

Town of Marlborough Planning Board Application

Application For: (Check One)

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

Application Number:

22-6007

Date of Submission: 8/1/2023

Name of Project: MITCHELL M&CO. INC. SUBDIVISION

Location of Project: 1559 RT 9W, MARLBOROUGH

Tax Section Block and Lot: 103.3-4-44

Zoning District: R-AG-1

Number of Acres: 11.7 Sq. Footage of Building:

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

7 LOT RESIDENTIAL SUBDIVISION INCLUDING NEW ROAD

EMAIL: mitchell.mejia@yahoo.com

Name of Property Owner: MITCHELL MEJIA OF MITCHELL M&CO, INC.

Address of Property Owner: 1559 RT 9W MARLBOROUGH, NY 12542

Telephone Number of Property Owner: 845-420-9350

Name of Applicant: SAME AS ABOVE

Address of Applicant: SAME AS ABOVE

Telephone Number of Applicant: SAME AS ABOVE

Name of Surveyor: JONATHAN MILLEN, LLS

Address of Surveyor: 1229 RT 300 SUITE 4 NEWBURGH, NY 12550

Telephone Number of Surveyor: 845-943-7198

Name of Engineer: CHRISTOPHER TERRIZZI, PE

Address of Engineer: 11 TERRIZZI DR WALLKILL NY 12589

Telephone Number of Engineer: 845-239-2020

Name of Attorney: Bob Green, Esq

Address of Attorney: 55 St John Street, Goshen NY 10924

Telephone Number of Attorney: 845-294-5573

Reason For Application: NEW 7 LOT RESIDENTIAL SUBDIVISION

Description of Proposal: 7 LOT SUBDIVISION OF EXISTING 11.7 ACRE PARCEL INCLUDING

NEW ROAD AND STORMWATER FACILITIES. LOTS WILL BE SERVED BY

ON-SITE INDIVIDUAL SEPTICS AND WELLS.

Mitchell Mejia

Applicant's Name



July 31, 2023

T/Marlborough Planning Board
21 Milton Turnpike
Suite 200
Milton, NY 12547

Subject: Submission of proposed 7-lot subdivision of SBL 103.3-4-44 (1559 Rt 9W)

Enclosed please find an application for the subject project, preliminary drawings, and short EAF for consideration for the next planning board meeting agenda.

I am requesting a variance of §130-14.16 to permit 6 lots on a private road. Discussions with the highway superintendent suggest that despite the proposed subdivision meeting the requirement for a town road (more than 4 new lots are proposed), the highway department is not interested in maintaining the proposed road due to its short length and relatively steep grade, making it difficult to plow with the department's typical truck. It is noted that the proposed grade meets town road design specifications.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Terrizzi", with a long horizontal flourish extending to the right.

Christopher Terrizzi, PE

C.M. Terrizzi Engineering, PLLC
11 Terrizzi Dr, Wallkill, NY 12589
845-239-2020
CMTERRIZZI@GMAIL.COM

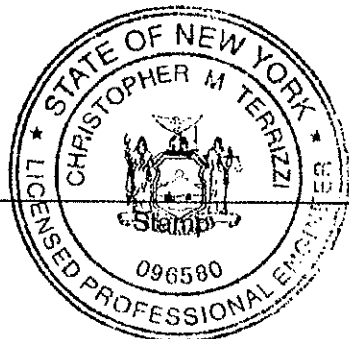
CHECKLIST FOR MAJOR/MINOR SUBDIVISION, SITE PLAN and/or LOT LINE REVISION

- I. The following items shall be submitted for a COMPLETED Planning Board Application Form.
1. X Completed Application
 2. X Environmental Assessment Form (*May be obtained from Planning Board*)
 3. X Letter of Agent Statement
 4. X Application Fee (*Separate check from escrow fee*)
 5. X Escrow Fee (*Separate check from application fee*)
 6. X Copy of deed
 7. X Completed checklist (*Automatic rejection of application without checklist*)
 8. X Agricultural Data Statement (*if applicable*)
 9. X 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. X Name and address of applicant
 2. X Name and address of owner (*if different*)
 3. X Subdivision name and location
 4. X Tax Map Data (*Section-Block-Lot*)
 5. X Location map at a scale of 1" = 2,000
 6. X 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. X Date of plat preparation and/or plat revisions
 9. X Scale the plat is drawn to (Max 1" = 100')
 10. X North Arrow

