

Town of Marlborough Planning Board Application

Application For: *(Check One)*

Subdivision

Lot Line (3 plus lots)

Application Number:

Date of Submission: 7-7-23

Name of Project: Jones Subdivision

Location of Project: Orange Street Marlboro

Tax Section Block and Lot: 108.4 - 6 - 29.110

Zoning District: R

Number of Acres: 2.41 Sq. Footage of Building: existing house is 1500 SQ FT.

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

5 LOT subdivision

EMAIL:

Name of Property Owner: Deborah Jones

Address of Property Owner: 98 Orange Street Marlboro

Telephone Number of Property Owner: (845) 541-6069

Name of Applicant: Deborah Jones

Address of Applicant: 98 Orange Street Marlboro

Telephone Number of Applicant: (845) 541-6069

Name of Surveyor: JONATHAN MILLER

Address of Surveyor: 1229 RT 300 Suite 3 Newburgh NY

Telephone Number of Surveyor: 845-943-7198

Name of Engineer: Feeley Engineering

Address of Engineer: Newburgh NY 20 Alta DR

Telephone Number of Engineer 565-7657 590-5543

Name of Attorney: Murphy + Schisano

Address of Attorney: 717 Broadway Newburgh

Telephone Number of Attorney: 562-1515

Reason For Application: 5 LOT sub-division

Description of Proposal:

5 LOT sub-division

Deborah Jones

Applicant's Name

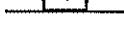
CHECKLIST FOR MAJOR/MINOR SUBDIVISION, SITE PLAN and/or LOT LINE REVISION

I. The following items shall be submitted for a COMPLETED Planning Board Application Form.

1. Completed Application
2. Environmental Assessment Form (<https://www.dec.ny.gov/permits/6191.html>)
3. Letter of Agent Statement
4. Application Fee (Separate check from escrow fee)
5. Escrow Fee (Separate check from application fee)
6. Copy of deed
7. Completed checklist (Automatic rejection of application without checklist)
8. Agricultural Data Statement (if applicable)
9. Provide twelve (12) copies of all maps, plans, reports and a PDF computer file on CD of all documentation submitted. Plan sets must be correlated packages.

II. The following checklist items shall be incorporated on the Subdivision Plat, Site Plan, or Lot Line Revision prior to consideration of being placed on the Planning Board Agenda. Non-Submittal of the checklist will result in application rejection.

1. Name and address of applicant
2. Name and address of owner (if different)
3. Subdivision name and location
4. Tax Map Data (Section-Block-Lot)
5. Location map at a scale of 1" = 2,000
6. Zoning table showing what is required in the particular zone and what applicant is proposing.
7. Show zoning boundary if any portion of proposed subdivision or site is within or adjacent to a different zone
8. Date of plat preparation and/or plat revisions
9. Scale the plat is drawn to (Max 1" = 100')
10. North Arrow

11.  Surveyor's Certification
12.  Surveyor's seal and signature
13.  Name, SBL and acreage of adjoining owners
14.  NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements.
15.  Flood plain boundaries
16.  Federal Wetland Boundary
17.  Metes and bounds of all lots
18.  Name and width of adjacent streets, include dedication parcels. The road boundary is to be a minimum of 25 feet from the centerline of the paved street.
19.  Show existing or proposed easements (*note restrictions*)
20.  Right of way width and Rights of Access and utility placement.
21.  Road profile and typical section including existing proposed grades, vertical curve data, utilities, drainage and other improvements.
22.  Lot area acreage. For lots under 2 acres, list in square feet & acres.
23.  Number of lots including residual lot.
24.  Show any existing waterways, wetlands, ponds, lakes, streams, drainage courses within 200 feet of parcel boundaries.
25.  A note stating a road maintenance agreement is to be filed in the County Clerk's Office for private roads.
26.  Applicable note pertaining to owners review and concurrence.
27.  Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc.
28.  Show all existing houses, accessory structures, wells and septic systems on and within 200 feet of the parcel to be subdivided.
29.  2 Foot Contours
30.  Indicate any reference to a previous subdivision, i.e., filed map number, data and previous lot number.

31. If a private road, Town Board approval of name required, and notes on the plan that no Town services will be provided and a street sign (per Town specs) is to be furnished and installed.

