

**Town of Marlborough**  
**Planning Board Application**

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

**Subdivision**

**Lot Line (3 plus lots)**

Application Number:

Date of Submission: 7/26/24

Name of Project: MARLBORO PROPERTY MANAGEMENT

Location of Project: BURMA ROAD MARLBORO, NY 12542

Tax Section Block and Lot: 108.3-1-21.132

Zoning District: RAG-1

Number of Acres: 5.1 Sq. Footage of Building:

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

3 LOT SUBDIVISION

SAM@MAPLETREEKITCHEN.COM

EMAIL:

Name of Property Owner: MARLBORO PROPERTY MANAGEMENT INC

Address of Property Owner: 97 CEDAR VALLEY ROAD , POUGHKEEPSIE NY 12603

Telephone Number of Property Owner: (845) 553-3272

Name of Applicant: SAM DONG

Address of Applicant: 97 CEDAR VALLEY ROAD POUGHKEEPSIE, NY 12603

Telephone Number of Applicant: (845) 553-3272

Name of Surveyor: HALL LAND SURVEYING

Address of Surveyor: 6244 NY-82, Stanfordville, NY 12581

Telephone Number of Surveyor: (845) 868-1262

Name of Engineer: DAVE FEENEY

Address of Engineer: 20 ALTA DRIVE NEWBURGH NY 12550

Telephone Number of Engineer: (845) 590-5543

Name of Attorney: JOE SAFFIOTI

Address of Attorney: 5031 Rte 9W #1, Newburgh, NY 12550

Telephone Number of Attorney: (845) 562-3500

Reason For Application:

3 LOT SUBDIVISION

Description of Proposal:

TAKE SINGLE 5 ACRE LOT AND SUBDIVIDE INTO 3 BUILDABLE LOTS

SAM DONG

Applicant's Name

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

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

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

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

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

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

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

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

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

34.  Estimated or known cubic yards of fill required.

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

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

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

38.  Planning Board approval block 4" x 2"

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

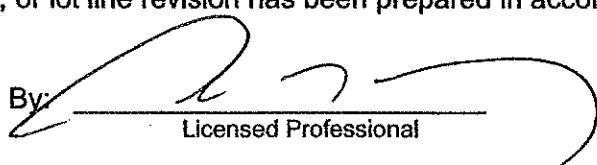
40.  Sight distance of all intersections and driveways.

41.  Ridgeline and steep slope notation.

42.  Agricultural setbacks.

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

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

By:   
Licensed Professional

7-25-24  
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, SAM DONG, residing at 97 CEDAR VALLEY ROAD  
POUGHKEEPSIE, NY 12603, make the following statements about interests in the  
real property which is the subject of this application, petition or request for a 3 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: \_\_\_\_\_

## ACKNOWLEDGMENT

**State of New York  
County of:**

On \_\_\_\_\_, before me personally appeared \_\_\_\_\_, 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

## **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
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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.

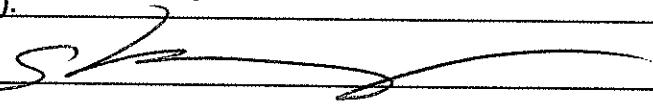
**AFTER FINAL APPROVAL IS GIVEN BY THE PLANNING BOARD, THE BUILDING DEPT. MUST BE CONTACTED FOR FURTHER GUIDANCE.**

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): SAM DONG

Applicant's Signature: 

Date: 7/26/24

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

## Letter of Agent

I (We), SAM DONG am (are) the owner(s) of a parcel  
of land located on BURMA ROAD MARLBORO NY 12542 in the Town of Marlborough,  
Tax Map Designation: Section 108.3 Block 1 Lot 21.132.

I (We) hereby authorize DAVID MEAD to act as my (our) agent to  
represent my (our) interest in applying to the Town of Marlborough Planning Board for a 3 Lot  
Subdivision, Site Plan, or Lot Line Revision Application. (circle one)

  
Signature

8-5-24  
Date

  
Signature

8-5-24  
Date

State Of New York}  
County Of \_\_\_\_\_ } SS:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, the undersigned, a Notary  
Public in and for said State, personally appeared

\_\_\_\_\_, 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.

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



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

COUNTY CLERK'S RECORDING PAGE

\*\*\*THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH\*\*\*



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 Residential/Agricu	116.00
RP5217 - County	9.00

BOOK/PAGE: 7276 / 47

INSTRUMENT #: 2023-11377

Receipt #: 2023070523

Clerk: SM

Rec Date: 10/04/2023 02:49:31 PM

Doc Grp: D

Descrip: DEED

Num Pgs: 4

Rec'd Frm: GREENACRE ABSTRACT LLC

Sub Total:	185.00
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Transfer Tax	
Transfer Tax - State	480.00

Sub Total:	480.00
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Party1: SMITH DOUGLAS R

Party2: MARLBORO PROPERTY MANAGEMENT INC Total: 665.00

Town: MARLBOROUGH \*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*

Transfer Tax #: 1047

Transfer Tax

Consideration: 120000.00

Transfer Tax - State	480.00
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Total:	480.00
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WARNING\*\*\*

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

Record and Return To:

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.

