

**Town of Marlborough Planning
Board Site Plan Application**

Application # 24-2013

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

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/Search?searchPhrase=Route%209W%20Corridor%20Building%20and%20Site%20Design%20Guidelines>]

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

Date of Initial Submission and Latest Revision	8/20/24
Name of Project	Marlboro Mini Storage
Address of Project	1430 Rte 9W
Tax Section, Block, and Lot Number	109.001, 2, 11
Zoning District	HD
Number of Acres	2.152
Square Footage of Each Building	6000

Reason For Application:
Continuation of installation of storage units Phase III

Description of Proposal 155-31 E (3) (a):
installation of a 6000sf storage unit

CONTACT INFORMATION	
Name of Property Owner	Marnan LLC
Address of Property Owner	1430 Rte 9W, Marlboro, NY 12542
Telephone Number of Property Owner:	Cell 845-234-3631, Office 845-236-7048
Email of Property Owner	mjmekeel@gmail.com
Name of Applicant	Maria Mekeel
Address of Applicant	32 Bingham Rd., Marlboro, NY 12542
Telephone Number of Applicant	845-234-3631
Email Address of Applicant	mjmekeel@gmail.com
Name of Surveyor	PAGGI, MARTIN & DEL BENE
Address of Surveyor	54-56 Main Street, Poughkeepsie, NY 12601
Telephone Number of Surveyor	
Email Address of Surveyor	
Name of Engineer	PAGGI, MARTIN & DEL BENE
Address of Engineer	54-56 Main Street, Poughkeepsie, NY 12601
Telephone Number of Engineer	
Email Address of Engineer	
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

Checklist For Site Plan Application

The following items shall be submitted for a Planning Board Site Plan Application to be considered complete. Site plans and Checklist shall be prepared by a licensed professional engineer, architect, land surveyor or landscape architect. Additional Town Codes apply to all site plans.

Please check each required item. Y for yes provided, N for not provided, or RW for Request Waiver. **Provide a written explanation for any requested waivers from the checklist.** After final approval is given by the Planning Board, the Building Department should be contacted for further guidance.

Y/N/RW	Required Items To Be Submitted
1	Complete application with below information and 12 copies of plans. Site plans SHALL be prepared by licensed professional (155-31 E) and shall refer to specific data sources.
2	Completed Site Plan Application form (Pages 1 and 2) 155-31 E (1).
3	Site Plan Application Checklist Complete (Automatic application rejection without checklist) pages 3 to 6.
4	Ethics code Town of Marlborough Disclosure of Interest (where applicable) Pages 8-10
5	Application Fee Paid (Separate check from Escrow Fee) see page 11.
6	Initial Escrow Fee Paid (Separate check from Application Fee) see page 11, also 155-31 J.
7	Disclaimer Forms Provided See Page 12.
8	Letter of Agent Statement Page 13.
9	A location map, at a scale of 2,000 feet to the inch or larger, showing the applicant's entire property and all easements and streets and existing structures within 500 feet of the applicant's property as well as the Tax Map and section on of USGS (United States Geological Survey) mapping. 155-31 E (2).
10	Project Narrative. Complete Brief document 155-31 E (3) (a) A description of proposed project (bottom of page 1 of Site Plan Application) (b) A description of whether the site design includes the possibility for interconnections with adjoining sites and, if no such interconnection is provided, a thorough narrative as to why an interconnection is not feasible. (c) An analysis of how the project complies with the requirements contained within this Chapter 15 5, Zoning, is included. (d) Any waivers or variances needed have been identified. 155-31 F Waivers shall be discussed in the briefing document to be submitted by the applicant.
11	Title of the drawing, including the name and address of the owner of record, applicant, and licensed professional(s) responsible for the preparation of such drawing, including seal and signature. 155-31 E(4)(a).