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

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

34. Estimated or known cubic yards of fill required.

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

36. Type and amount of site preparation which falls within the 100 foot buffer strip of wetlands and within the Critical Environmental Area. Please explain in square feet or cubic yards.

37. Amount of site preparation within a 100-year flood plain or any water course on the site. Please explain in square feet or cubic yards.

38. Planning Board approval block 4" x 2"

39. Special district boundaries, agricultural, school, fire, water, sewer, etc.

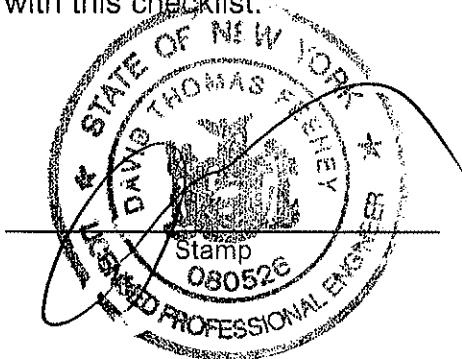
40. Sight distance of all intersections and driveways.

41. Ridgeline and steep slope notation.

42. Agricultural setbacks.

43. After final approval is given by the Planning Board, the Building dept. needs to be contacted for further guidance.

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



By:


Licensed Professional

7-7-23

Date

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 Jones

Applicant's Signature: Deborah Jones

Date: 1/30/23

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

Letter of Agent

I (We), Deborah Jones am (are) the owner(s) of a parcel of land located on Orange Street in the Town of Marlborough, Tax Map Designation: Section 108.4 Block 6 Lot 29.110.

I (We) hereby authorize Dave Feeney @
Feeney Engineering to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a 5 Lot Subdivision, Site Plan, or Lot Line Revision Application. (circle one)

Deborah Jones

Signature

1/30/23

Date

Signature

Date

State Of New York}
County Of Orange } SS:

On the 30th day of January in the year 2023 before me, the undersigned, a Notary Public in and for said State, personally appeared

DEBORAH JONES, 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.

