOCATED ON BINGHAM ROAD, MARLBORO, NY. 12542

EMAIL: CRIESSINA10@AOL.COM

Name of Property Owner:

MARIA AND JEFFREY MERGEL

Address of Property Owner:

32 BINGHAM ROAD, MARLBORO NY 12542

Telephone Number of Property Owner:

(845) 234-3631

Name of Applicant:

MARIA J. MERGEL

Address of Applicant:

32 BINGHAM ROAD, MARLBORO, NY 12542

Telephone Number of Applicant:

(845) 234-3631

Name of Surveyor: MESSINA ASSOCIATES, CARMEN T. MESSINA, P.E., L.S.

Address of Surveyor: PO BOX 10, MARLBURY, NY.

Telephone Number of Surveyor: (845) 473-1367

Name of Engineer: DAVID FEENEY

Address of Engineer: ALTA DRIVE, NEWBURGH, NY 12550

Telephone Number of Engineer (845) 590-5543

Name of Attorney: _____

Address of Attorney: _____

Telephone Number of Attorney: _____

Reason For Application: 2 LOT SUBDIVISION OF NEW LOT #2, FILED MAP
22-61. ONE ADDITIONAL LOT, ONE LOT HAS EXISTING HOUSE

Description of Proposal: SAME AS ABOVE

MARIA J. MCKEE

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. ☒ 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. ☐ TBD The amount of grading expected or known to be required to bring the site to readiness.
33. ☐ TBD Estimated or known cubic yards of material to be excavated.
34. ☐ TBD Estimated or known cubic yards of fill required.
35. ☐ TBD The amount of grading expected or known to be required to bring the site to readiness.
36. ☐ N/A 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. ☐ N/A 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. ☐ N/A Special district boundaries, agricultural, school, fire, water, sewer, etc.
40. ☐ N/A Sight distance of all intersections and driveways.
41. ☐ N/A 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: *Green T. Muscarella*
Licensed Professional

Stamp

5/4/22
Date

MESSINA ASSOCIATES
Carmen T. Messina P.E., L.S.
PO Box 10
Marlboro, NY 12542

Explanations for NA on subdivision checklist

- 7. Didn't show any different zoning boundaries within or adjacent to property because they are not within or adjacent to the property.
- 14. Didn't show NYSDEC wetland & 100' buffer because there are none on property
- 15. Didn't show flood plain boundaries because there are none on the property
- 16. Didn't show federal wetland because there are none on the property
- 21. Didn't show any road profile because we are not proposing any roads
- 27. Didn't show any public improvements because there aren't any.
- 31. No proposed new private road.
- 36. Didn't provide any amount of site preparation which falls within 100 feet buffer strip of wetlands because there are no wetlands on the property.
- 37. Didn't provide any amount of site preparation which falls within 100 year flood plain or water course because there are no wetlands or water course on the property.
- 39. Didn't show any special district boundaries because there aren't any.
- 41. Didn't show ridgeline & steep slope notation because they aren't on the property.

**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.

WE WILLIAM & JEFFERY MEKEEL, residing at 32 BINGHAM RD, MARLBOROUGH, NY 12542, 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: * Maria J. Mekeel 
Date: * 5-17-22

ACKNOWLEDGMENT

State of New York
County of:

On 5/17/22, before me personally appeared Maria Mekeel + Jeff Mekeel 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



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PENNY E CASHMAN
Notary Public, State of New York
Registration No. 01CA6372128.
Qualified in Ulster County
Commission Expires March 12, 2026

Planning Board Fees

(All Applications Subject To Escrow Fees)

Application Fees:

Residential Subdivision – Single Family or Town House	\$750.00, plus \$150.00 per Lot or Unit
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 Lot or Unit
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
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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.

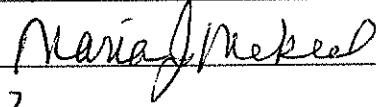
An approval by the Planning Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer or water. It is the applicant's responsibility to apply for and obtain Town of Marlborough and other agency approvals not within this Board's authority to grant.