12	Map of the site includes North arrow, scale, and date. 155-31 E (4) (b).
13	Map of the site depicts boundaries of the property with surveyed dimensions. 155-31 E (4) (c).
14	Names of all owners of record adjacent to the applicant's property are indicated. 155-31 E (4) (d).
15	Existing school district (if applicable), zoning district, and overlay district boundaries (if applicable), within 500 feet of the site's perimeter is indicated. 155-31 E (4)(e).
16	Map of the site depicts acreage of each distinct existing and proposed land use on the applicant's property, and the proposed density of each if residential uses are proposed. 155-31 E (4) (f).
17	Grading and drainage plan showing existing and proposed contours with intervals of two feet extending 50 feet beyond the tract. If any portion of the parcel is within a one-hundred-year floodplain as determined by the Federal Emergency Management Agency (FEMA), the area will be shown and base flood elevations given. 155-31 E (4) (g).
18	Map of the site depicts location and boundaries of all existing natural land features on the property, including rock outcrops, isolated trees 12 inches or more in diameter at breast height (dbh) and all trees over 24 inches in dbh (whether isolated or in a forested area), existing vegetative and forest cover, orchards, hedgerows and other ornamental landscaping, stone walls, soil types and boundaries, active farmlands, visually prominent agricultural landscape features, such as fields, pastures, and meadows on knolls and hilltops, woodlands along roadways, property lines, and streams, steep slopes in excess of 15%, and water sources. Water sources include ponds, lakes, wetlands and watercourses, primary aquifers and primary aquifer recharge areas, floodplains, and drainage retention/detention areas. The plan shall show locally significant trees which include rare or unusual species, trees associated with historic events or persons, or trees that significantly contribute to a unique scenic viewshed. 155 E (4) (h).
19	Location of all existing buildings, structures, signs, and agricultural lands, on adjacent property within 100 feet of the subject lot lines is shown. 155-31 E (4) (i).
20	Map of the site depicts location, proposed use, height, and setback measurements of all existing and proposed buildings, structures and signs on the applicant's property, including floor plans, and plans for exterior elevations, at a scale of 1/4 inch equals one foot, showing the structure's mass and architectural features, and indicating the type and color of materials to be used. A table indicating square footage of building areas to be used for a particular use, such as retail operation, office use, warehousing, or other commercial activity; maximum number of employees; maximum seating capacity, where applicable; and number of parking spaces existing and required for the intended use. 155-31 E (4) (j).
21	Traffic flow patterns within the site, entrances and exits, the location of potential interconnections between the project site and adjoining sites, truck/commercial vehicle loading and service areas, curb cuts on the site and within 100 feet of the site, and all streets which are either proposed, mapped or built are indicated. 155-31 E (4) (k). The Town requires right-of-way of 25 feet from the center line of Town roads along the property frontage. See also 155-31 G (8).
22	Any cross-access easements, walkways, and bicycle path opportunities associated with the project are indicated. 155-31 E (4) (l).

23	The location, design (including size of spaces, and accessible parking information) and construction materials of all off-street parking areas (open and enclosed, if any), including the number of parking spaces required and to be provided is indicated. 155-31 E (4) (m) and 155-31 G (9) (c) Off-street parking spaces are a minimum of 162 square feet each. See 155-27 A (1) (a).
24	The location, design and construction materials of all present and proposed walkways, bicycle paths and bicycle parking, benches, ramps, outdoor storage or display areas, retaining and/or landscaping walls and fences is indicated. 155-31 E (4) (n).
25	A general and conceptual landscape plan showing proposed changes to existing natural land features. Trees to be saved shall be noted on site plans, and appropriate measures shall be outlined to protect the tree stock from damage during construction. 155-31 E (4) (o). Native species are encouraged. 155-31 G (17) (b).
26	Map of the site depicts the location, design and construction materials of all existing and proposed water supply system. 155-31 E (4) (p) [1].
27	Map of the site depicts the location, design and construction materials of all existing and proposed sewage disposal system. 155-31 E (4) (p) [2].
28	Map of the site depicts the location, design and construction materials of all existing and proposed telephone, cable and energy systems, including electric, oil, gas, solar, or other energy systems. 155-31 E (4) (p) [3].
29	Map of the site depicts the location, design and construction materials of all existing and proposed storm drainage system, including but not limited to existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, manholes, and drainage swales. 155-31 E (4) (p) [4] Identify a distance off site to show drainage structures or a natural discharge location.
30	The location of fire and emergency access ways and zones, including the location of fire hydrants or of the nearest alternative water supply for fire emergencies are indicated. 155-31 E 4 (q) Discussed lock box provision with fire department (see Milton or Marlboro Fire District) except on single family detached residential dwellings See also 155-31 G (13).
31	The location, type, and screening details for solid waste disposal facilities and containers is indicated. 155-31 E (4) (r).
32	The proposed location, height, orientation, type of illuminating device, bulb type and wattage, and photometric data of all outdoor lighting fixtures is indicated. 155-31 E (4) (s). See also 155-31 G (14)
33	The location, height, size, materials, design, and illumination of all present and proposed signs and other advertising or instructional devices are indicated. 155-31 E (4) (t) See also 155-28.
34	Estimates of noise generation at the source and property line are provided. 155-31 E (4) (u). See also 155-31 G (16).
35	Inventory and quantity of hazardous materials anticipated for on-site storage and/or use, if applicable, are provided. 155-31 E (4) (v).
36	Plans for the disposal of construction and demolition, waste, whether on-site or at a New York State approved solid waste management facility are indicated. 155-31 E (4) (w).
37	A park or open space is being provided see 155-31 E (4) (x).
38	For projects involving more than one phase, a site plan showing each phase of the project is included. 155-31 E (4) (y)

