

## Town of Marlborough Planning Board Application

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

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

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Application Number:

Date of Submission: September 02, 2022

Name of Project: Lot Consolidation of Lands of Deborah J. Troncillito

Location of Project: 89 Western Avenue Marlboro, New York 12542

Tax Section Block and Lot: 108.2-6-14.100 and 14.200

Zoning District: R Residential

Number of Acres: 1.65 Sq. Footage of Building: N/A

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

Lot consolidation of two parcels of land to create a 1.65 acre lot

EMAIL: Debron73199@aol.com

Name of Property Owner: Deborah Diorio Troncillito

Address of Property Owner: 89 Western Avenue Marlboro, NY 12542

Telephone Number of Property Owner: 845-926-6438

Name of Applicant: Owner

Address of Applicant:

Telephone Number of Applicant:

Name of Surveyor: Brooks & Brooks Land Surveyors, P.C.

Address of Surveyor: 11 Main Street Highland, NY 12528

Telephone Number of Surveyor: 845-691-7339 pbrooks@bnbpc.biz

Name of Engineer: N/A

Address of Engineer:

Telephone Number of Engineer

Name of Attorney: N/A

Address of Attorney:

Telephone Number of Attorney:

Reason For Application: Combine two separate lots that are being utilized as one parcel

Description of Proposal: Lot consolidation to combine a 0.59 acre parcel containing an existing residence with 1.06 acre vacant parcel of land containing accessory structures to the residence

**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. *emailed*

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. Same 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. N/A 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.  N/A NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements.
15.  N/A Flood plain boundaries
16.  N/A Federal Wetland Boundary
17.  X Metes and bounds of all lots
18.  X 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.  N/A Show existing or proposed easements (*note restrictions*)
20.  N/A 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.  X Lot area acreage. For lots under 2 acres, list in square feet & acres.
23.  X Number of lots including residual lot.
24.  X 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.  X Applicable note pertaining to owners review and concurrence.
27.  X Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc.
28.  N/A Show all existing houses, accessory structures, wells and septic systems on and within 200 feet of the parcel to be subdivided.
29.  N/A 2 Foot Contours
30.  X 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. 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. X 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. N/A Agricultural setbacks.

43. X 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: D. D. Brooks  
Licensed Professional

Stamp

09-01-2022  
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](mailto: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, Deborah Diorio Troncillito \_\_\_\_\_, residing at 89 Western Avenue  
Marlboro, New York \_\_\_\_\_, make the following statements about interests in the  
real property which is the subject of this application, petition or request for a Lot Line Revision to  
consolidate two existing parcel of land \_\_\_\_\_, 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.

## 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.

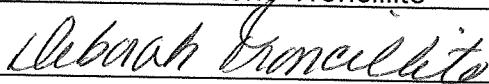
An approval by the Planning Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer or water. It is the applicant's responsibility to apply for and obtain Town of Marlborough and other agency approvals not within this Board's authority to grant.

**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): Deborah Diorio-Troncillito  
Applicant's Signature:   
Date: 9/01/2022

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

## Letter of Agent

I (We), Deborah Diorio Troncillito am (are) the owner(s) of a parcel of land located on Western Avenue in the Town of Marlborough, Tax Map Designation: Section 108.2 Block 6 Lots 14.1 & 14.2.

I (We) hereby authorize Brooks & Brooks Land Surveyors, P.C. to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a Lot Line Revision Application.

Deborah Troncillito  
Signature

9-1-2022  
Date

State Of New York  
County Of Ulster } SS:

On the 1<sup>st</sup> day of September in the year 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared

Deborah Troncillito, 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

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

**PART II:** If any of the statements under A through D above is not true, please explain and set forth the name and the relationship to the applicant and subject property of any Town employee or officer involved:

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

**ANY QUESTIONS REGARDING THIS DISCLOSURE NOTICE OR THE CODE OF ETHICS ARE TO BE DIRECTED TO THE TOWN SUPERVISOR AT (845) 795-2220.**

