

Town of Marlborough Planning Board
Simple Two-Lot Lot Line Change Application
10-9-2022

Application #

Under this application there can be no change in buildings, access, and no variance for any dimension requirement. The Planning Board has the right to determine the application requires a site plan approval.

Please refer to the Town of Marlborough Town Code Section 155-31 <https://www.ecode360.com/8667578#8667578> to review all relevant local legislation with regards to Site Plan Review.

Failure to accurately complete this application in its entirety may result in delays and additional review costs.

Date of Initial Submission and Latest Revision	
Name of Project	Watson & Bush Lot Line Revesion
Addresses of Project	548 & 550 Lattintown Road
Tax Section, Block, and Lot Numbers	108.2-3-1 & 47
Zoning District(s)	This application is only valid for R-1 <input checked="" type="checkbox"/> and R-AG-1 <input type="checkbox"/> zones Indicate which
Number of Acres each lot	Exisitng Bush 16.12 ac and Watson 1.0 ac
Proposed number of acres for each lot	Proposed revised Bush 14.66 ac and Watson 2.46 ac

Reason For Application:

Propsing for Bush (108 2-3-1) to convey 1.46 acres to Watson (108.2-3-47)

Description of Proposal 155-31 E (3) (a):

Lands of Bush SBL: 108.2-3-1 to convey 1.46 ac to lands od Watson SBL: 108.2-3-47

Requested waivers based on this being a simple two-lot lot line change Item 26 to 50, others noted above.

CONTACT INFORMATION	
Name of Property Owner	Brian Watson / Dennis & Carolyn Bush
Address of Property Owner	548 Lattintown Rd / 550 Lattintown Rd
Telephone Number of Property Owner:	Brian 845-214-2514
Email of Property Owner	Brian - watsoncarpentry10@gmail.com
Name of Applicant	Brain Watson
Address of Applicant	548 Lattintown Road, Marlborough, NY
Telephone Number of Applicant	845-214-2514
Email Address of Applicant	watsoncarpentry10@gmail.com
Name of Surveyor	Medenbach & Eggers PC
Address of Surveyor	4305 US Highway 209, Stone Ridge, NY 12484
Telephone Number of Surveyor	845-687-0047
Email Address of Surveyor	bill@mecels.com / cyndy@mecels.com
Name of Engineer	N/A
Address of Engineer	
Telephone Number of Engineer	
Email Address of Engineer	
Name of Attorney	N/A
Address of Attorney	
Telephone Number of Attorney	
Email Address of Attorney	
Name & Profession of Other Involved Personnel	N/A
Address of Other Involved Personnel	
Telephone Number of Other Involved Personnel	
Email of Other Involved Personnel	

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10-9-2021 Draft

The following items shall be submitted for a Planning Board Simple Two–Lot Line Change Application to be considered complete.

Simple Two–Lot Line Change plans and Checklist shall be prepared by a licensed professional engineer, architect, land surveyor or landscape architect. Additional Town Codes apply to all Simple Two–Lot Line Change plans.

Please check each required item. Y for yes provided, N for not provided, or RW for Request Waiver. **Provide a written explanation for any requested waivers from the checklist.**

After final approval is given by the Planning Board, the Building Department should be contacted for further guidance.

Y/N/RW	Required Items To Be Submitted
1 Y	Complete application with below information and twelve (12) copies of all maps, plans, reports, and a PDF file of all documentation submitted. Plan sets must be submitted in collated packages. (155 E, 155-31 E (5)). Plans SHALL be prepared by licensed professional (155-31 E) and shall refer to specific data sources. (See section 75-6 B. (6) regarding plan stamp requirements of licensed professional).
2 Y	Completed Simple Two-Lot Lot Line Change Application form (Pages 1 and 2) 155-31 E (1).
3 Y	Simple Two-Lot Lot Line Change Application Checklist Complete (Automatic application rejection without checklist) pages 3 to 6.
4 N/A	Ethics code Town of Marlborough Disclosure of Interest (where applicable) Pages 8-10
5 Y	Application Fee Paid (Separate check from Escrow Fee) see page 11.
6 Y	Initial Escrow Fee Paid (Separate check from Application Fee) see page 11, also 155-31 J.
7 Y	Disclaimer Forms Provided See Page 12.
8 Y	Letter of Agent Statement Page 13.
9	A location map, at a scale of 2,000 feet to the inch or larger, showing the applicant's entire property and all easements and streets and existing structures within 500 feet of the applicant's property as well as the Tax Map and section on of USGS (United States Geological Survey) mapping. 155-31 E (2).
10 Y	Project Narrative. Complete Brief document 155-31 E (3) (a) A description of proposed project (bottom of page 1 of Simple Two-Lot Lot Line Change Application) (c) An analysis of how the project complies with the requirements contained within this Chapter 15 5, Zoning, is included. (d) Any waivers or variances needed have been identified. 155-31 F Waivers shall be discussed in the briefing document to be submitted by the applicant.
11 Y	Title of the drawing, including the name and address of the owner of record, applicant, and licensed professional(s) responsible for the preparation of such drawing, including seal and signature. 155-31 E(4)(a).