39	Proposed days and hours of operation are indicated. 155-31 E (4) (z).
40	A copy of the deed to the property as most recently filed and/or a copy of the executed contract of sale is included 155-31 E (4) (aa) [1].
41	A copy of each covenant, easement or deed restriction in effect or intended to cover all or part of the tract is included 155-31 E (4) (aa) [2].
42	Enforceable map notes of stormwater drainage, utility rights-of-way, etc., are indicated 155-31 E (4) (aa) [3].
43	Identification, and submittal when available, of all necessary permits from federal, state, county or local agencies, approvals required from said agencies for the project's execution, and proof of special permit and/or variance approvals, if applicable, are included 155-31 E (4) (aa) [4].
44	Short-unlisted actions or full EAF Type one action, as required by the lead agency under the Environmental Conservation Law, is complete and included. See 155-31 E (4) (aa) [6] Environmental Assessment Form. Applicants must use NYSDEC* web based system EAF mapper Application. https://www.dec.ny.gov/permits/6191.html Make sure to unblock popups.
45	Twelve (12) copies of all maps, plans, reports, and a PDF file of all documentation submitted. Plan sets must be submitted in collated packages. (155 E, 155-31 E (5)). (See section 75-6 B. (6) regarding plan stamp requirements of licensed professional).
46	Agricultural Data Statement (If applicable). See also 155-52 Setbacks and buffers from active agricultural lands.

The plat for the proposed Site Plan has been prepared in accordance with this checklist. A waiver request must be submitted by design professional for any items which are not provided.

By: _____
Licensed Professional

Stamp

Date

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.

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

application, petition or request for a Site Plan.

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 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: Nancy J. Wasile Date: 8/26/24

ACKNOWLEDGMENT

State of New York,
County of:

On Aug 26, 2024, before me personally appeared Nancy Wasile, 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.

Penny E. Cashman
Notary

PENNY E CASHMAN
Notary Public, State of New York
Registration No. 01CA6372126
Qualified in Ulster County
Commission Expires March 12, 2026

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)	<i>600⁰⁰ (6000 SF)</i> \$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): Marnan- Maria Mekeel- Member

Applicant's Signature: Maria Mekeel

Date: 8.21.24

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

Mannan, LLC

OWNER'S POLICY OF TITLE INSURANCE

Issued by

**UNITED GENERAL
TITLE INSURANCE COMPANY**

POLICY O

No. 35216513

Title Number TSC-21462

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, UNITED GENERAL TITLE INSURANCE COMPANY, a Colorado corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

This policy shall not be valid or binding until countersigned by either a duly authorized agent or representative of the Company and Schedule A and B have been attached hereto.

In Witness Whereof, United General Title Insurance Company has caused its corporate name to be hereunto affixed by its duly authorized officers as of Date of Policy shown in Schedule A.

UNITED GENERAL TITLE INSURANCE COMPANY

John P. Dwyer

President



Greg L. [Signature]

Secretary

By: *Terence G. Carle*

Authorized Agent

Terence G. Carle

UNITED GENERAL TITLE

INSURANCE COMPANY

POLICY NUMBER 35216513
TITLE NUMBER TSC-21462

SCHEDULE A

Date of Policy: March 31, 2006

Amount of Insurance \$516,000.00

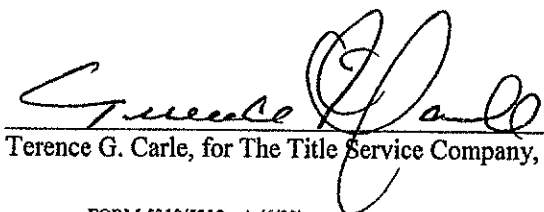
1. Name of insured: Marnan, LLC

2. The estate or interest in the land which is covered by this policy is fee simple.

3. Title to the estate or interest in the land is vested in the insured by virtue of a deed from Marlboro Mini-Storage, LLC dated March 31, 2006 and recorded April 3, 2006 in the Ulster County Clerk's Office in Instrument No. 2006-8837.

