

JEFFREY A. ECONOM, P.E.
Consulting Engineer

Licenses:

NY PE #070939
NJ PE #39363
CT PE #19247

Certifications:
CPESC #2327
CPSWQ #21
CMS4S #15
CESSWI #9810
CPCA

Environmental · Civil · Subdivision/Site Work · Building Codes

June 29, 2024

Mr. Christopher Brand, Planning Board Chairman
Planning Department
Town of Marlborough - Town Hall
21 Milton Turnpike
Milton, NY 12547

Re: Proposed Site Plan for Flex Office/Self Storage Facility
for the Terra Group
Located at 2021-00205 Route 9W
Section: 103.1, Block: 1, Lot: 2.200
Town of Marlborough, County of Ulster
Dated: July 24, 2023
Last Revised: May 18, 2024

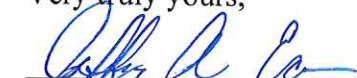
Dear Mr. Brand and Board Members:

Enclosed please find the following items to be considered for an application for a proposed site plan application at the above-mentioned property:

- Ten (10) copies of the Preliminary Conceptual Application.
- Ten (10) copies of Project Narrative/History.
- Ten (10) copies of Google Map showing Facility.
- Ten (10) copies of the Short Form EAF.
- Ten (10) copies of the Deed.
- Ten (10) copies of the Ulster County Parcel Viewer showing properties within 500 feet of project.
- Ten (10) copies of Owner parcels with addresses within 500 feet of project.
- Ten (10) full scale plans, signed and sealed by the Engineer.
- Application Fee \$500.00 (check #1060).

Should you have any questions, please do not hesitate to call me at (845) 554-8442 (cell).

Very truly yours,


Jeffrey A. Econom, P.E.
Consulting Engineer

JAE:me
Enclosures
cc: Terra Group, owner

C:\JOBS\23-10\Terra Group Site Plan Cover Letter 06 29 24.wpd

**Town of Marlborough Planning Board
Preliminary Conceptual Application**

Application #

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

Please refer to Town of Marlborough Route 9W Corridor Building and Site Design Guidelines for New Commercial Construction and Rehabilitation of Existing Buildings.

<https://www.townofmarlboroughny.org/DocumentCenter/View/2891/Route-9W-Corridor-Building-and-Site-Design-Guidelines>

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

Date of Initial Submission and Latest Revision	
Name of Project	PROPOSED FLEX OFFICE/SELF STORAGE FACILITY
Address of Project	2021-2025 ROUTE 9W
Tax Section, Block, and Lot Number	SECTION: 103.1, BLOCK: 1, LOT: 2.200
Zoning District	HD - HIGHWAY DEVELOPMENT
Number of Acres see: https://ulstercountyny.gov/maps/parcel-viewer/	3.50
Square Footage of Each Building	BLDG #1: 7,000 S.F., BLDG #2: 11,934 S.F., BLDG #3: 11,960 S.F.
Reason For Application: CONSTRUCTION OF PROPOSED FLEX OFFICE/SELF-STORAGE FACILITY ON 3.5+/- ACRE PARCEL OF LAND TO BE SERVED BY MUNICIPAL WATER AND PRIVATE ON-SITE OWTS.	
Description of Proposal 155-31 E (3) (a): THE APPLICANT IS PROPOSING TO CONSTRUCT A FLEX OFFICE/SELF-STORAGE FACILITY ON AN EXISTING 3.5 +/- ACRE PARCEL OF VACANT LAND. THE PARCEL IS LOCATED SOUTH OF PERKINSVILLE ROAD ON THE WEST SIDE OF ROUTE 9W. THE PARCEL IS BISECTED BY AN EXISTING CONSOLIDATED OVERHEAD TRANSMISSION LINE (100 FOOT CLEARED EASEMENT). THE FACILITY WILL HAVE LIMITED TRAFFIC IMPACT, LIMITED IMPACT TO EMERGENCY SERVICES, NO IMPACT ON SCHOOLS AND WILL HAVE A POSITIVE IMPACT TO THE TOWN'S TAX BASE.	

