

# Town of Marlborough Planning Board Application

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

**Subdivision**

**Lot Line (3 plus lots)**

Application Number: 18-8

Date of Submission: 5/24/24

Name of Project: Marlboro on Hudson

Location of Project: Hudson Circle, Town of Marlboro

Tax Section Block and Lot: 108.12-8-23

Zoning District: R (Residential District)

Number of Acres: ±6.29 Sq. Footage of Building: 39,624

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

See Attached Narrative

EMAIL: arusso596@aol.com

Name of Property Owner: HAM, LLC

Address of Property Owner: P.O. Box 546, Marlborough, NY 12542

Telephone Number of Property Owner: 845-453-4362

Name of Applicant: HAM, LLC

Address of Applicant: P.O. Box 546, Marlborough, NY 12542

Telephone Number of Applicant: 845-453-4362

Name of Surveyor: Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C

Address of Surveyor: 555 Hudson Valley Avenue, Suite 101, New Windsor, NY 12553

Telephone Number of Surveyor: 845-875-4949

Name of Engineer: Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C

Address of Engineer: 555 Hudson Valley Avenue, Suite 101, New Windsor, NY 12553

Telephone Number of Engineer: 845-875-4949

Name of Attorney: N/A

Address of Attorney:

Telephone Number of Attorney:

Reason For Application:

Site Plan review and Approval & Special Use Permit (4C Multiple Dwellings)

Description of Proposal:

See Attached Narrative

HAM, LLC

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

11.  N/A Surveyor's Certification
12.  N/A Surveyor's seal and signature
13.  Name, SBL and acreage of adjoining owners
14.  N/A NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements.
15.  N/A Flood plain boundaries
16.  N/A Federal Wetland Boundary
17.  Metes and bounds of all lots
18.  N/A 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. (Private Road, No ROW)
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.  N/A Number of lots including residual lot.
24.  Show any existing waterways, wetlands, ponds, lakes, streams, drainage courses within 200 feet of parcel boundaries.
25.  N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office for private roads.
26.  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.  N/A Indicate any reference to a previous subdivision, i.e., filed map number, data and previous lot number.

Road already named

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.  Planning Board approval block 4" x 2"

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

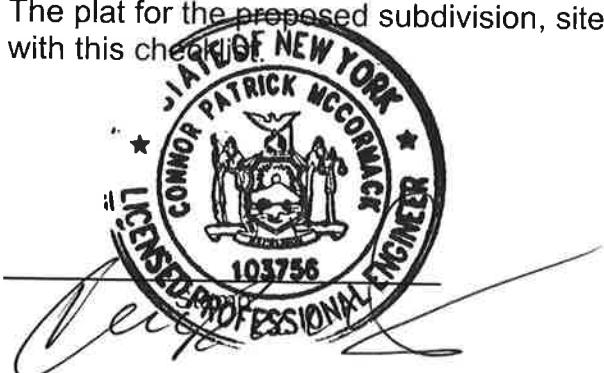
40.  Sight distance of all intersections and driveways.

41.  Ridgeline and steep slope notation.

42.  N/A 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: Connor P. McCormack, P.E.  
Licensed Professional  
Project Manager & Senior Associate

5/23/2024  
Date

**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, HAM, LLC, residing at PO BOX 546  
Marlborough, make the following statements about interests in the  
real property which is the subject of this application, petition or request for a Site Plan & Special Use Permit, 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: Henry L. W.

Date: 5-23-2024

## ACKNOWLEDGMENT

## State of New York

State of New York  
County of: Orange

On 5/23/24, before me personally appeared Anthony Russo, 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.

JOANNE MUNKELT  
Notary Public, State of New York  
No. 01MU6295421  
Qualified in Orange County  
Commission Expires Jan. 6, 2026

Notary Joanne Marshall

## **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 <b>\$3,150</b>	\$750.00, plus \$150.00 per Lot or Unit <b>x 24</b>
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 <b>24 new</b>
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 <b>\$3,900</b>	\$1,500.00, plus \$150.00 per Lot or Unit <b>24 new</b>
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
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## Disclaimer

The applicant is advised that the Town of Marlborough Town Code, which contains the Town's Zoning Regulations, is subject to amendment. Submission of an application to the Planning Board does not grant the applicant any right to continued review under the code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new code requirements made while the application is pending.

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

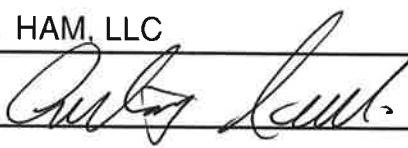
**AFTER FINAL APPROVAL IS GIVEN BY THE PLANNING BOARD, THE BUILDING DEPT. MUST BE CONTACTED FOR FURTHER GUIDANCE.**

The Town of Marlborough Town Board sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgment of responsibility for payment of these fees to the Planning Board for review of this application including, but not limited to, fees for professional services (Planners/Consultants, Engineers, Attorneys,) public hearings and site inspections. Applicant's submissions and re-submissions that are not complete will not be considered by the Planning Board or placed upon its agenda unless all outstanding fees have been paid.

The undersigned applies for subdivision, site plan, or lot line approval as described above under the rules and procedures of the Town of Marlborough, New York as duly authorized by the Town Board of Marlborough, New York.

The undersigned also acknowledges receipt of the "Disclaimer" above.

Applicant's Name(Print): HAM, LLC

Applicant's Signature: 

Date: 5-23-2024

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

## Letter of Agent

I (We), HAM, LLC am (are) the owner(s) of a parcel of land located on Hudson Circle in the Town of Marlborough, Tax Map Designation: Section 108.12 Block 8 Lot 23.

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

Anthony Russo  
Signature

5-23-2024  
Date

Signature

Date

State Of New York}  
County Of Orange } SS:

On the 23 day of May in the year 2024 before me, the undersigned, a Notary Public in and for said State, personally appeared

Anthony Russo, 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.

Joanne Munkelt  
Notary Public

JOANNE MUNKELT  
Notary Public, State of New York  
No. 01MU6295421  
Qualified in Orange County  
Commission Expires Jan. 6, 2026