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

Signed: Deborah Trancillo  
Date: 9/01/2022

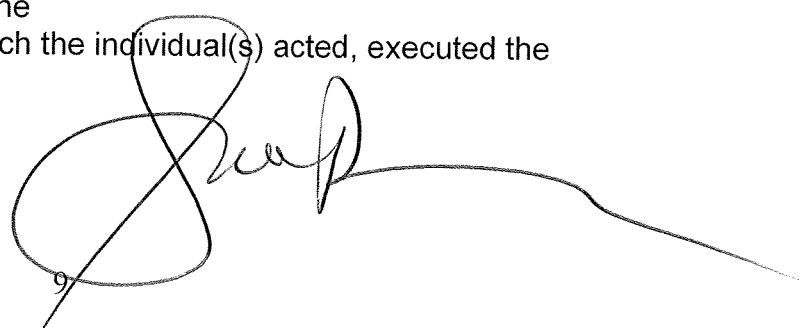
**ACKNOWLEDGMENT**

State of New York  
County of: Ulster

On September 01, 2022, before me personally appeared Deborah Trancillo, 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



# ***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:

Lot Consolidation of Lands of Deborah J. Troncillito

Project Location (describe, and attach a location map):

89 Western Avenue, Tax Designation 108.2-6-14.1 and 14.2

Brief Description of Proposed Action:

Consolidation of an existing 0.59 acre lot containing a residence with an adjoining 1.06 acre parcel containing a pool that is utilized by the residential parcel. The resultant lot will be 1.65 acres in size.

Name of Applicant or Sponsor:

Brooks & Brooks Land Surveyors, P.C.

Telephone: 845-691-7339

E-Mail: pbrooks@bnbpc.biz

Address:

11 Main Street

City/PO:

Highland

State:

New York

Zip Code:

12528

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?

NO YES

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:

NO YES

3. a. Total acreage of the site of the proposed action?

1.65 acres

b. Total acreage to be physically disturbed?

0 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

1.65 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):

Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	<u>Not applicable - no construction proposed</u>		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Existing residence is serviced by municipal water supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Existing residence is serviced by municipal sewer service	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
Nothing found on OPRHP Cultural Resource mapping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<u>Lattintown Creek on the northerly side of Western Avenue not affected by this action</u>		
	<input type="checkbox"/>	<input type="checkbox"/>	

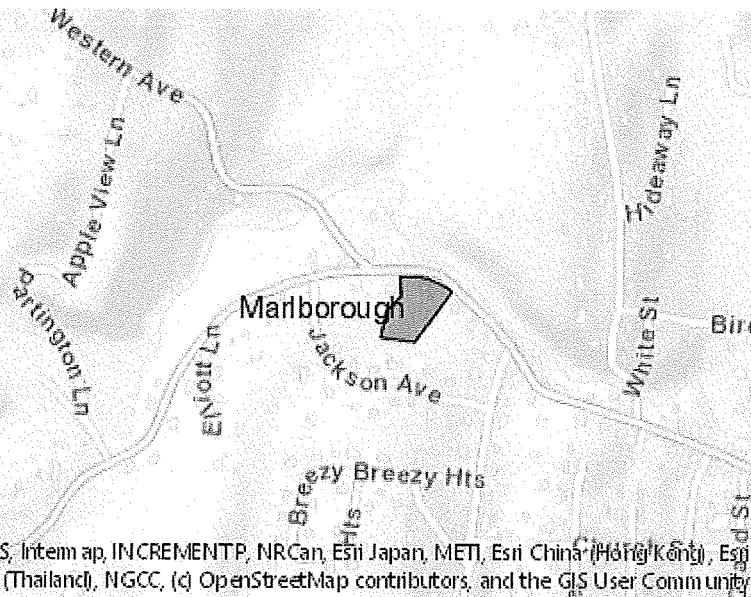
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:			
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> 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?			
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
16. Is the project site located in the 100-year flood plan?			
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,			
<input checked="" type="checkbox"/> NO <input type="checkbox"/> 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:			
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
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:			
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
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:			
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			

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

Applicant/sponsor/name: Brooks & Brooks Land Surveyors, P.C.      Date: September 01, 2022  
 Signature: D. Brooks      Title: Land Surveyor / Agent

## EAF Mapper Summary Report

Thursday, September 1, 2022 7:15 AM



Garmin, USGS, Interm ap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**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]	Yes
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

## AGRICULTURAL DATA STATEMENT

1. Name and address of applicant:

Deborah Troncillito

89 Western Avenue

Marlboro, New York 12542

2. Location of the proposed action:

89 Western Avenue, Town of Marlborough

3. Description of the proposed action to include: (1) Size of parcel or acreage to be acquired and tax map identification number of tax parcel(s) involved; (2) The type of action proposed (e.g., single-family dwelling or subdivision, multi-family development, apartment complex, commercial or industrial facility, school, community or public service facility, airport, etc.) and (3) project density.