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): MARIA J. MEKEAL
Applicant's Signature: 
Date: 5.16.22

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

Letter of Agent

I (We) MARIA J. & JEFFERY MEKEEL am (are) the owner(s) of a parcel of land located on BINGHAM ROAD in the Town of Marlborough, Tax Map Designation: Section 108.4 Block 8 Lot 22.2.

I (We) hereby authorized MESSHA ASSULIMZ, CHRISTOPHER T. MESSINA 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)

Maria J Mekeel
Signature

5-17-22
Date

[Signature]
Signature

5-17-22
Date

State Of New York }
County Of ULSTER }

SS:

On the 17th day of May in the year 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared

Maria + Jeff Mekeel, 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.

[Signature]
Notary Public

PENNY E CASHMAN
Notary Public, State of New York
Registration No. 01CA6372126
Qualified in Ulster County
Commission Expires March 12, 2026

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.

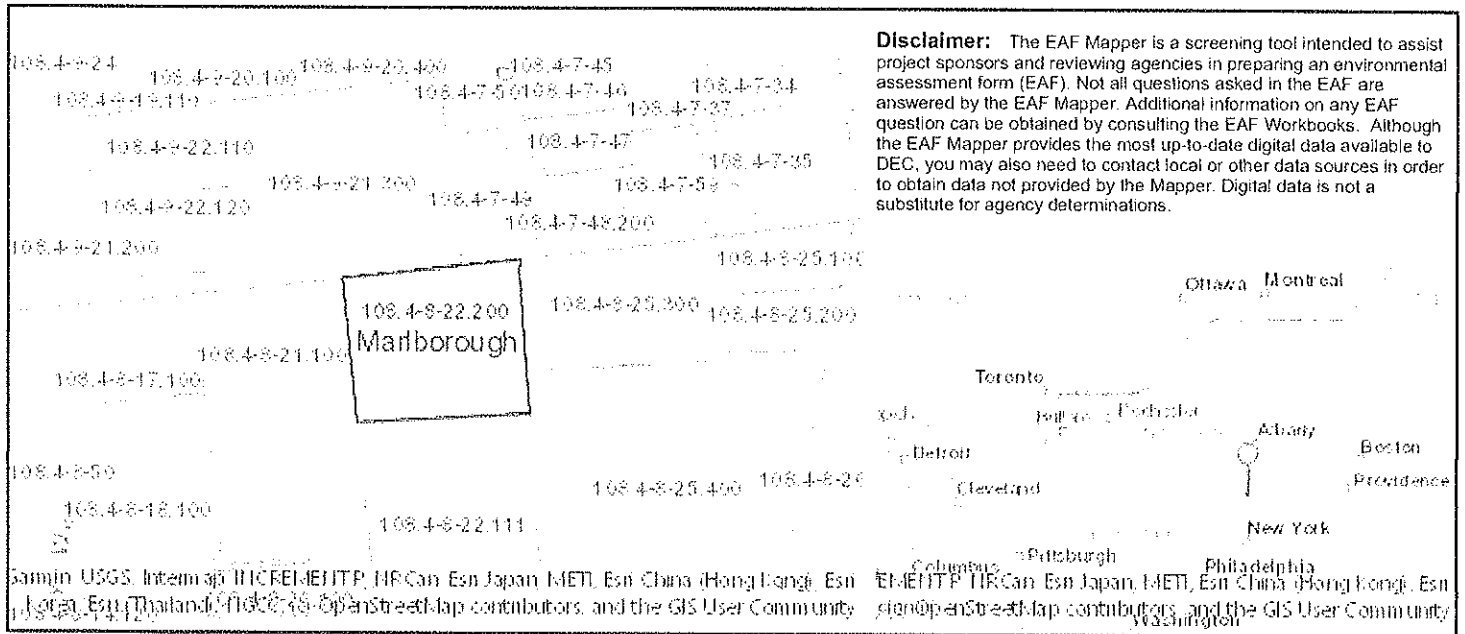
Part 1 – Project and Sponsor Information			
Name of Action or Project: SUBDIVISION FOR MEKEEL			
Project Location (describe, and attach a location map): SEE ATTACHED LOCATION MAP			
Brief Description of Proposed Action: 2 LOT SUBDIVISION OF A 6 ACRE PROPERTY (NEW LOT #2, FM # 22-61) LOCATED ON BINGHAM ROAD, MARLBORO, NY 12542			
Name of Applicant or Sponsor: MESSINA ASSOCIATES, CARMEN T. MESSINA, P.E., L.S.		Telephone: (845) 473-1367 E-Mail: CMESSINA10@AOL.COM	
Address: PO BOX 10			
City/PO: MARLBORO		State: NY	Zip Code: 12542
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.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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: MARLBORO, NY PLANNING BOARD, UCHD		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		6.012 acres	
b. Total acreage to be physically disturbed?		< 1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		13.2 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<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? 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	
	<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? 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: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
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: <u>MESSINA ASSOCIATES, CARMEN T. MESSINA, P.E., L.S.</u> Date: <u>4/4/22</u>		
Signature: <u><i>Carmen T. Messina P.E., L.S.</i></u> Title: <u><i>Principal</i></u>		