4. The land referred to in this policy is described on the annexed schedule.

Signed:



Terence G. Carle, for The Title Service Company, Agent

FORM 5310/5312 - A (6/93)

ALTA OWNER'S POLICY 1990
SCHEDULE A
ALTA OWNER'S POLICY 1990 (Rev. 10-17-92) SCHEDULE A

- SCHEDULE A -

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Marlboro, County of Ulster and State of New York;

Beginning at a point, said point being distant, South 35° 02' 40" West 75.34 feet from the northwesterly corner of Lot No.2 as shown on a map entitled, "Subdivision Plat made for Peter & Elsie Ragusa", on file in the Ulster County Clerk's Office as File Map 9222, said point of beginning also being on the easterly line of Route 9W and said point being at the northwesterly corner of the herein described parcel: thence leaving said easterly road line and running along the southerly line of said Lot No.2, South 60° 22' 00" East 372.07 feet and South 37° 19' 00" West 255.09 feet to a point being on the northerly line of lands now or formerly, Rusk; thence leaving said southerly line of Lot No.2 and running along the northerly line of said Rusk, North 60° 22' 00" West 372.24 feet to a point being at the northwesterly corner of said Rusk, said point also being on the easterly line of the aforementioned Route 9W; thence leaving said northwesterly corner and running along the easterly line of said Route 9W, North 38° 07' 00" East 191.95 feet and North 35° 02' 40" East 63.23 feet to the point of beginning containing 2.152± acres of land.

Subject to a strip of land running 15' from and parallel to the westerly line of the above described parcel. Said strip of land reserved for possible New York State Department of Transportation requirements for future site plan development.

Together with an access easement over Lot No.1, more particularly described as follows;

Beginning at a point, said point being at the northwesterly corner of Lot No.2, as shown on a map entitled, "Subdivision Plat made for Peter & Elsie Ragusa", on file in Ulster County Clerk's Office as File Map 9222, said point of beginning being at the southwest corner of lands now or formerly, Ralph C. Herman Co., Inc., Liber 1219, Page 1076, said point also being on the easterly line of Route 9W; thence leaving said common corner and said easterly road line and running along the southerly line of said Herman, South 60° 22' 00" East 75.00 feet; thence leaving said southerly line of Herman and running through Lot No.2, South 35° 02' 40" West 75.34 feet to a point being on the northerly line of the above described Lot No.1; thence running along the northerly line of said Lot No.1, North 60° 22' 00" West 75.00 feet to a point being at the northwesterly corner of said Lot No.1, said point also being on the easterly line of the aforementioned Route 9W; thence leaving said northwesterly corner and running along the easterly line of said Route 9W, North 35° 02' 40" East 75.34 feet to the point of beginning containing 0.129± acres of land.

FEE POLICY SCHEDULE B
and Survey Reading

ENDORSEMENTS MADE PART OF THIS POLICY

☒ New York

☐ Market Value Rider

SURVEY READING: N/A

SCHEDULE B - EXCEPTIONS TO COVERAGE - This policy does not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) which arise by reason of A and B below (if applicable), C through I below, and:

1. Notes, conditions and 15' future NYS DOT strip on filed map number 9222.
2. Easement and Maintenance Agreement in Inst. No. 2006-5267.
3. Utility easements in Liber 753, page 171; Liber 755, page 98; Liber 970, page 174; Liber 970, page 177 and Liber 970, page 178.
4. Covenant and restriction in Liber 1306, page 196.

FEE POLICY ADDITIONAL EXCEPTIONS

- A. Unless there is a Survey Reading above, policy excepts any state of facts which an accurate survey and personal inspection of the premises would disclose.
- B. If there is a survey reading above with the survey dated more than ninety days prior to the date hereof, policy excepts any state of facts which an accurate survey and personal inspection of the premise would disclose since the date of the survey, unless the same has been updated by inspection within ninety days of the date hereof.
- C. All liens and agreements executed by the purchaser at, or in connection with, the closing.
- D. The exact acreage of the premises herein is not insured.
- E. Rights, if any, in favor of any electric light or telephone company to maintain guy wires extending from said premises to poles located on the roads on which said premises abut, but policy insures, however, that there are no such agreements of record in connection therewith except as may be shown herein.
- F. Underground encroachments and easements, if any, including pipes and drains, and such rights as may exist for entry upon said premises to maintain and repair the same, but policy insures, however, that there are no such agreements of record in connection therewith, except as may be shown herein.
- G. Rights of tenants, or persons in possession, if any.
- H. No land is insured which lies in the bed of any road, street or highway.
- I. Taxes restored by virtue of the loss of any exemption currently or recently benefiting the premises.