Lisa M Argus
Notary Public

Short Environmental Assessment Form

Part 1 - Project Information

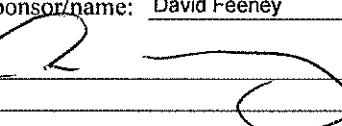
Instructions for Completing

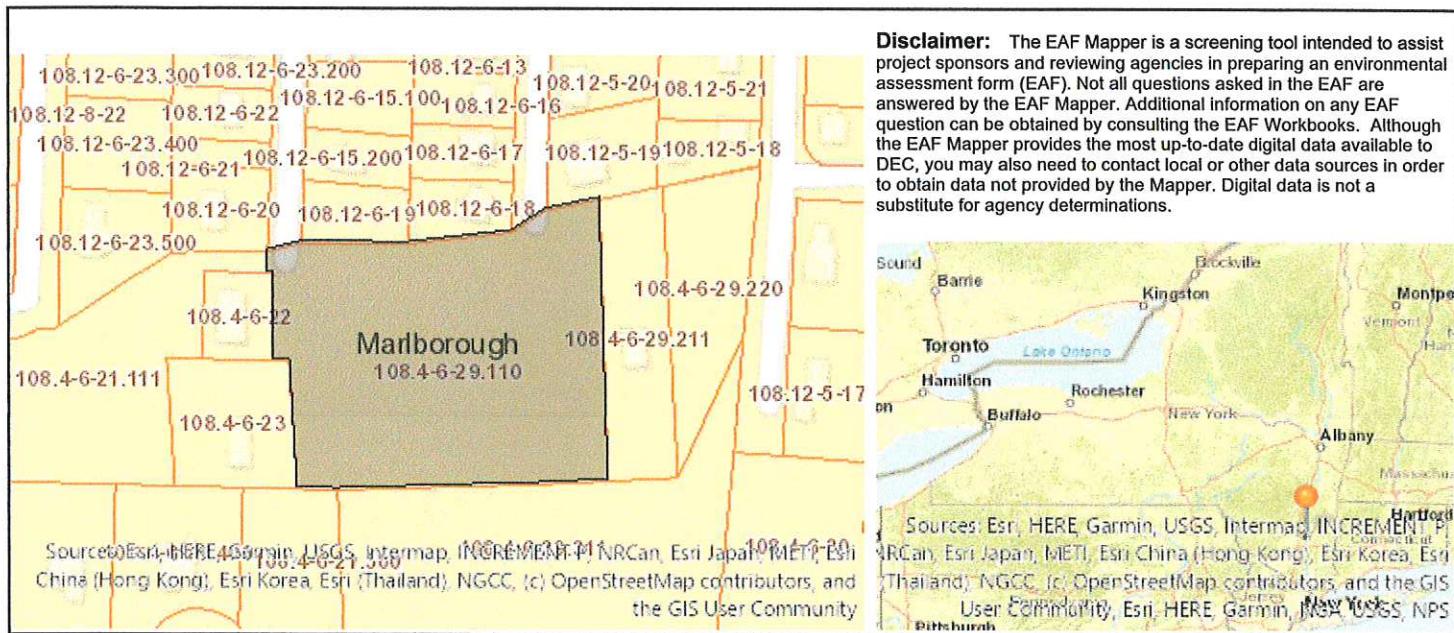
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
<p>Name of Action or Project: Jones Subdivision</p> <p>Project Location (describe, and attach a location map): 98 Orange St, Marlboro NY</p> <p>Brief Description of Proposed Action: Proposed subdivision of existing 2.4 acre parcel to create 5 individual residential lots.</p>			
<p>Name of Applicant or Sponsor: Deborah Jones</p>		<p>Telephone: 845-541-6069</p> <p>E-Mail: dbutwell911@gmail.com</p>	
<p>Address: 98 Orange St</p>			
<p>City/PO: Marlboro</p>		<p>State: NY</p>	<p>Zip Code: 12542</p>
<p>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</p> <p>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.</p>			
<p>2. Does the proposed action require a permit, approval or funding from any other government Agency?</p> <p>If Yes, list agency(s) name and permit or approval: Town of Marlboro</p>			
<p>3. a. Total acreage of the site of the proposed action? <u>2.4</u> acres b. Total acreage to be physically disturbed? <u>0.9</u> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>2.4</u> acres</p>			
<p>4. Check all land uses that occur on, are adjoining or near the proposed action:</p>			
<p>5. <input type="checkbox"/> Urban <input checked="" 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</p>			

5. Is the proposed action,	NO	YES	N/A
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 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?	NO	YES	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Are public transportation services available at or near the site of the proposed action?	NO	YES	
<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?	NO	YES	
<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____ _____	NO	YES	
<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	
<input type="checkbox"/>	<input checked="" 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?	NO	YES	
<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	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	NO	YES	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ _____			

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 checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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
a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		ROADWAY DRAINAGE SWALES WILL BE DIRECTED TO EXISTING DRAINAGE LINE LOCATED AFRICAN LANE	
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>David Feeney</u>		Date: <u>7-7-23</u>	
Signature 		Title: <u>Engineer</u>	



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
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



ULSTER COUNTY - STATE OF NEW YORK
NINA POSTUPACK, COUNTY CLERK
244 FAIR STREET, KINGSTON, NEW YORK 12401

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



BOOK/PAGE: 6921 / 133
INSTRUMENT #: 2021-19052

Receipt #: 2021077986

Clerk: CB

Rec Date: 09/30/2021 09:34:58 AM

Doc Grp: D

Descrip: DEED

Num Pgs: 5

Rec'd Frm: J T Abstract Inc

Party1: PORRETTO THOMAS

Party2: JONES DEBORAH

Town: MARLBOROUGH

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 315.00

Transfer Tax	
Transfer Tax - State	540.00

Sub Total: 540.00

Total: 855.00

***** NOTICE: THIS IS NOT A BILL *****

***** Transfer Tax *****

Transfer Tax #: 1220

Transfer Tax

Consideration: 135000.00

Transfer Tax - State 540.00

Total: 540.00

Record and Return To:

ELECTRONICALLY RECORDED BY CSC

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a (5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

Nina Postupack
Nina Postupack
Ulster County Clerk

Bargain and Sale Deed with covenant against grantor's acts

THIS INDENTURE, made the 30th day of August, Two Thousand and Twenty-One

BETWEEN

THOMAS PORRETTO, residing at 94 Grand Street, Marlboro, New York 12542, party of the first part,
and

DEBORAH JONES, residing at 69 High Point Circle, Newburgh, New York 12550, party of the second
part.