EAF Mapper Summary Report

Wednesday, May 4, 2022 10:13 AM



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]	No
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

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

THIS INDENTURE, made this 12 day of Dec, Two Thousand Three

BETWEEN CARMEN P. VASILE a/k/a CARMELO VASILE and NANCY J. VASILE, f/k/a NANCY J. PULVER, both residing at 34 Bingham Road, Marlboro, Ulster County, New York 12542

party of the first part, and

MARIA J. MEKEEL, residing at 32 Bingham Road, Marlboro, Ulster County, New York 12542,

party of the second part,

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

SEE ATTACHED SCHEDULE A

The Grantor reserves the right to the exclusive use and occupancy of the premises during the Grantor's lifetime, with the Grantor to pay for all maintenance and repairs, water and sewer charges, insurance charges and taxes relating to said premises. The Grantor reserves the power to appoint the remainder and or Grantor's life use in the premises to any one or more of the issue of the Grantor and/or siblings. This power shall be exercisable during the lifetime of the Grantor by a deed making express reference to this power and executed and recorded prior to the Grantor's death, or after the Grantor's death by a provision of the Grantor's will or any codicil thereto making express reference to this power. No exercise of this power shall be deemed to release any other interest of the Grantor including any reserved life estate unless such a release is explicitly made.

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.

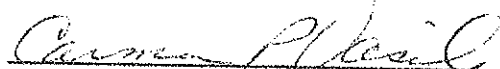
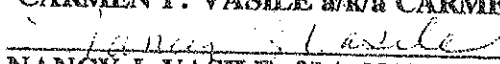
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, 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:


CARMEN P. VASILE a/k/a CARMELO VASILE

NANCY J. VASILE, f/k/a NANCY J. PULVER

STATE OF NEW YORK)

ss:

COUNTY OF ULSTER)

On the 12th day of December 2003 before me, the undersigned, Notary Public in and for the State of New York, personally appeared the above named parties, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

ALL THAT LOT, PIECE OR PARCEL OF LAND, situate in the Town of Marlborough, Ulster County, New York, bounded and described as follows

BEGINNING at a point 575' from the center of Bingham Street, said point being the northeast corner of lands owned by Stefano and Josephine Vasile; and running from thence northerly in a straight line parallel to the east line of lands owned by Vincent C. and Carmela Vasile to the south line of lands formerly owned by Carl Andrews; then easterly along the said south line of Carl Andrews lands and lands formerly owned by Fasano to the northwest corner of lands owned by Fritz Doerflinger; thence southerly along the west line of said Fritz Doerflinger lands to a point 160' from the center of Bingham Street, said point being the northeast corner of lot owned by Leonard and Julia Bochicchio; thence westerly 100' along north line of said Bochicchio lot parallel to Bingham Street; thence southerly 160' along west line of said Bochicchio lot, parallel to said Fritz Doerflinger west line, to center of Bingham Street; thence westerly 50' along center of Bingham Street to southeast corner of lot owned by Betty Barbera; thence northerly 160' along said Barbera east line, parallel to said Doerflinger west line; thence westerly 100' along said Barbera north line, parallel to Bingham Street; thence southerly 160' along said Barbera west line, parallel to said Doerflinger west line to center of Bingham Street; thence along center of Bingham Street to the southeast corner of said lands of Stefano and Josephine Vasile; thence northerly 575' along the east line of said Stefano and Josephine Vasile lands to the point or place of beginning.