CONTACT INFORMATION where applicable	
Name of Property Owner	THE TERRA GROUP
Address of Property Owner	395 ROUTE 312 SAUGERTIES, NY 12477
Telephone Number of Property Owner:	(646) 315-1024
Email of Property Owner	upstaterealtygroup@gmail.com
Name of Applicant	THE TERRA GROUP
Address of Applicant	395 ROUTE 312 SAUGERTIES, NY 12477
Telephone Number of Applicant	(646) 315-1024
Email Address of Applicant	upstaterealtygroup@gmail.com
Name of Surveyor	MARGARET M. HILLRIEGEL, L.S.
Address of Surveyor	372 OREGON TRAIL PINE BUSH, NY 12566
Telephone Number of Surveyor	(845) 744-2072
Email Address of Surveyor	mhillriegel@hvc.rr.com
Name of Engineer	JEFFREY A. ECONOM, P.E.
Address of Engineer	48 LOGANBERRY COURT HOPEWELL JUNCTION, NY 12533
Telephone Number of Engineer	(845) 554-8442
Email Address of Engineer	jaeconom@optonline.net
Name of Attorney	
Address of Attorney	
Telephone Number of Attorney	
Email Address of Attorney	
Name & Profession of Other Involved Personnel	
Address of Other Involved Personnel	
Telephone Number of Other Involved Personnel	
Email of Other Involved Personnel	

Town of Marlborough Planning Board

Conceptual Plan Checklist

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

Failure to accurately complete this Checklist in its entirety may result in delays and additional review costs. Applicants may go directly to the professionally completed Site Plan check list.

Y / N	Required Items To Be Submitted
1 Y	Conceptual Plan Application Checklist Complete pages 3 to 4.
2 Y	Letter of Agent Statement Page 10, Ethics code pages 5-7 if applicable.
3 Y	Disclaimer see page 9.
4 Y	Initial Escrow Fee Paid (Separate check from Application Fee) see page 8, also 155-31 J.
5 Y	Any waivers or deferred submission of concept plan information. (155-31 F).
6 Y	An area map and a high resolution aerial photograph keyed to the real property maps, showing the parcel under consideration and all properties, subdivisions, roads, and easements within 500 feet of the boundaries thereof. (NOTE: An example of an acceptable aerial photograph includes a photograph from Google Earth™ mapping service.) 155-31 D (1) (or Ulster County Parcel viewer Aerial https://ulstercountyny.gov/maps/parcel-viewer/).
7 Y	A compilation of known environmental data in relation to the project site and in relation to property within 500 feet of the project site is included. The compilation shall consist of a narrative summarizing the known environmental data, and copies of any and all previous reports, studies, findings and documents, prepared by any person, consultant or agency. If the supporting reports, studies, findings and documents are in excess of 50 pages, it is preferred that this submission be made in digital form. See 155-31 D (3).
	SITE MAP
8 Y	Site map depicts approximate location of lot lines and lot measurements. 155-31 D (2) (a) (b).
9 N/A	Map of the site depicts existing and proposed streets, other access ways and site ingress and egress. 155-31 D (2) (c) (f).
10 N/A	Map of the site depicts approximate location of proposed location of future roadway connections between the subject parcel and adjacent parcels. 155-31 D (2) (d) and 155-31 G (8) (b).
11 Y	Map of the site depicts location and dimensions of existing and proposed structures and paved areas 155-31 D (2) (e).
12 Y	Map depicting the approximate location of site topography. 155 D 2 (g).

13 Y	Map of the site depicts significant natural and historic features, including floodplains, outcrops, soils, watercourses and water bodies, significant habitat areas, or known endangered species occurrences and wooded areas. In addition, agricultural districts, farm operations, sites nominated or on the state or national registers for historic places, sensitive archaeological areas, and coastal zone boundaries. 155-31 D (2) (h).
14 Y	Photographs of the site and buildings thereon are included. Encouraged by Planning Board. 155-31 D(2)(i).
15 Y	A digital copy of the conceptual site plan is submitted in PDF format. 155-31 D (4).

DISCLAIMER: The Town of Marlborough does not provide legal, engineering, or other consulting advice to applicants or potential applicants. Such applicants must retain their own attorneys, engineers, and/or other consultants to obtain such advice. Any conceptual review provided by Town employees or representatives related to limited information in Conceptual Site Plan Packet is provided subject to review, comments, and decisions by the Planning Board as a whole and all the Planning Board's consultants after submission of a full site plan packet, supporting documents, revisions, and public review.

The proposed Concept plan has been prepared in accordance with this checklist.

By: JEFFREY A. ECONOM, P.E.

Date: 6/10/24

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: grandparents, parents, spouse, significant other, children, grandchildren, 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.

AL VARRONE

2572 Route 9, Poughkeepsie, NY 12601

I, _____, residing at _____, make the following statements about interests in the real property which is the subject of this

SITE PLAN APPROVAL

application, petition or request for a _____,

PLANNING BOARD

before the _____ 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

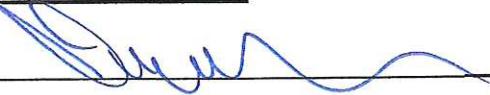
1. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application; petition or request for the subject property is an officer or employee 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 an 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) 795-6167.