ELECTRONICALLY RECORDED BY CSC

*Nina Postupack*  
Nina Postupack  
Ulster County Clerk

Bargain and Sale Deed with Covenant against Grantor's Acts

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

THIS INDENTURE, made this 2<sup>nd</sup> day of October, Two Thousand Twenty Three

BETWEEN

Douglas R. Smith, residing at 104 Post Road, Marlboro, New York 12542,

party of the first part, and

Marlboro Property Management Inc., a domestic corporation duly organized in the State of New York, having a business address of 97 Cedar Valley Road, Poughkeepsie, New York 12603,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL right, title and interest in and to:

## SEE ATTACHED SCHEDULE A

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof, TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:



Douglas R. Smith

STATE OF NEW YORK )

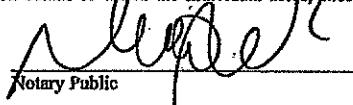
ss.:

COUNTY OF ULSTER )

October

On the 2<sup>nd</sup> day of September, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Douglas R. Smith, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

DANIEL J. RUSK  
Notary Public-State of New York  
No. 02RU6031945  
Qualified in Ulster County  
Commission Expires October 12, 2025



Notary Public  
Darlene M. Bell  
Notary Public, State of New York  
No. 01DE5020345  
Qualified in Orange County  
My Commission Expires 11/15/2025

R &amp; R to:

Joseph Saffotti, Esq.  
Saffotti & Anderson  
5031 Rt. 9W  
Newburgh, NY 12550

***SCHEDULE A***

Title Company: GreenAcre Abstract, LLC  
Title Number: GA-23-13862-U

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Marlborough, County of Ulster and State of New York, being shown and designated as Lot 2 on a certain map entitled, "Final Map of Subdivision of Lands of Ernest B. Greiner, Town of Marlborough, Ulster County, New York," filed in the Ulster County Clerk's Office as Filed Map No. 12459.

Being and intended to be the same premises conveyed to Douglas R. Smith by deed from Ernest H. Greiner, Jeffrey A. Greiner and Kenneth E. Greiner, Individually and as Residuary Legatees under the Last Will and Testament of Ernest B. Greiner, dated November 16, 2020, recorded December 4, 2020 in the Ulster County Clerk's Office in Instrument No. 2020-18292.

Being known and designated as:  
Burma Road, Marlboro, New York  
Section 108.3, Block 1, Lot 21.132

( ) RENEWAL

ULSTER COUNTY DEPARTMENT OF HEALTH  
ENVIRONMENTAL HEALTH SERVICES  
239 GOLDEN HILL LANE  
KINGSTON, NY 12401

( ) FORMERLY:

PERMIT TO CONSTRUCT A WASTE DISPOSAL SYSTEM

THIS PERMIT IS ISSUED UNDER THE PROVISIONS OF ARTICLE VI, SECTION 6.4.0 OF THE  
ULSTER COUNTY SANITARY CODE. PERMITS ARE NON-TRANSFERABLE.

This Permit is Valid for a *Two Year* Period – Date of Issuance: 06/21/2024

1. APPLICANT

Marlboro Property Management c/o Sam Dong

2. ADDRESS OF APPLICANT

1108 Route 9W  
Marlboro, NY 12542

3. LOCATION OF PROJECT

Burma Road, Lot #1

4. TOWNSHIP

Marlborough

5. TYPE OF OWNERSHIP

Single Family - 4 bedroom

6. TAX IDENTIFICATION NUMBER

108.3-3-21.132

DESCRIPTION OF WORKS

INSTALLATION OF: System Type: In-Ground

Minimum separation of the absorption field 100 feet from well, (150 feet if seepage pit), 100 feet from a stream or water course, and 10 feet from the property line.

All systems shall be designed / constructed in conformance with all applicable rules and regulations.  
(Appendix 75-A "Wastewater Treatment Standards – Individual Household Systems", latest revision and / or DEC Design Standards for Wastewater Treatment Works, latest revision.)

Well log to be submitted prior to final approval.

Well construction to be in accordance with Appendix 5-B, Standards for Water Wells, November 23, 2005.

