

Town of Marlborough  
Planning Board Application

**Application For:** (Check One)

**Subdivision** ☒

**Lot Line (3 plus lots)** ☐

Application Number: 24 2005

Date of Submission: 4/5/24

Name of Project: Ridgeview

Location of Project: 208-210 Western Avenue

Tax Section Block and Lot: 108.200-04-1.411

Zoning District: RAG1

Number of Acres: 04.47 Sq. Footage of Building: 2500

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

Subdividing 4.5 acres for the purpose of building a new home on the property.

One existing home to remain on a proposed 2+ acre lot and a new proposed home on the remaining 2.5 acres.

EMAIL: CHASG4927@GMAIL.COM

Name of Property Owner: Charles Giametta

Address of Property Owner: PO Box 70 - Marlboro, Ny 12542

Telephone Number of Property Owner: (845) 236-4900

Name of Applicant: ( Same-above owner )

Address of Applicant: \_\_\_\_\_

Telephone Number of Applicant: \_\_\_\_\_

Name of Surveyor: Heritage Land Surveying, PC

Address of Surveyor: 155 Pressler Road - Wallkill, Ny 12589

Telephone Number of Surveyor: (845) 234-2310

Name of Engineer: Lou Debois, PC

Address of Engineer: 8 Cook Lane - New Paltz, Ny 12561

Telephone Number of Engineer (845) 224-7102

Name of Attorney: Dan Rusk, PC

Address of Attorney: 1390 Route 9W - Marlboro, Ny 12542

Telephone Number of Attorney: (845) 236-4411

Reason For Application:

Subdivide a single 4.5 acre lot into ( 2 ) lots - 2.0 Acres and 2.5 acres

Description of Proposal:

Charles Giametta

**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.

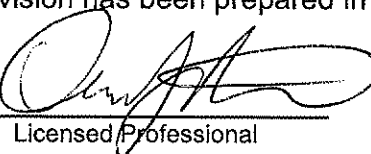
1. ☒ Name and address of applicant
2. ☒ Name and address of owner (*if different*)
3. ☒ Subdivision name and location
4. ☒ Tax Map Data (*Section-Block-Lot*)
5. ☒ Location map at a scale of 1" = 2,000
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ 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

4/19/20

\_\_\_\_\_  
Date

\_\_\_\_\_  
Stamp

**Town of Marlborough  
Planning Board Legal Notices  
for Public Hearing**

***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 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 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.
6. It is recommended (not required) an aerial be provided with the Mailing Notice showing the outline of the property at a reasonable scale for residents to understand the location of the subject application. See <https://ulstercountyny.gov/maps/parcel-viewer/>.

**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, Charles Guenette, residing at Box 70 Marlborough, MA 01542, make the following statements about interests in the real property which is the subject of this application, petition or request for a 2 lot subdivision, before the Planning Board of The Town of Marlborough.

**PART I:** Except as otherwise set forth in Part II below:

**A. Individuals with an interest in the property.**

1. No individual, having an ownership interest in or has an interest in a contract to purchase the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person having an ownership interest in or has an interest in a contract to purchase the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

**B. Corporations or other entities with an interest in the property.**

1. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity, which has an ownership interest in or has an interest in a contract to purchase the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity which has an ownership interest in or has an interest in a contract to purchase the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

**C. Stockholder or controlling interest**

1. No person who has a legal or beneficial ownership or control stock of a corporate applicant or is a member of a partnership or association with the applicant for the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person who has a legal or beneficial ownership or control stock of a corporate applicant or is a member of a partnership or association with the applicant for the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

**D. Party to an agreement with the applicant**

1. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application; petition or request for the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request for the subject property is a immediate family member of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.



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

---

---

---

---

---

---

---

---

---

---

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

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

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

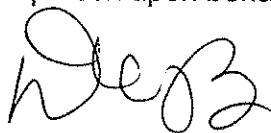
Signed: 

Date: 4/5/2024

**ACKNOWLEDGMENT**

State of New York  
County of: Ulster

On April 5, 2024, before me personally appeared Charles Giametta 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.



**DARLENE M. BELL**  
Notary Public-State of New York  
No. 01BE5020345  
Qualified in Orange County  
Commission Expires November 15, 2025

Notary

## **PLANNING BOARD FEES**

### **(ALL APPLICATIONS Subject To Escrow Fees)**

Please make checks payable to: Town of Marlborough

#### **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 Bldg.
Minor Site Plan (Short Term Rental, Home Occupation, Bed & Breakfast)	\$350.00
All other Site Plans Reviews	\$550.00
Simple 2 Lot Line Revision	\$600.00
Recreation Fees (Residential Subdivision & 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 the original escrow when level drops to 25% remaining in account.)