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

Signed:  Date: 06/28/24

ACKNOWLEDGMENT

State of New York,
County of:

On 06/28/24, before me personally appeared Al VARRONE, 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.

Notary



JEFFREY A. ECONOM
Notary Public, State of New York
No. 4953159
Qualified in Dutchess County
Term Expires July 3, 20 27

Town of Marlborough Planning Board

Preliminary Conceptual Escrow Fees

Please make checks payable to: Town of Marlborough

Conceptual Site Plan - \$300.00 minimum

Escrow fee to be determined.

Escrow Deposit are to be replenished to 75% of original escrow when level drops to 25% remaining in account.

Contact the Building Department for safety inspection, permit, and other applicable fees.

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.

AL VARRONE

Applicant's Name (Print) _____

Applicant's Signature: _____

Date: 06/28/24

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

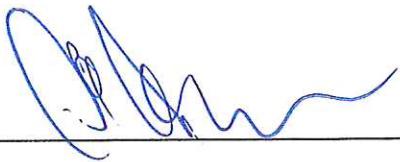
Town of Marlborough Planning Board

Letter of Agent

I (We), THE TERRA GROUP am (are) the owner(s) of
a parcel of land located
on 2021-2025 ROUTE 9W in the Town
of Marlborough, Tax Map Designation: Section 103.1 Block 1 Lot 2.200.

I (We) hereby authorize JEFFREY A. ECONOM, P.E. to act as my (our) agent
to represent my (our) interest in applying to the Town of Marlborough Planning Board for
a Lot Subdivision Site Plan Minor Site Plan Lot Line Revision Application. (check one)

Signature:



Date:

06/28/24

Signature:

Date:

State Of New York

County of DUTCHES

On the 28 day of June in the year 2024 before me, the undersigned, a Notary Public in and for said

State, personally appeared Al VALLONE,

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.

JEFFREY A. ECONOM
Notary Public, State of New York
No. 4953159
Qualified in Dutchess County
Term Expires July 3, 2027


Notary Public

Licenses:

NY PE #070939

NJ PE #39363

CT PE #19247

JEFFREY A. ECONOM, P.E.
Consulting Engineer

Certifications:

CPESC #2327

CPSWQ #21

CMS4S #15

CESSWI #9810

CPCA

Environmental · Civil · Subdivision/Site Work · Building Codes

PROJECT NARRATIVE/HISTORY

This parcel was purchased by the Terra Group, Applicant, from the County of Ulster on July 9, 2019. The parcel was originally part of the larger Russo property and the parcel was created by subdivision in 2000 known as "Final Map of Subdivision & Lot Line Revision of Lands of Joseph Russo". Said subdivision map was prepared by Brooks and Brooks Land Surveyors, P.C. and filed in the Ulster County Clerk's Office on August 9, 2000 as Map Number 11714. The parcel is the first parcel on the west side of Route 9W in the Town of Marlborough. The northern property line is the municipal boundary between the Town of Marlborough and the Town of Lloyd. The parcel is zoned HD w/500-foot buffer (Highway Development zone) with a 2-acre minimum lot size. The parcel is 3.52 acres in size and as proposed doesn't require any variances. The property is traversed by a Central Hudson Gas & Electric Corp. electric transmission line that runs in a north-easterly direction within a 100-foot-wide Right-of-Way. This Easement is further identified by Central Hudson as Right of Way #38 on the Danskammer – Reynolds Hill ("DR") 115 kV Electric Transmission Line. The parcel is also bound along the northern boundary by a drainage channel which carries the runoff from Perkinsville Road. The site has four (4) soil types based upon the Ulster County GIS Mapping (see attached). The soils are as follows:

- MgB – Mardin-Nassau complex, 3 to 8 percent slopes, roughly 30% of the site
- BOD – Bath-Nassau-Rock outcrop, hilly, roughly 35% of the site
- BnC – Bath-Nassau complex, 8 to 25 percent slopes, roughly 33% of the site
- VoB – Volusia gravelly silt loam, 3 to 8 percent, roughly 1% of the site

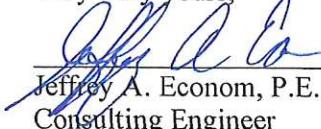
With the exception of site frontage (approximately 100 feet in depth), the site is pretty much bedrock with minimal soil coverage (4" to 8"). The site frontage has good soils and has been deemed acceptable by the Ulster County Department of Health to be usable area for the proposed OWTS. The site is served by municipal water and has a hydrant in front of the parcel on Rte. 9W.