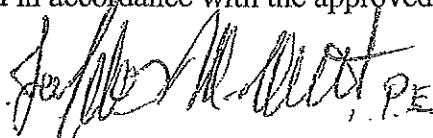
The sewage system must be installed in accordance with the plans submitted by David Feeney and approved / accepted by this department on 06/21/2024.

A New York State Licensed P.E., Architect, or Exempt Land Surveyor must certify that the sewage system has been installed in accordance with the approved / accepted plan.

24-041

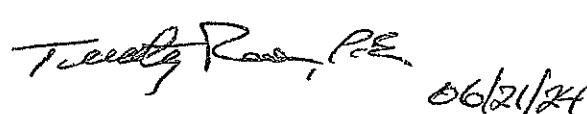
CK

2014

  
Sam Dong, PE

cc: NYC WATERSHED - ( ) Ashokan, ( ) Delaware, ( ) Rondout/Neversink

FULLY DELEGATED ( )

  
Tracy Rose, PE  
06/21/24

JOINT REVIEW AND APPROVAL ( )

( ) RENEWAL

ULSTER COUNTY DEPARTMENT OF HEALTH  
ENVIRONMENTAL HEALTH SERVICES  
239 GOLDEN HILL LANE  
KINGSTON, NY 12401

( ) FORMERLY:

PERMIT TO CONSTRUCT A WASTE DISPOSAL SYSTEM

THIS PERMIT IS ISSUED UNDER THE PROVISIONS OF ARTICLE VI, SECTION 6.4.0 OF THE ULSTER COUNTY SANITARY CODE. PERMITS ARE NON-TRANSFERABLE.

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Marlboro Property Management c/o Sam Dong

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Marlboro, NY 12542

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Marlborough

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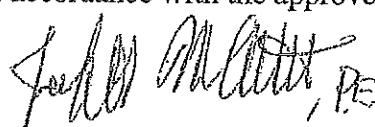
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A New York State Licensed P.E., Architect, or Exempt Land Surveyor must certify that the sewage system has been installed in accordance with the approved / accepted plan.

24-043

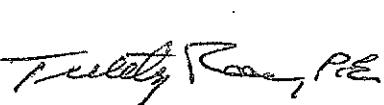
CK

2014



cc: NYC WATERSHED - ( ) Ashokan, ( ) Delaware, ( ) Rondout/Neversink

FULLY DELEGATED ( )



06/21/24

JOINT REVIEW AND APPROVAL ( )

# ***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>			
Marlboro Property Management INC			
Name of Action or Project:			
Sam Dong 3 Lot Subdivision			
Project Location (describe, and attach a location map):			
Burma Rd, Marlboro NY 12542			
Brief Description of Proposed Action:			
3 Lot Subdivision			
Name of Applicant or Sponsor:		Telephone: 845-553-3272	
Sam Dong		E-Mail: sam@mapletreekitchen.com	
Address:			
97 Cedar Valley Rd			
City/PO: Poughkeepsie		State: NY	Zip Code: 12603
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.			
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:			
3. a. Total acreage of the site of the proposed action? _____ 5 acres b. Total acreage to be physically disturbed? _____ 1 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 5 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 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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
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? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<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: _____ NYS DEC NB-17 located on opposite side of roadway >500' from project site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input 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:

Shoreline  Forest  Agricultural/grasslands  Early mid-successional  
 Wetland  Urban  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"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Will storm water discharges flow to adjacent properties?

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

If Yes, describe:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

If Yes, describe:

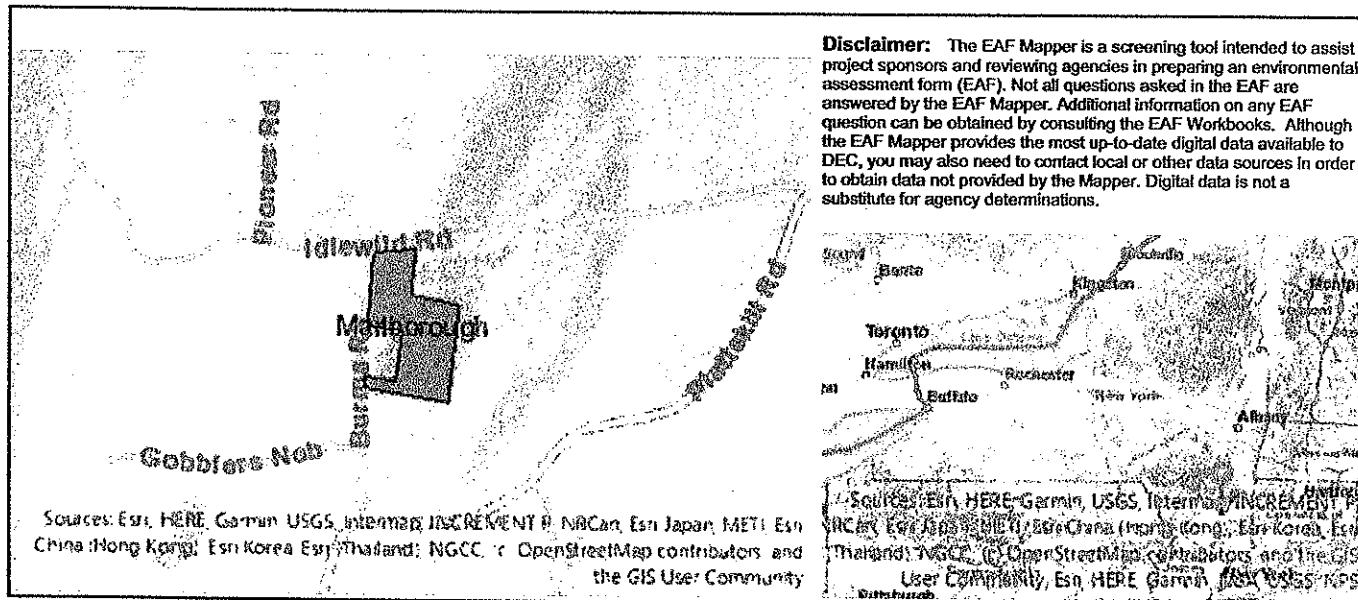
NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Title: \_\_\_\_\_

**PRINT FORM**



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

Planning Department  
TOWN OF MARLBOROUGH  
21 Milton Turnpike  
Milton, NY 12547

**AGRICULTURAL DATA STATEMENT**

Project Identification No. \_\_\_\_\_

In accordance with Section 283-a of the New York State Town Law, the Town of Marlborough will use the data in this statement to assist in evaluating the impacts of proposed development projects on farm operations in or near Agricultural Use Districts.

A. Name of Applicant MARLBORO PROPERTY MANAGEMENT / SAM DONG  
Mailing Address 97 CEDAR VALLEY ROAD, POUGHKEEPSIE, NY 12603  
\_\_\_\_\_  
  
B. Description of the proposed project: 3 LOT SUBDIVISION  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
  
C. Project Location: BURMA ROAD MARLBORO NY 12542  
Tax Map Designation: Section 108.3 Block 1 Lot 21.132  
  
D. Number of total acres involved with project: 5  
  
E. Number of total acres included in above tax map lot: 5  
  
F. Is any portion of the subject site currently being used to produce an agricultural product?  
Yes        No X (check one)  
If yes, how much? \_\_\_\_\_ acres  
  
G. Identify the type of agricultural production being conducted on the premises.  
N/A  
\_\_\_\_\_  
  
H. If no farming is conducted on the site at this time, estimate the last year any of the site was used for agricultural production. UNKNOWN  
\_\_\_\_\_  
  
I. Identify the person or entity who is farming the subject site.  
N/A  
\_\_\_\_\_  
  
J. Does this person or entity (  ) own, or (  ) rent the land? (check one)  
  
K. Indicate what the intentions are for use of the remainder of the tax map lot that is not proposed to be developed.  
N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

L. Who will maintain the remainder of the property not being used for this development?

N/A

M. Other Project Information: Include information about the existing land cover of the site, the slopes, if any, any known impacts on existing storm water drainage (including field tiles) or other significant plant materials.

GRASS FIELD / FLAT LANDS / NO TREES

N. Make a copy of the overall (original) parcel and surrounding parcels within five-hundred (500) feet from the Town's tax maps. Identify the site of this application by placing an "X" on it. Include the tax map with this completed agricultural data statement.

O. Town Law requires that this Data Statement be mailed by the applicant to all owners of land that is farmed within five-hundred (500) feet of the boundaries of the subject parcel provided such lands are within an Ag Use District or within five-hundred (500) feet of an Ag Use District. Therefore, please list the name, address, and section, block, and lot of all such lands.

1. \_\_\_\_\_  
\_\_\_\_\_

2. \_\_\_\_\_  
\_\_\_\_\_

3. \_\_\_\_\_  
\_\_\_\_\_

4. \_\_\_\_\_  
\_\_\_\_\_

5. \_\_\_\_\_  
\_\_\_\_\_

6. \_\_\_\_\_  
\_\_\_\_\_

(for additional space, use reverse side)

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**FOR TOWN USE ONLY**

Has this Agricultural Data Statement been referred to the County Planning Agency?

YES       NO

If YES, give date of referral \_\_\_\_\_

If YES, give County Referral Number \_\_\_\_\_

If NO, state reason \_\_\_\_\_

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Name of Official Completing Form

Date: \_\_\_\_\_