BEING a part of the premises conveyed to Vincent Vasile and Carmen Vasile by Stefano Vasile and Josephine Vasile, by deed dated the 25th day of June, 1974, and recorded in the Ulster County Clerk's Office on the 5th day of July, 1974, in Liber 1320 at Page 903.

3
5/3/20

Section 108.4, Block 8, Lot p/o 22.111

Bargain and Sale Deed with Covenant against Grantor's Acts

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

THIS INDENTURE, made this 21st day of April, Two Thousand Twenty Two

BETWEEN

✓ Maria J. Mekeel, residing at 32 Bingham Road, Marlboro, New York 12542,

Carmen P. Vasile a/k/a Carmelo Vasile and Nancy J. Vasile f/k/a Nancy J. Pulver, residing at 34 Bingham Road, Marlboro, New York 12542,

party of the first part, and

F. Jeffrey Mekeel and Maria J. Mekeel, as husband and wife, residing at 32 Bingham Road, Marlboro, New York 12542,

party of the second part.

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

ALL right, title and interest in and to:

SEE ATTACHED SCHEDULE A

Carmen P. Vasile a/k/a Carmelo Vasile and Nancy J. Vasile f/k/a Nancy J. Pulver join in the signing of this instrument for the sole purpose of relinquishing their life estate interest as it pertains to that portion of the premises designated as Parcel A on a lot line revision map entitled "Lot Line Revision for Mekeel" filed in the Ulster County Clerk's Office on April 1, 2022 as filed Map # 22-61. It is understood that their life estate interest shall remain in full force pertaining to the remaining portion of the premises designated as New Lot #1 on said filed Map # 22-61.

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 covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, 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:

Maria J. Mekeel
Maria J. Mekeel
Carmen P. Vasile a/k/a Carmelo Vasile
Carmen P. Vasile a/k/a Carmelo Vasile
Nancy J. Vasile f/k/a Nancy J. Pulver
Nancy J. Vasile f/k/a Nancy J. Pulver

STATE OF NEW YORK)

ss.:

COUNTY OF ULSTER)

On the 21st day of April, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Maria J. Mekeel, Carmen P. Vasile a/k/a Carmelo Vasile and Nancy J. Vasile f/k/a Nancy J. Pulver, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

Darlene M. Bell
Notary Public

R & R to: Daniel J. Rush, Esq.
Rusk Wadlin Heppner & Martuscello, LLP
PO Box 727
Marlboro, NY 12542

Darlene M. Bell
Notary Public, State of New York
No.: 01BE5020345
Qualified in Orange County
My Commission Expires 11/15/2025

MESSINA ASSOCIATES
Carmen T. Messina P.E., L.S.
PO Box 10
Marlboro, NY 12542

Explanations for NA on subdivision checklist

- 7. Didn't show any different zoning boundaries within or adjacent to property because they are not within or adjacent to the property.
- 14. Didn't show NYSDEC wetland & 100' buffer because there are none on property
- 15. Didn't show flood plain boundaries because there are none on the property
- 16. Didn't show federal wetland because there are none on the property
- 21. Didn't show any road profile because we are not proposing any roads
- 27. Didn't show any public improvements because there aren't any.
- 31. No proposed new private road.
- 36. Didn't provide any amount of site preparation which falls within 100 feet buffer strip of wetlands because there are no wetlands on the property.
- 37. Didn't provide any amount of site preparation which falls within 100 year flood plain or water course because there are no wetlands or water course on the property.
- 39. Didn't show any special district boundaries because there aren't any.
- 41. Didn't show ridgeline & steep slope notation because they aren't on the property.