The parcel currently has a 5a1 Residential Driveway permit from NYSDOT that was issued in November of 2020. When, and if, Planning Board approval is granted, the applicant is required to make a full submission to NYSDOT for a Commercial Driveway.

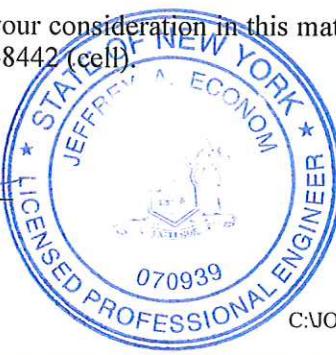
The applicant is proposing to construct what is called a "Flex Storage Facility" which incorporates the flexibility to have a limited number of small office spaces available within the storage units. The office spaces are small in size and would be for a one-person type office with limited traffic draw.

Thank you for your consideration in this matter. Should you have any questions, please do not hesitate to contact me at (845) 554-8442 (cell).

Very truly yours,

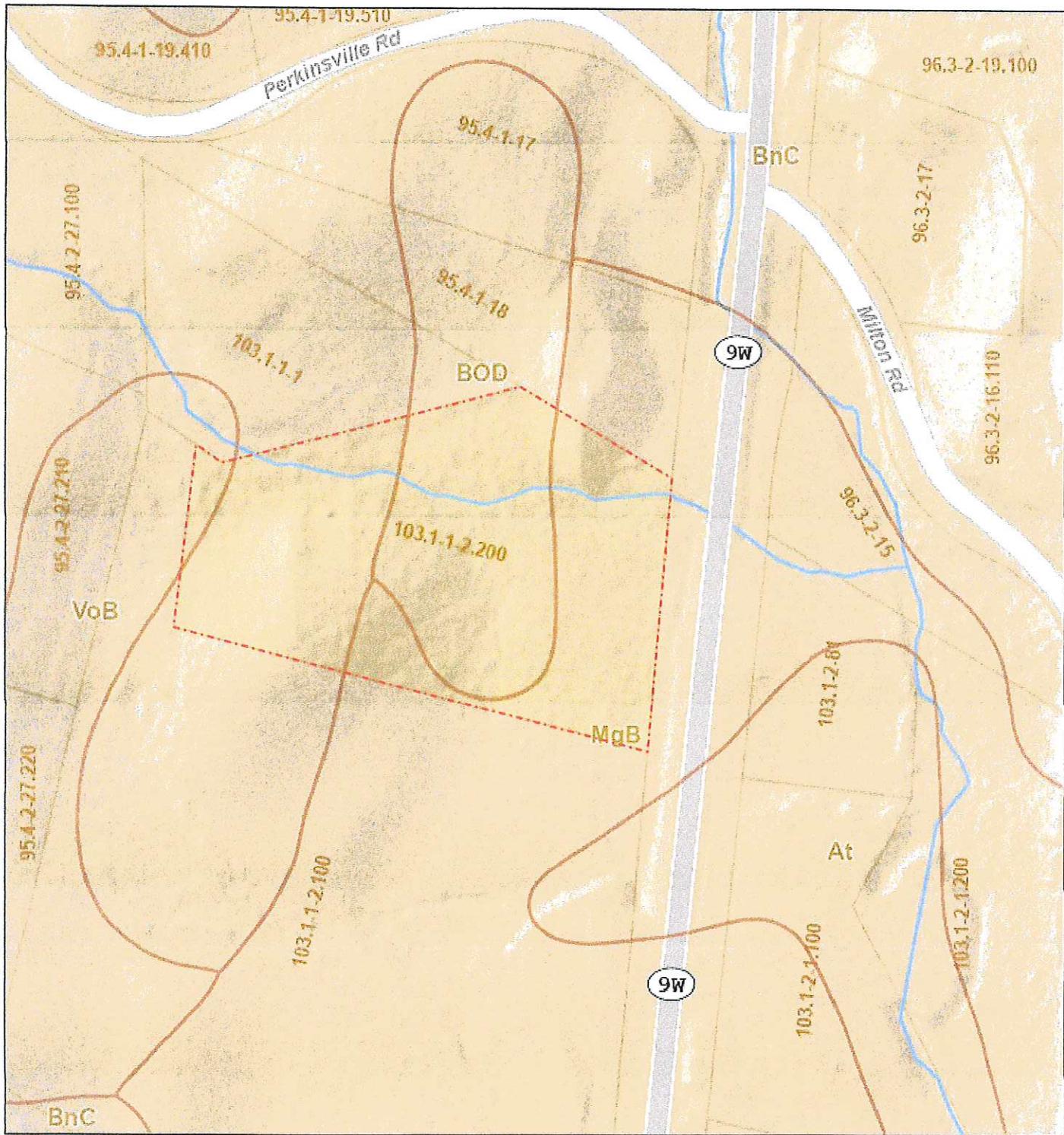

 Jeffrey A. Econom, P.E.
 Consulting Engineer

JAE:me



C:\JOBS\23-10\Project Narrative - 2021_2025 Rte. 9W 06 29 24.wpd

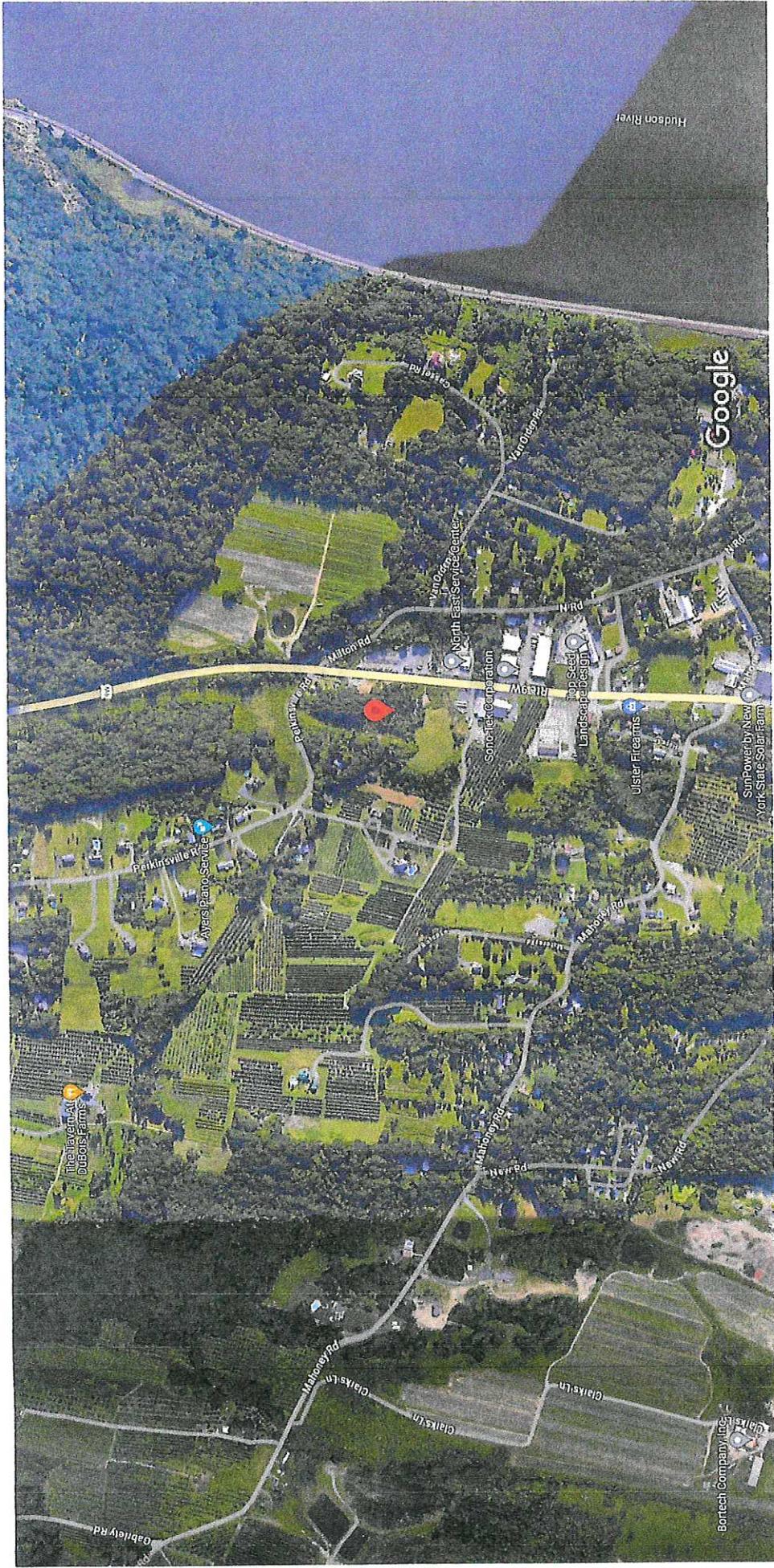
Ulster County Parcel Viewer



June 29, 2024

- Override 1
- UC_Soils

0 0.01 0.03 0.05 0.06 mi
0 0.03 0.05 0.1 km



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.