Residential Subdivision – Single Family or Town House	\$1,500.00, plus \$150.00 per Lot or Unit
Residential Site Plan – Multi Family Apartments or Condos	\$1,500.00, plus \$100.00 per Unit
Commercial Subdivision	\$1,000.00 per lot (up to 4 lots) \$200.00 Per Lot Thereafter
Commercial Site Plan	\$2,000.00 Minimum
Minor Site Plan (Short Term Rental, Home Occupation, Bed & Breakfast)	\$750.00 Minimum
All other Site Plans Reviews	\$1,500.00 Minimum
Simple 2 Lot Line Revision	\$1,000.00 Minimum
Preliminary Conceptual Site Plan	\$300.00

#### **Engineer Inspection Fees (All Town Roads Installation Inspections)**

Improvements as approved by Town Engineer	5% of the Estimated cost to construct
-------------------------------------------	---------------------------------------

## 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.

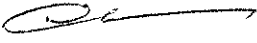
**AFTER FINAL APPROVAL IS GIVEN BY THE PLANNING BOARD, THE BUILDING DEPT. MUST BE CONTACTED FOR FURTHER GUIDANCE.**

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): Charles Clemente

Applicant's Signature: 

Date: 4/5/2024

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

# Short Environmental Assessment Form

## Part 1 - Project Information

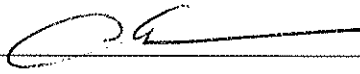
### Instructions for Completing

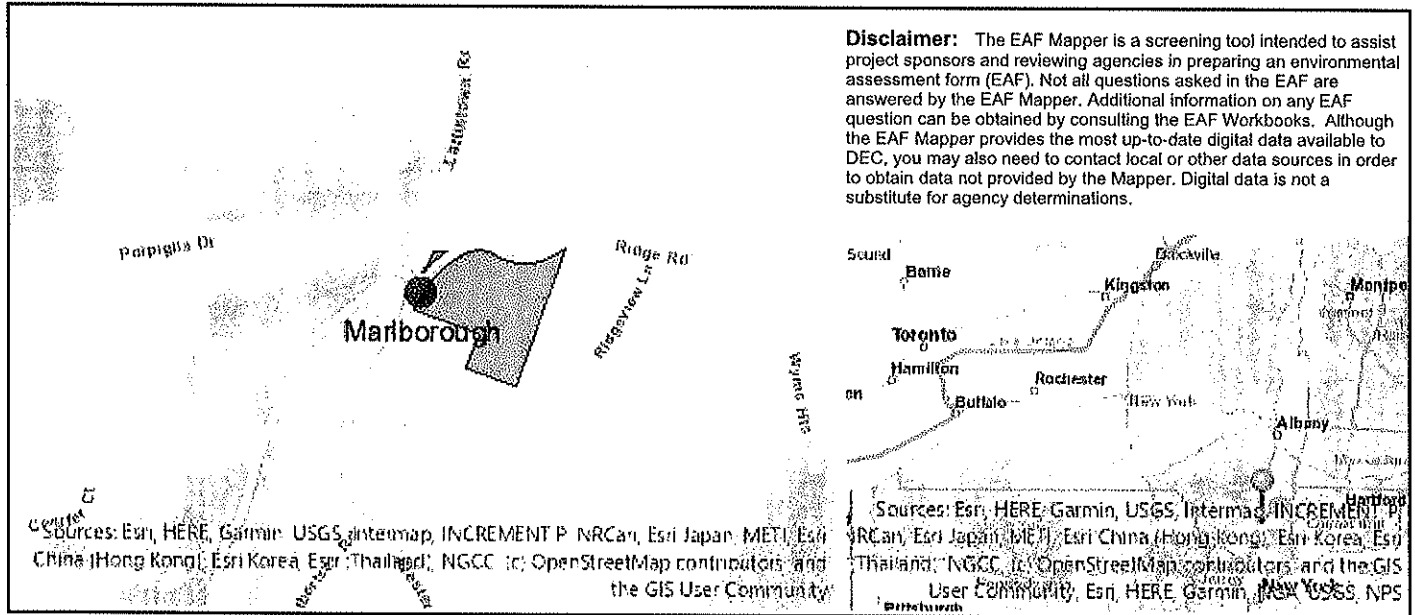
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>							
<b>Name of Action or Project:</b> Ridge View							
<b>Project Location (describe, and attach a location map):</b> 208-210 Western Avenue							
<b>Brief Description of Proposed Action:</b> Two Lot Subdivision in n the RAG-1 Zone - 1 new Residential dwelling proposed							
<b>Name of Applicant or Sponsor:</b> Charles Giametta		<b>Telephone:</b> (845)236-4900 <b>E-Mail:</b> chasg4927@gmail.com					
<b>Address:</b> PO Box 70							
<b>City/PO:</b> Marlboro		<b>State:</b> NY	<b>Zip Code:</b> 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%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><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: Planning Board			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><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?		4.47 acres					
b. Total acreage to be physically disturbed?		.7 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.47 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input 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:			
Meets the energy code	<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: _____	<input 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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Private septic area			
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 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 checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Charles Giametta</u> Date: <u>4/5/24</u>  Signature: <u></u> Title: <u>Owner</u>		