11. X Surveyor's Certification
12. Surveyor's seal and signature
13. X Name, SBL and acreage of adjoining owners
14. X NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements.
15. N/A Flood plain boundaries
16. X 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. X Right of way width and Rights of Access and utility placement.
21. PARTIAL 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. X 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. N/A Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. X Show all existing houses, accessory structures, wells and septic systems on and within 200 feet of the parcel to be subdivided.
29. X 2 Foot Contours
30. X 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. 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. X Sight distance of all intersections and driveways.
41. N/A Ridgeline and steep slope notation.
42. X 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: Christopher M. Terrizzi, PE
 Licensed Professional

7/31/2023
 Date

Short Environmental Assessment Form

Part 1 - Project Information

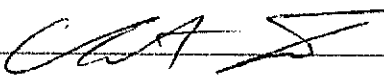
Instructions for Completing

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.

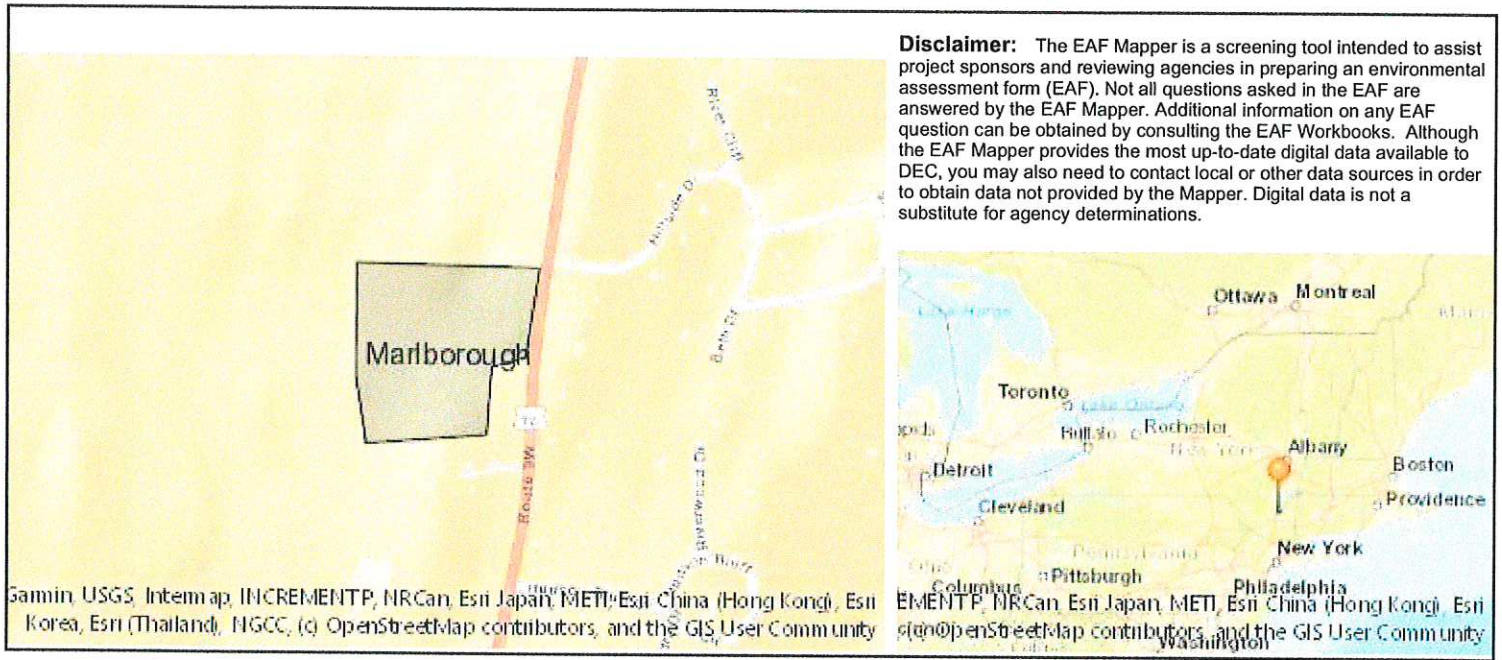
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Name of Action or Project: MITCHELL M&CO INC. SUBDIVISION							
Project Location (describe, and attach a location map): 1559 RT 9W, MARLBOROUGH, NY							
Brief Description of Proposed Action: 7 LOT SUBDIVISION OF AN EXISTING 11.7 ACRE RESIDENTIAL LOT IN THE R-AG-1 ZONE INCLUDING NEW ROAD.							
Name of Applicant or Sponsor: MITCHELL MEJIA OF MITCHELL M&CO INC.		Telephone: 845-420-9350 E-Mail: MITCHELL.MEJIA@YAHOO.COM					
Address: 1559 RT 9W							
City/PO: MARLBOROUGH		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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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: T/ Marlborough planning board			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? 11.7 acres b. Total acreage to be physically disturbed? 5.0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 11.7 acres							
4. Check all land uses that occur on, are adjoining or near the proposed action:							
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 checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland							