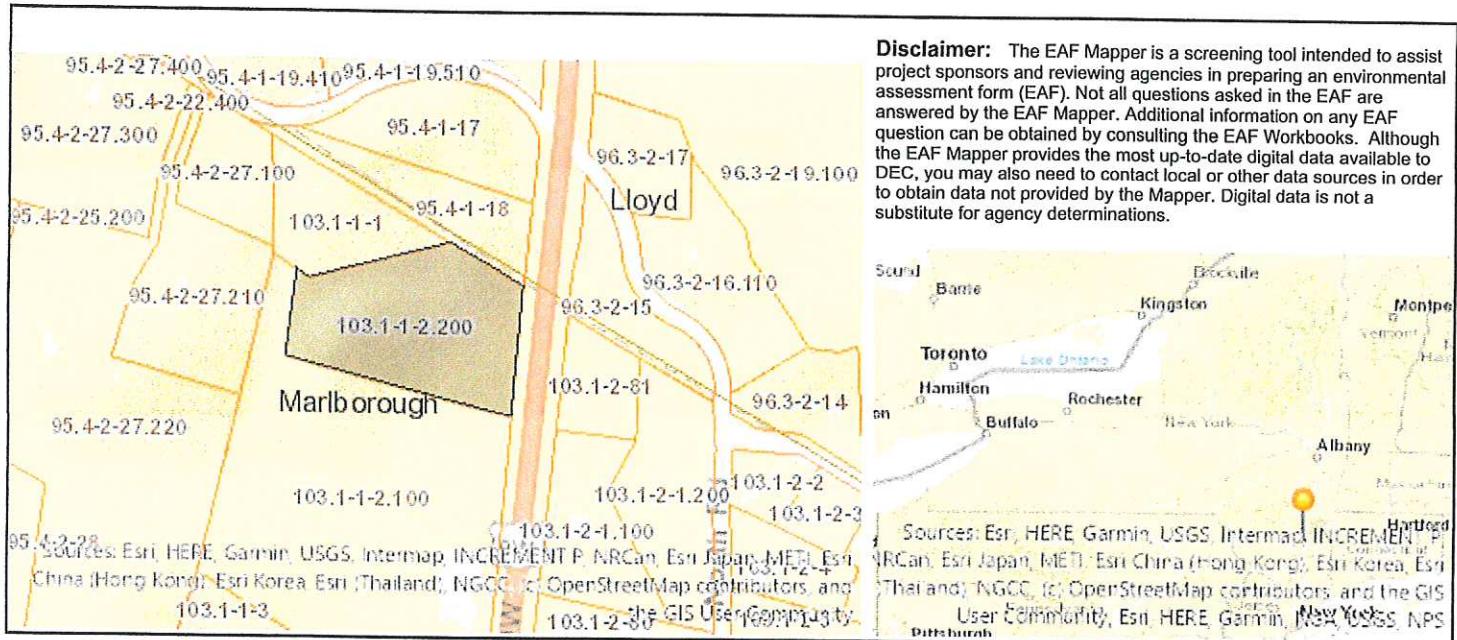
Part 1 – Project and Sponsor Information				
<p>Name of Action or Project: PROPOSED SELF-STORAGE FACILITY</p> <p>Project Location (describe, and attach a location map): ROUTE 9W ROUTE OF MARLBOROUGH, NY 12542, JUST SOUTH OF PERKINSVILLE ROAD</p> <p>Brief Description of Proposed Action: THE CONSTRUCTION OF APPROXIMATELY 30,894 S.F. OF OFFICE FLEX SPACE/SELF-STORAGE FACILITY ON AN EXISTING 3.52 PARCEL OF LAND. SAID PARCEL IS PROPOSED TO BE SERVED BY MUNICIPAL WATER AND PRIVATE ON-SITE OWTS.</p>				
<p>Name of Applicant or Sponsor: THE TERRA GROUP, LLC</p>		<p>Telephone: (646) 315-1024</p> <p>E-Mail: upstaterealtygroup@gmail.com</p>		
<p>Address: 395 ROUTE 212</p>				
<p>City/PO: SAUGERTIES</p>		<p>State: NY</p>	<p>Zip Code: 12477</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>			<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<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 MARLBOROUGH PLANNING BOARD, ULSTER COUNTY BOHA, TOWN OF MARLBOROUGH BUILDING, NYSDOT DRIVEWAY</p>			<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
<p>3. a. Total acreage of the site of the proposed action? <u>3.52</u> acres b. Total acreage to be physically disturbed? <u>2.4</u> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>3.52</u> acres</p>				
<p>4. Check all land uses that occur on, are adjoining or near the proposed action:</p>				
<p>5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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 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	
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: _____ _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ PRIVATE ONSITE OWTS _____	<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	
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	
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: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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 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?			
If Yes, Atlantic Sturgeon, Shortnos...			
16. Is the project site located in the 100-year flood plan?			
<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			
17. Will the proposed action create storm water discharge, either from point or non-point sources?			
If 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)?			
If Yes, briefly describe: <hr/> <hr/>			
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: <hr/> <hr/>			
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: <hr/> <hr/>			
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: <hr/> <hr/>			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <u>JEFFREY A. ECONOMY, P.E.</u> Date: <u>06/28/24</u> Signature: <u>Jeffrey A. Economy</u> Title: <u>Consultant for Applicant</u>			