12	Y	Map of the site includes North arrow, scale, and date. 155-31 E (4) (b).
13	Y	Map of the site depicts boundaries of the property with surveyed dimensions. 155-31 E (4) (c).
14	Y	Map of the site depicts acreage of each distinct existing and proposed land use on the applicant's property, and the proposed density of each if residential uses are proposed. 155-31 E (4) (f).
15	N/A	Map of the site depicts location, proposed use, and setback measurements of all existing and proposed buildings, structures and signs on the applicant's property, 155-31 E (4) (j).
16	N/A	Map of the site depicts the locations of all existing and proposed water supply system. 155-31 E (4) (p) [1].
17	N/A	Map of the site depicts the locations, of all existing and proposed sewage disposal system. 155-31 E (4) (p) [2].
18	Y	A copy of the deed to the property as most recently filed and/or a copy of the executed contract of sale is included 155-31 E (4) (aa) [1].
19	N/A	A copy of each covenant, easement or deed restriction in effect or intended to cover all or part of the tract is included 155-31 E (4) (aa) [2].
20	N/A	Identification, and submittal when available, of all necessary permits from federal, state, county or local agencies, approvals required from said agencies for the project's execution, and proof of special permit and/or variance approvals, if applicable, are included 155-31 E (4) (aa) [4].
21	N/A	Agricultural Data Statement (If applicable). See also 155-52 Setbacks and buffers from active agricultural lands.
22	N	Inventory and quantity of hazardous materials anticipated for on-site storage and/or use, if applicable, are provided. 155-31 E (4) (v).
23	N	Plans for the disposal of construction and demolition, waste, whether on-site or at a New York State approved solid waste management facility are indicated. 155-31 E (4) (w).
24	N	A park or open space is being provided see 155-31 E (4) (x).
25	N	For projects involving more than one phase, a site plan showing each phase of the project is included. 155-31 E (4) (y)
26	RW on item (b)	Project Narrative. Complete Brief document 155-31 E (3) (b) A description of whether the site design includes the possibility for interconnections with adjoining sites and, if no such interconnection is provided, a thorough narrative as to why an interconnection is not feasible.
27	RW	Public hearing and legal notice page 7
28	RW	Names of all owners of record adjacent to the applicant's property are indicated. 155-31 E (4) (d).
29	RW	Existing school district (if applicable), zoning district, and overlay district boundaries (if applicable), within 500 feet of the site's perimeter is indicated. 155-31 E (4)(e).
30	RW	Grading and drainage plan showing existing and proposed contours with intervals of two feet extending 50 feet beyond the tract. If any portion of the parcel is within a one-hundred-year floodplain as determined by the Federal Emergency Management Agency (FEMA), the area will be shown and base flood elevations given. 155-31 E (4) (g).