Lot consolidation to combine an existing 0.59 acre residential lot with the adjoining 1.06 acre parcel

4. Name, address, telephone number and type of farm of owner(s) of land within the agricultural district which land contains farm operation(s) and upon which the project is proposed or which is located within 500 feet of the boundary of the property upon which the project is proposed:

A. Name: Peter Scaturro and Josephine Cricchio

Address & Telephone #: 810 Broadway Ulster Park, NY 12467

Type of farm: Fruit Crop

B. Name: \_\_\_\_\_

Address & Telephone #: \_\_\_\_\_

Type of farm: \_\_\_\_\_

C. Name: \_\_\_\_\_

Address & Telephone #: \_\_\_\_\_

Type of farm: \_\_\_\_\_

5. Tax map or other map showing the site of the proposed project relative to the location of farm identified in the ADS.

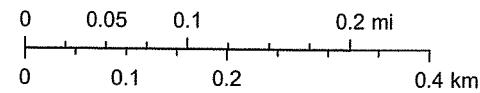
Submitted by: Patricia P. Brooks, L.S. Date: September 01, 2022

# Ulster County Parcel Viewer



September 1, 2022

1:9,950



- Override 1  Override 1
- Override 1 Agricultural Districts
- Override 1  1



## ULSTER COUNTY CLERK

## RECORDING PAGE

604

Type of Document:	DEED	Recorded:	12/27/1996
Recording Charge:	\$ 14.00	At:	3:37 PM
Location:	marlboro	In Liber:	2650
		Of:	DEED
Control No:	9612270263	On Page:	0083

## EXAMINED AND CHARGED AS FOLLOWS:

Transfer Amount:	.00	Mortgage Amount:	.00
Received Tax on Above Deed:	Received Tax on Above Mortgage:		
		Exempt	
		Basic:	.00 NO
		Additional:	.00 NO
		Special:	.00 NO
Total:	.00	Exempt	
	NO		
TT No.	00002480	Total:	.00
		MT No.	

(THIS PAGE IS A PART OF THE INSTRUMENT)

Party 1: DIORIO, ROBERT C &amp; OR

Party 2: DIORIO, DEBORAH J

*Albert Spada*  
ALBERT SPADA  
ULSTER COUNTY CLERK

Rusk Wadlin Heppner & Martusci  
1313 Route 9W  
PO Box 727  
Marlboro New York 12542

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 19th day of December, nineteen hundred and ninety-six

LIBER 2650 PAGE 0084

BETWEEN **ROBERT C. DIORIO**, residing at Anna Place, Marlboro, New York, and  
**DEBORAH J. DIORIO**, residing at Western Avenue, Marlboro, New York,

party of the first part, and

**DEBORAH J. DIORIO**, residing at Western Avenue, Marlboro, New York

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

**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.

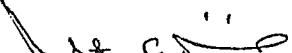
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

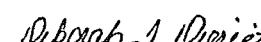
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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.

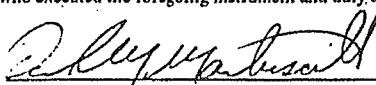
IN PRESENCE OF:

  
ROBERT C. DIORIO

  
DEBORAH J. DIORIO

STATE OF NEW YORK )  
COUNTY OF ULSTER ) SS:  
 )

On the 19<sup>th</sup> day of December, 1996, before me personally came Robert C. Diorio and Deborah J. Diorio, to me known to be the individuals described in, and who executed the foregoing instrument and duly acknowledged to me that they executed the same.



DANIEL M. MARTUSCELLO  
NOTARY PUBLIC, State of New York  
Qualified in Ulster County  
Commission Expires Sept. 30, 1997

R & R to: **Rusk Wadlin Heppner & Martuscello, LLP.**  
1313 Route 9W, P.O. Box 727  
Marlboro, New York 12542

ULSTER COUNTY CLERK'S OFFICE  
County Clerk's Recording Page

540

Return To:

FINKELSTEIN, LEVINE, GITTELSOHN &  
PARTNERS  
436 ROBINSON AVENUE  
NEWBURGH, NY 12550

DIORIO  
DEBORAH J  
DIORIO  
DEBORAH J & OR

Index Deed Book  
Book 02891 Page 0232  
No. Pages 0003  
Instrument DEED  
Date : 2/18/1999  
Time : 1:30:21  
Control # 199902180163  
RPT 17 1999 003680

Employee ID JIND

DEED REC	\$	14.00
	\$	.00
	\$	.00
GOV REC FE	\$	5.00
TRANS TAX	\$	.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
Total:	\$	19.00

STATE OF NEW YORK  
ULSTER COUNTY CLERK'S OFFICE

WARNING-THIS SHEET CONSTITUTES THE CLERK'S  
ENDORSEMENT REQUIRED BY SECTION 316-a(5) &  
SECTION 319 OF THE REAL PROPERTY LAW OF THE  
STATE OF NEW YORK. DO NOT DETACH.