EAF Mapper Summary Report

Monday, June 3, 2024 10:35 AM



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]	No

3
tn:36

Quit Claim Deed - Tax Sale

Parcel No. 39 from 2019 Public Auction

This Indenture

Made the 9th day of July, Two Thousand Nineteen

BETWEEN THE COUNTY OF ULMSTER, a Municipal Corporation of the State of New York, having offices at 244 Fair Street, Kingston, New York 12401, party of the first part and **TERRA GROUP, LLC**, having an address of 395 Route 212, Saugerties, New York 12477, party of the second part,

WITNESSETH, that the party of the first part, in consideration of

**----TWENTY-TWO THOUSAND TWO HUNDRED EIGHTEEN
AND 00/100 DOLLARS---**

(\$22,218.00), lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby remise, release, and quit claim unto the party of the second part, its heirs and assigns forever,

ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate in the Town of Marlborough, County of Ulster, State of New York, is bounded and described as follows:

Parcel #: 39

Town: MARLBOROUGH

Assessed To: WOODWARD WILLIAM J
COUPART THOMAS

Current Owner: COUNTY OF ULMSTER

SBL #: 103.001-0001-002.200-0000

Classification: 330

Location: ROUTE 9W

Acreage: 3.50

Front Foot: .00

Depth Foot: .00

Oldest Year of Tax: 2016 G

Said above described property having been sold as a Tax Sale heretofore held and bid in by the County of Ulster, State of New York, and for which the Commissioner of Finance of Ulster County has heretofore made and delivered a Tax Sale Deed to said County of Ulster, which deed was recorded in the Ulster County Clerk's Office on the 13th day of March 2019, in Volume 6410, at Page 1, as instrument number 2019-00003335.

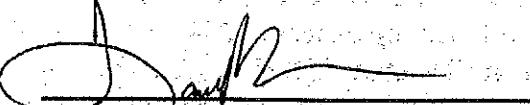
This conveyance is made pursuant to Resolution No. 263 of the County Legislature of Ulster County, New York, adopted on the 19th day of June 2019, and is made, executed and delivered subject to the condition and covenant that the said County of Ulster, shall in no event be or become liable for any defects in the title so conveyed for any cause whatsoever, or that no claim or demand of any nature, shall ever be made against the said County of Ulster, arising from such sale or any proceedings leading

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its heirs and assigns forever.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal the day and year first above written.

COUNTY OF ULSTER

BY:

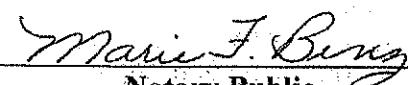

Tracey A. Bartels, Chairwoman
Ulster County Legislature

STATE OF NEW YORK)

SS.:

COUNTY OF ULSTER)

On this 9th day of July, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared **TRACEY A. BARTELS**, 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.