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 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____ _____	<input type="checkbox"/>	<input checked="" 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: _____ ON-SITE INDIVIDUAL PRIVATE DRILLED WELLS _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ ON-SITE INDIVIDUAL PRIVATE SEPTICS _____	<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?	NO	YES	
	<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 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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Installation of the well and well line on proposed lot 4 will be performed during the dry season to avoid disturbing the unclassified seasonal stream. Extent of work will be less than 1/10th of an acre. _____ _____			

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 checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" 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? Atlantic Sturgeon, Shortnos...	NO	YES
	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
STORMWATER WILL BE CONVEYED VIA A CLOSED DRAINAGE SYSTEM TO AN ON-SITE STORMWATER MANAGEMENT FACILITY (POND)		
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
Stormwater management pond	<input type="checkbox"/>	<input checked="" 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
Hudson river PCB's. Site code 546031	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Christopher M. Terrizzi, PE</u> Date: <u>5/11/2023</u>		
Signature: <u></u> Title: <u>Sponsor Engineer</u>		

PRINT FORM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

SUPERINTENDENT OF HIGHWAYS

Town of Marlborough
1650 Route 9W, P.O. Box 305
Milton, New York 12547



John Alonge
Highway Superintendent

Phone: 845-795-2272 x 6
Fax: 845-795-6037
Cell: 845-849-5549

November 1, 2022

C.M. Terrizzi Engineering, PLLC
11 Terrizzi Drive
Wallkill, NY 12589

Re: Mitchell M&Co., Inc.
1559 Rt. 9W, Marlboro, NY
SBL: 103.3-4-44

Dear Mr. Terrizzi:

As per our telephone conversation today, I do feel as though you need to contact the NYS DOT for their sight distance approval of this proposed subdivision. After looking at the proposed plan, I feel as though the proposed road and cul-de-sac may be too short and that the grade may exceed the Town code. The road itself would need to be built according to our Town code.

Sincerely,

A handwritten signature in cursive script that reads "John Alonge".

John Alonge
Highway Superintendent

JA/cm

Letter of Agent

I (We), Mitchell Mejia am (are) the owner(s) of a parcel
of land located on 1559 Route 9w in the Town of Marlborough,
Tax Map Designation: Section 103.3 Block 4 Lot 44.

I (We) hereby authorize Christopher M. Terrizzi to act as my (our) agent to
represent my (our) interest in applying to the Town of Marlborough Planning Board for a 7 Lot
Subdivision, Site Plan, or Lot Line Revision Application. (circle one)

[Signature]
Signature

06/05/23
Date

Signature

Date

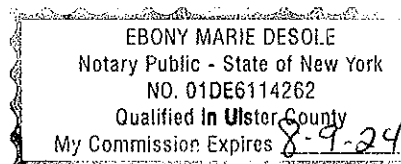
State Of New York
County Of Ulster }

SS:

On the 5 day of June in the year 2023 before me, the undersigned, a Notary
Public in and for said State, personally appeared

Mitchell Mejia, 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





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: 6790 / 34
INSTRUMENT #: 2021-5585

Receipt#: 2021021826
Clerk: SMM
Rec Date: 03/22/2021 10:22:06 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: CTI ABSTRACT CORP

Party1: STANT TARA M
Party2: MITCHELL M&CO INC
Town: MARLBOROUGH
103.3-4-44

Recording:

Cover Page	5.00
Recording Fee	30.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 195.00

Transfer Tax
Transfer Tax - State 940.00

Sub Total: 940.00

Total: 1135.00

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

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

Transfer Tax #: 4722
Transfer Tax
Consideration: 235000.00

Transfer Tax - State 940.00

Total: 940.00

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

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

THIS INDENTURE, made this 5th day of MARCH, Two Thousand Twenty One

BETWEEN

Tara M. Stant, residing at 1955 1st Avenue, Apt 218, New York, New York 10029,

party of the first part, and

Mitchell M&Co. Inc., a New York State domestic corporation having a business address of 1013 Plains Road, Walkkill, New York 12589,

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

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.