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] No

Part 1 / Question 16 [100 Year Flood Plain] No

Part 1 / Question 20 [Remediation Site] No



60 2006 00026306

Ulster County  
Nina Postupack  
County Clerk  
Kingston, NY 12401

Instrument Number: 2006- 00026306

As

Recorded On: October 18, 2006

D01 - Deed

Parties: BEAHAN JAMES M

To

GIAMETTA CHARLES T

Billable Pages: 7

Recorded By: CLEAR ABST

Num Of Pages: 7

Comment: MARLBORO

**\*\* Examined and Charged as Follows: \*\***

D01 - Deed	46.00	RP5217-75	75.00	Tax Affidavit TP 584	5.00
Recording Charge:	126.00				
		Consideration			
	Amount	Amount	RS#/CS#		
Tax-Transfer	1,160.00	290,000.00	1449	Basic	0.00
				Additional	0.00
				Special Additional	0.00
				Transfer	1,160.00
Tax Charge:	1,160.00				

**\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\***

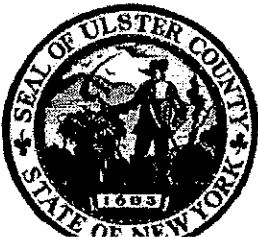
I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County,

**File Information:**

Document Number: 2006- 00026306  
Receipt Number: 473056  
Recorded Date/Time: October 18, 2006 04:34:34P  
Book-Vol/Pg: Bk-D VI-4326 Pg-147  
Cashier / Station: r rsec / Cashier Workstation 2

**Record and Return To:**

RONALD S KOSSAR  
402 EAST MAIN ST  
PO BOX 548  
MIDDLETOWN NY 10940



Nina Postupack Ulster County Clerk



7/29/06

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS  
(INDIVIDUAL OR CORPORATION)**

**STANDARD NYBTU FORM 8007**

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY  
ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

**THIS INDENTURE**, made the 29th day of September, 2006, **between**

**JAMES M. BEAHAN and MELISSA C. BEAHAN**, husband and wife, both residing at  
208 Western Avenue, Marlboro, New York 12542,

party of the first part, and

**CHARLES T. GIAMETTA**, residing at 1502 Route 9W, Marlboro, New York 12542,

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten and 00/100  
(10.00) Dollars, and other good and valuable consideration, lawful money of the United  
States, 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 and  
State of New York, and being designated as Lot 4 on a Subdivision Map entitled  
"Ridgeview Estates" dated December 8, 2005 as prepared by Darren J. Stridiron, P.L.S.  
of Heritage land Surveying, PC and filed in the Ulster County Clerk's Office on September  
29, 2006 as Map # 2005-002 and being more particularly bounded and described in  
Schedule "A", annexed hereto and made a part hereof.

**SUBJECT** to and together with a 25 foot wide drainage easement over a portion of the  
lands of Lot 1 for the benefit of the premises being conveyed herein as more particularly  
set forth on the Subdivision Map entitled "Ridgeview Estates" dated December 8, 2005 as  
prepared by Darren J. Stridiron, P.L.S. of Heritage land Surveying, PC and filed in the  
Ulster County Clerk's Office on September 29, 2006 as Map # 2005-002 and hereinafter more  
particularly described as follows:

**ALL** that certain plot, piece or parcel of land lying in the Town of Marlboro, County of  
Ulster and State of New York, bounded and described as follows:

**BEGINNING** at a point on the southerly bounds of Ridge Road being located North 69 degrees 59 minutes 39 seconds West from an iron rod at the northwester corner of lands of Sita (Tax Lot 108.2-4-2.3); running thence South 38 degrees 28 minutes 07 seconds West 25.88 feet; thence North 66 degrees 31 minutes 42 seconds West 268.90 feet; thence along a curve to the left having a radius of 125.00 feet and an arc length of 76.90 feet; thence South 78 degrees 13 minutes 18 seconds West 67.98 feet; thence North 35 degrees 18 minutes 15 seconds East 36.71 feet; thence North 78 degrees 13 minutes 18 seconds East 41.09 feet; thence along a curve to the right having a radius of 150.00 feet and an arc length of 92.28 feet; thence South 66 degrees 31 minutes 42 seconds East 275.59 feet to the point or place of beginning.