Notary Public

MARIE F. BING
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02B14777525
Qualified in Ulster County
Commission Expires January 31, 2023

Quit-Claim Deed

Tax Sale

COUNTY OF ULSTER
A Municipal Corporation
of The State of New York

to

TERRA GROUP, LLC

395 Rt 212

Record & Return To:

Saugerties, NY 12477



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: 6459 / 85
INSTRUMENT #: 2019-8957

Receipt #: 20191717945

Clerk: CB

Rec Date: 07/17/2019 02:28:44 PM

Doc Grp: D

Descrip: DEED

Num Pgs: 4

Rec'd Frm: ULSTER COUNTY

Party1: ULSTER COUNTY

Party2: TERRA GROUP LLC

Town: MARLBOROUGH

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
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 310.00

Transfer Tax

Transfer Tax - State 0.00

Sub Total: 0.00

Total: 310.00

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

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

Transfer Tax #: 5802

Exempt

Consideration: 22218.00

Total: 0.00

WARNING***

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

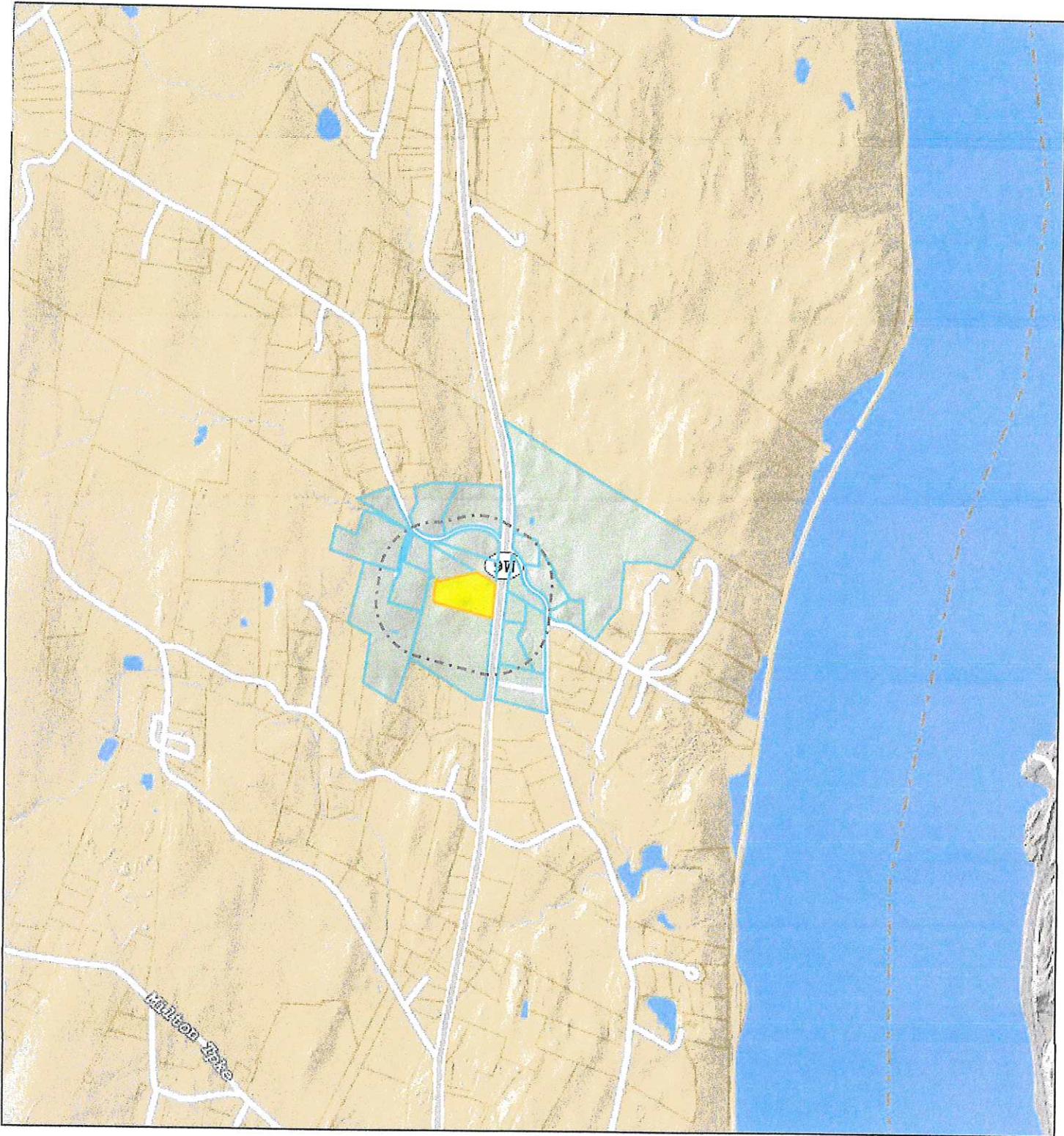
THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a (5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

Record and Return To:

TERRA GROUP LLC
395 RT 212
SAUGERTIES NY 12477

Nina Postupack
Nina Postupack
Ulster County Clerk

Ulster County Parcel Viewer



June 3, 2024

1:19,799

 Override 1

 Override 1

 Override 1