31 RW	Map of the site depicts location and boundaries of all existing natural land features on the property, including rock outcrops, isolated trees 12 inches or more in diameter at breast height (dbh) and all trees over 24 inches in dbh (whether isolated or in a forested area), existing vegetative and forest cover, orchards, hedgerows and other ornamental landscaping, stone walls, soil types and boundaries, active farmlands, visually prominent agricultural landscape features, such as fields, pastures, and meadows on knolls and hilltops, woodlands along roadways, property lines, and streams, steep slopes in excess of 15%, and water sources. Water sources include ponds, lakes, wetlands and watercourses, primary aquifers and primary aquifer recharge areas, floodplains, and drainage retention/detention areas. The plan shall show locally significant trees which include rare or unusual species, trees associated with historic events or persons, or trees that significantly contribute to a unique scenic viewshed. 155 E (4) (h).
32 RW	Location of all existing buildings, structures, signs, and agricultural lands, on adjacent property within 100 feet of the subject lot lines is shown. 155-31 E (4) (i).
33 RW	Map of the site depicts location, proposed use, and height, of all existing and proposed buildings, structures and signs on the applicant's property, including floor plans, and plans for exterior elevations, at a scale of 1/4 inch equals one foot, showing the structure's mass and architectural features, and indicating the type and color of materials to be used. A table indicating square footage of building areas to be used for a particular use, such as retail operation, office use, warehousing, or other commercial activity; maximum number of employees; maximum seating capacity, where applicable; and number of parking spaces existing and required for the intended use. 155-31 E (4) (j).
34 RW	Traffic flow patterns within the site, entrances and exits, the location of potential interconnections between the project site and adjoining sites, truck/commercial vehicle loading and service areas, curb cuts on the site and within 100 feet of the site, and all streets which are either proposed, mapped or built are indicated. 155-31 E (4) (k). The Town requires right-of-way of 25 feet from the center line of Town roads along the property frontage. See also 155-31 G (8).
35 RW	Any cross-access easements, walkways, and bicycle path opportunities associated with the project are indicated. 155-31 E (4) (l).
36 RW	The location, design (including size of spaces, and accessible parking information) and construction materials of all off-street parking areas (open and enclosed, if any), including the number of parking spaces required and to be provided is indicated. 155-31 E (4) (m) and 155-31 G (9) (c) Off-street parking spaces are the minimum size. See 155-27 A (1) (a).
37 RW	The location, design and construction materials of all present and proposed walkways, bicycle paths and bicycle parking, benches, ramps, outdoor storage or display areas, retaining and/or landscaping walls and fences is indicated. 155-31 E (4) (n).
38 RW	A general and conceptual landscape plan showing proposed changes to existing natural land features. Trees to be saved shall be noted on site plans, and appropriate measures shall be outlined to protect the tree stock from damage during construction. 155-31 E (4) (o). Native species are encouraged. 155-31 G (17) (b).
39 RW	Map of the site depicts the design and construction materials of all existing and proposed water supply system. 155-31 E (4) (p) [1].
40 RW	Map of the site depicts the design and construction materials of all existing and proposed sewage disposal system. 155-31 E (4) (p) [2].

41 RW	Map of the site depicts the location, design and construction materials of all existing and proposed telephone, cable and energy systems, including electric, oil, gas, solar, or other energy systems. 155-31 E (4) (p) [3].
42 RW	Map of the site depicts the location, design and construction materials of all existing and proposed storm drainage system, including but not limited to existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, manholes, and drainage swales. 155-31 E (4) (p) [4] Identify a distance off site to show drainage structures or a natural discharge location.
43 RW	The location of fire and emergency access ways and zones, including the location of fire hydrants or of the nearest alternative water supply for fire emergencies are indicated. 155-31 E 4 (q) Discussed lock box provision with fire department (see Milton or Marlboro Fire District) except on single family detached residential dwellings See also 155-31 G (13).
44 RW	The location, type, and screening details for solid waste disposal facilities and containers is indicated. 155-31 E (4) (r).
45 RW	The proposed location, height, orientation, type of illuminating device, bulb type and wattage, and photometric data of all outdoor lighting fixtures is indicated. 155-31 E (4) (s). See also 155-31 G (14)
46 RW	The location, height, size, materials, design, and illumination of all present and proposed signs and other advertising or instructional devices are indicated. 155-31 E (4) (t) See also 155-28.
47 RW	Estimates of noise generation at the source and property line are provided. 155-31 E (4) (u). See also 155-31 G (16).
48 RW	Proposed days and hours of operation are indicated. 155-31 E (4) (z).
49 RW	Enforceable map notes of stormwater drainage, utility rights-of-way, etc., are indicated 155-31 E (4) (aa) [3].
50 RW as Type II action	Short-unlisted actions or full EAF Type one action, as required by the lead agency under the Environmental Conservation Law, is complete and included. See 155-31 E (4) (aa) [6] Environmental Assessment Form. Applicants must use NYSDEC* web based system EAF mapper Application. https://www.dec.ny.gov/permits/6191.html Make sure to unblock popups.

The plat for the proposed [Simple Two-Lot Lot Line Change](#) has been prepared in accordance with this checklist. A waiver request must be submitted by design professional for any items which are not provided.

By: _____
Licensed Professional

Stamp

Date