The aforesaid 25 foot wide drainage easement over the lands of Lot 1 for the benefit of the premises being conveyed herein shall run with the land for the benefit of the Grantee herein and the Grantee's personal representatives, executors, administrators, distributees, successors and assigns

**BEING AND INTENDED TO BE** a portion of the premises described in a Deed from Francis E. Swartz and Helena S. Jamiolkowski to James M. Beahan and Melissa C. Beahan dated July 15, 1980 and recorded in the Ulster County Clerk's Office on July 17, 1980 in Liber 1431 of Deeds at Page 707.

**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.

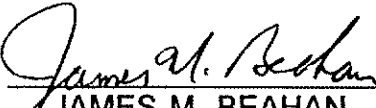
**AND** the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.


**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.

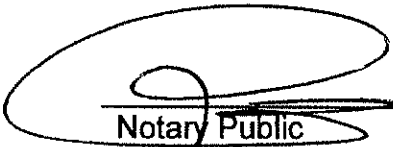
**IN PRESENCE OF:**

  
\_\_\_\_\_  
JAMES M. BEAHAN

  
\_\_\_\_\_  
MELISSA C. BEAHAN

STATE OF NEW YORK                    )  
COUNTY OF ORANGE                ) ss.:  
                                              )

On the 29th day of September, 2006, before me, the undersigned, personally appeared JAMES M. BEAHAN AND MELISSA C. BEAHAN, 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 executed the same in his capacity(ies), and that by his signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

NASHAT S. GHALI  
NOTARY PUBLIC, STATE OF NEW YORK  
RESIDING IN ORANGE COUNTY  
COMMISSION EXPIRES FEBRUARY 28, 2027

**Deed**

**Title No.**

JAMES M. BEAHAN and  
MELISSA C. BEAHAN

**To**

CHARLES T. GIAMETTA

A portion of  
**Section** 108.004  
**Block** 2  
**Lot** 1  
**County or Town** Town of Marlboro  
Ulster County  
**Street Address** 208 Western Avenue  
Marlboro, NY 12542

**Return By Mail To:**

RONALD S. KOSSAR ESQ.  
402 East Main Street  
Post Office Box 548  
Middletown, NY 10940

**Reserve This Space For Use Of Recording Office**

**PROPOSED LOT 4  
RIDGEVIEW ESTATES**

All that certain plot, piece or parcel of land lying in the Town of Marlborough, County of Ulster, State of New York, bounded and described as follows:

BEGINNING at a point at the intersection of the southerly bounds of Western Avenue and the northwest corner of lands of Karadozovic (Tax lot 108.2-4-58); thence,

Along the southerly bounds of Western Avenue the following nine (9) courses:

North 42 degrees 37 minutes 22 seconds East 13.77 feet; thence,  
North 38 degrees 36 minutes 39 seconds East 118.00 feet; thence,  
North 30 degrees 47 minutes 29 seconds East 71.49 feet; thence,  
North 33 degrees 25 minutes 53 seconds East 90.00 feet; thence,  
North 53 degrees 31 minutes 53 seconds East 62.69 feet; thence,  
Along a curve to the right with a radius of 200.00 feet and an arc length of 210.80 feet; thence,  
South 66 degrees 04 minutes 42 seconds East 141.79 feet; thence,  
Along a curve to the left with a radius of 150.00 feet and an arc length of 93.46 feet; thence,  
North 78 degrees 13 minutes 18 seconds East 41.53 feet; thence,

South 35 degrees 18 minutes 15 seconds West 254.74 feet along the westerly bounds of Lots 1 and 2; thence,

Along the bounds of Lot #3 the following five (5) courses:

South 30 degrees 35 minutes 47 seconds West 150.00 feet; thence,  
South 59 degrees 24 minutes 13 seconds East 158.86 feet; thence,  
South 28 degrees 02 minutes 24 seconds East 27.41 feet; thence,  
South 59 degrees 49 minutes 44 seconds East 128.22 feet; thence,  
North 38 degrees 28 minutes 07 seconds East 129.58 feet; thence,

Along the bounds of a new Town Road along a curve to the left having a radius of 66.00 feet and an arc length of 27.96 feet; thence,

South 38 degrees 28 minutes 07 seconds West 255.85 feet along the westerly bounds of lands of Giametta (Tax lot 108.2-4-2.41); thence,

Along the northerly bounds of lands of Karadozovic (Tax lot 108.2-4-58) the following five (5) courses:

North 56 degrees 18 minutes 44 seconds West 69.55 feet; thence,  
North 59 degrees 24 minutes 13 seconds West 201.16 feet; thence,  
North 60 degrees 13 minutes 45 seconds West 137.49 feet; thence,  
North 59 degrees 40 minutes 30 seconds West 167.42 feet; thence,  
North 58 degrees 11 minutes 59 seconds West 184.49 feet to the point or place of  
BEGINNING.

Containing 5.72 acres of land, more or less.