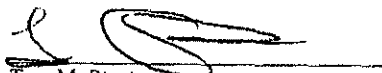
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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:

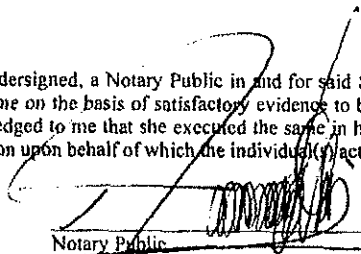

Tara M. Stant

STATE OF NEW YORK

COUNTY OF NEW YORK ss.:

On the 15th day of February, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared Tara M. Stant, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

RIAD ANASIR, KARIM
NOTARY PUBLIC, STATE OF NEW YORK
01R0300000
QUALIFIED IN QUEENS COUNTY
COMMISSION EXPIRES JUNE 6, 2021


Notary Public

SCHEDULE A

Title Company: CTI Abstract Corp.
Title Number: 2201436

ALL that tract or parcel of land situate in the Town of Marlborough, County of Ulster and State of New York, bounded and described as follows, to wit: Bounded on the north by lands formerly of Sherborne Sears, on the east by the public road leading from Marlborough to Milton, on the south by the lands formerly owned by Jonas Newman, deceased, and on the west by the center of a ditch running northerly and southerly, and which ditch is the division line between the lands hereby conveyed and the lands formerly owned by Philena Rose, containing 18 acres of land, be the same more or less.

Being the same premises conveyed to Francesco Lauria by Serafina Montefusco, as Administrator etc., by deed dated December 29, 1920 and recorded in Liber 480 of Deeds at page 8 and devised to the party of the first part by said Francesco Laurio (also known as Francesco Lauria) in and by his last Will and Testament which was admitted to probate in the Surrogate's Court of Ulster County, February 25, 1947.

RESERVING AND EXCEPTING from the above described premises, all that part thereof which is bounded and described as follows:

BEGINNING at a concrete monument in the westerly line of the State Road between Milton and Marlborough, and being in the stonewall along lands formerly of Jonas Newman, now of one Mandia; thence along said wall North 82° 40' West, 130.5 feet to an iron pipe set; thence through the lands of Francesco Lauria Estate, North 12° 55' East 295 feet to an iron pipe set in the southerly side of a farm drive, said pipe being 73.7 feet northwesterly from the southwesterly corner of the house and also 59.4 feet northwesterly from the northwesterly corner of the same house; thence North 89° 25' East, 148.6 feet to an iron pipe set in the westerly line of the aforesaid State Road and being 76.3 feet northeasterly from the northeasterly corner of the aforesaid house and 11.3 feet westerly of the edge of the concrete pavement; thence along the westerly side of the road South 15° 31' West, 317.4 feet to the place of BEGINNING. Containing 1 acre, more or less. The bearings herein refer to the magnetic needle as it pointed in 1952.

ALSO RESERVING AND EXCEPTING therefrom all that part thereof conveyed to the County of Ulster for highway purposes.

ALSO RESERVING AND EXCEPTING to the party of the first part, her distributees and assigns forever, the right to take and use water from the artesian well on the above described premises with the right to enter upon said premises for the purpose of repairing or relaying the pipe lines to and from said well as they now exist and to repair or replace the pumping equipment which is now used to pump water from said well. The right to the use of said water shall be a covenant running with the land.

Being and intending to be the same premises conveyed in a deed dated November 21, 2018 from Tara M. Stant, Executrix of the Estate of Carmella Fasano to Tara M. Stant, and recorded in the Ulster County Clerk's Office on February 20, 2019 as Instrument # 2019-2268.

Being known and designated as:
1559 Route 9W, Marlboro, New York
Section 103.3, Block 4, Lot 44

R & R to: *Robert Green, Esq.*
55 St. John Street
Goshen, New York 10924

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.

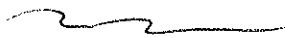
AFTER FINAL APPROVAL IS GIVEN BY THE PLANNING BOARD, THE BUILDING DEPT. MUST BE CONTACTED FOR FURTHER GUIDANCE.

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): Mitchell Mejia

Applicant's Signature: 

Date: 06/05/23

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

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 (<i>Residential Subdivisions & Site Plans – Excludes parent parcel</i>)	\$2,000.00 per Lot or Unit
Recreation Fees Adult Multiple Dwelling Affordable Housing (<i>50 and over</i>)	\$500.00 per Unit

$$750 + 7 \times 150 = \$1800$$

check 1044

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

$$1500 + 7 \times 150 = \$2550$$

check 1045

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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