ALBERT SPADA  
COUNTY CLERK

TRANSFER AMT

TRANSFER AMT \$	.00
TRANSFER TAX \$	.00

T 691—Standard N.Y.B.T.U. Form 8002: Bargain & sale deed,  
with covenant against grantor's acts—Ind. or Corp.; single sheet, 3-98

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

CK 103  
3  
TW 39

THIS INDENTURE, made the 13<sup>th</sup> day of February , 1999

BETWEEN DEBORAH J. DIORIO, residing at 89 Western Avenue,  
Marlboro, New York 12542

party of the first part, and

DEBORAH J. DIORIO, residing at 89 Western Avenue,  
Marlboro, New York 12542 and RONALD ROSENKRANZ,  
residing at 2 Park Place, Apt. A2D, Newburgh,  
New York 12550, as joint tenants with right  
of survivorship

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 that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate,  
lying and being in the Town of Marlboro, County of Ulster, State of  
New York, and bounded and described as follows:

BEING lot 1 as shown on a map entitled "Lands of Robert C. Diorio",  
said map having been filed in the Ulster County Clerk's Office  
on the 18th day of October, 1981 as Map No. 0989.

BEING a portion of the same premises as conveyed by Robert C.  
Diorio to Robert C. Diorio and Deborah J. Diorio by deed dated  
May 22, 1986, and filed in the Ulster County Clerk's Office  
on the 29th day of May, 1986, in Liber 1607 of Deeds at page 91.

ALSO BEING the same premises as conveyed by ROBERT C. DIORIO  
and DEBORAH J. DIORIO to DEBORAH J. DIORIO by deed dated  
December 19, 1996 and recorded in the Ulster County Clerk's  
Office on December 27, 1996 in Liber 2650 of Deeds at Page 0086.

RECD lhu  
RECD lhu

ARM/OFF

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:

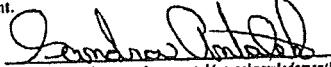
Deborah J. Diorio  
DEBORAH J. DIORIO

State of New York County of Orange

ss.:

On February 19, 1999 before me, the undersigned, a Notary Public in and for said State, personally appeared

DEBORAH J. DIORIO  
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(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.



(Signature and office of person taking acknowledgment)

SANDRA NAWROTZKI PUBLIC  
Notary Public, State of New York  
No. 01AN4876921  
Qualified in Dutchess County  
Commission Expires December 8, 1999

State of New York County of

ss.: State of New York County of

ss.:

On before me, the undersigned, a Notary Public in and for said State, personally appeared

the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number, if any, thereof);

that he/she/they know(s)

to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said

execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto.

(Signature and office of person taking acknowledgment)

On before me, the undersigned, a Notary Public in and for said State, personally appeared

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(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.

(Signature and office of person taking acknowledgment)

**Bargain and Sale Deed**  
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

DEBORAH J. DIORIO

TO  
DEBORAH J. DIORIO &  
RONALD ROSENKRANZ

SECTION 108.2  
BLOCK 6  
LOT 14.100  
COUNTY OF TOWN OF ULSTER

RETURN BY MAIL TO:

FINKELSTEIN, LEVINE,  
GITTESOHN & PARTNERS  
COUNSELLORS AT LAW  
436 ROBINSON AVENUE  
NEWBURGH, NEW YORK 12550

JR/mmsA

Reserve this space for use of Recording Office.

*Diorio to Diorio, December 19, 1996*

**SCHEDULE A**

**ALL** that land situate in the Town of Marlboro, County of Ulster, State of New York, and bounded and described as follows:

**BEING** lot 2 as shown on a map entitled "Lands of Robert C. Diorio", said map having been filed in the Ulster County Clerk's Office on the 18th day of October, 1991 as Map No. 9089.

**BEING** a portion of the same premises as conveyed by Robert C. Diorio to Robert C. Diorio and Deborah J. Diorio by deed dated May 22, 1986, and filed in the Ulster County Clerk's Office on the 29th day of May, 1986, in Liber 1607 of Deeds at page 91.