WITNESS. The party of the first part, in consideration of Ten (10.00) dollars, lawful money of the
United States and other good and valuable consideration paid by the party of the second part, the heirs
or successors or assigns of the party of the second part forever

ALL the certain plot, piece or parcel of land; lying and being in the Town of Marlborough,,
County of Ulster and State of New York, being more particularly bounded and described as
follows:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART THEREOF

Subject to covenants, easements, restrictions and rights of way of record, if any, which have not
expired or terminated by operation of law.

Being and Intending to be the same premises hereinto for conveyed to Thomas Porretto, by deed from
Patricia A. Bulson, Robert J. Porretto and Thomas Porretto, dated March 5, 2007 recorded on April 27, ,
2007 in instrument # 2007-9467.

Subject to a Road Maintenance Agreement which modifies a right of way agreement recorded on
August 25, 1993 in liber 2314 page 6 which allows for a driveway right of way over and across a 50' right
of way leading from the subject premises onto Orchard Street, running in favor of and for the use of
the owners and occupants of the parcel of land known as Section 108.4 Block 6 Lot 23.000 presently
owned by Thomas Porretto to be recorded simultaneously with this deed. Said right of way is a
covenant that will run with the land and will bind all heirs and owners of the above stated parcels of
land respectively.

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.

AND the party of the first part covenants that the party of the first part has not done anything 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 the consideration as a trust fund to be applied first for the purpose of paying the cost of the
improvements 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 word 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:



THOMAS PORRETTO

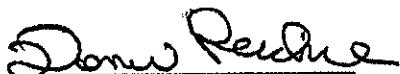
STATE OF NEW YORK: ss:

~~ORANGE~~

COUNTY OF WESLER : ss:

August

On the 30th day of March, in the year 2021, Before me personally appeared THOMAS PORRETTO, personally known to me or proved to me on the basis of satisfactory evidence, to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



NOTARY PUBLIC

Donna L. Reichner
Notary Public, State of New York
No. 01RE4734634
Qualified in Dutchess County
Commission Expires: October 31, 2021

SECTION: 108.4

BLOCK: 6

LOT: 29.110

PREMISES: South Street
Marlboro, New York

RECORD AND RETURN TO:

THE LAW OFFICE OF Murphy, Schisano & Rosado
Attn: Gisele Rosado, Esq.
717 Broadway
Newburgh, New York 12550

Schedule A Description

Title Number JT-WC2705

Page 1

ALL that certain lot, piece or parcel of land situate and being in the Town of Marlborough, Ulster County, New York and being Lot #1 as shown on filed subdivision map prepared by Messina Associates entitled "Subdivision for Poretto and Bulson" said map having been filed in the Ulster County Clerk's Office on the 8th day of February, 2007 assigned map number 07-38 & 11-37 filed on March 18, 2011 in the Ulster County Clerk's Office.

TAX COLLECTOR'S ADDRESS:
 COLLEEN CORCORAN
 TAX COLLECTOR
 PO BOX 305
 MILTON, NY 12547

513600 TOWN OF MARLBOROUGH

COUNTY AND TOWN REAL PROPERTY TAXES DUE 2023

Fiscal Year:	01/01/2023 - 12/31/2023	County Aid:	58,114,554	Bill No:	1674
		Town Aid:	406,468		

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Assessor estimates the Full Market Value of this property as of July 1, 2021 was:

\$120,000

The Assessed Value of this property is:

\$87,600

The Uniform Percentage of Value used to establish assessments in your municipality was:

73.00%

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

PH. 845-795-5100 X.4 - 21 MILTON TPKE., MILTON, NY 12547

HOURS 8AM - 4PM - CLOSED FOR LUNCH 12:30 - 1:30PM

YOU MUST BRING YOUR TAX BILL

SBL: 108.4-6-29.110

Owner: Bank:

Jones Deborah
 69 Highpoint Cir
 Newburgh, NY 12550

Exemption	Value	Full Value	Tax Purpose	Exemption	Value	Full Value	Tax Purpose
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Property Information:
 Dimensions: 2.41 ACRES
 Location: 98 Orange St
 Roll Section: 1
 Property Class: Res vac land