UNITED GENERAL TITLE INSURANCE COMPANY

STANDARD NEW YORK ENDORSEMENT (OWNER'S POLICY)

Attached to and made a part of UNITED GENERAL TITLE INSURANCE COMPANY'S Policy No. 35216513

1. The following is added to the insuring provisions on the face page of this policy:

"5. Any statutory lien for services, labor or materials furnished prior to the date hereof, and which has now gained or which may hereafter gain priority over the estate or interest of the insured as shown in Schedule A of this policy."

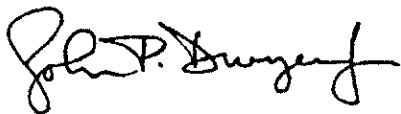
2. The following is added to Paragraph 7 of the Conditions and Stipulations of this policy:

"(d) If the recording date of the instruments creating the insured interest is later than the policy date, such policy shall also cover intervening liens or incumbrances, except real estate taxes, assessments, water charges and sewer rents."

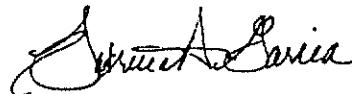
Nothing herein contained shall be construed as extending or changing the effective date of the policy unless otherwise expressly stated.

This endorsement, when countersigned below by a validating signatory, is made a part of the policy and is subject to the Exclusions from Coverage, Schedules, Conditions and Stipulations therein, except as modified by the provisions hereof.

UNITED GENERAL TITLE INSURANCE COMPANY

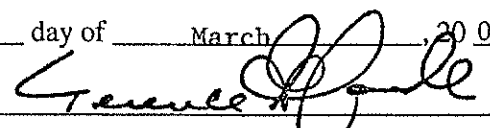


President



Secretary

Countersigned this 31 day of March, 20 06

Authorized Agent: 

Terence G. Carle

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

Part 1 – Project and Sponsor Information							
Name of Action or Project: Continuation of Installation of Storage Units							
Project Location (describe, and attach a location map): 1430 Rte 9W - Location map on Site Plans							
Brief Description of Proposed Action: Installation of 3rd storage building on proposed property. Please see site plan							
Name of Applicant or Sponsor: Marnan LLC		Telephone: 845-234-3631 E-Mail: mjmekeel@gmail.com					
Address: 1430 Rte 9W							
City/PO: Marlboro		State: NY	Zip Code: 12542				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		2.152 acres					
b. Total acreage to be physically disturbed?		.25 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.152 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):							
<input type="checkbox"/> Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input 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
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____ Storm water will drain into the adjacent creek		
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: <u>Marnan, LLC- Maria Mekeel</u> Date: <u>8.21.24</u> Signature: <u><i>Maria Mekeel</i></u> Title: <u><i>member</i></u>		

TOWN OF MARLBOROUGH

COMMERCIAL BUILDING PERMIT

21 Milton Turnpike Milton, N.Y. 12547

(845) 795-2406 Ext. # 7

APPLICATION FOR BUILDING PERMIT WILL TAKE APPROXIMATELY 10 DAYS OR MORE FOR PROCESSING.
NON-SUBMITTAL OF ALL REQUIRED FORMS AND/OR INFORMATION WILL DELAY PROCESSING.

APPLICATIONS WILL NOT BE ACCEPTED UNLESS THE FOLLOWING CHECKLIST IS COMPLETED.

1. HAVE YOU COMPLETELY FILLED OUT YOUR APPLICATION AND SIGNED IN ALL NECESSARY SPACES. YES ☒ NO ☐
2. HAVE YOU SUBMITTED PROOF OF LAND OWNERSHIP? YES ☒ NO ☐
3. HAVE YOU SUBMITTED BOARD-OF-HEALTH APPROVALS AND/OR TOWN OF MARLBORO WATER AND SEWER PERMITS. YES ☐ NO ☒
4. HAVE YOU SUBMITTED COMPENSATION AND LIABILITIES INSURANCE OR NYS COMP WAIVER. WAIVER MUST BE COMPLETED AND RETURNED BEFORE PERMIT RELEASED. YES ☐ NO ☐
5. HAVE YOU SUBMITTED A CURRENT SURVEY OF THE PROPERTY OR COMPLETED THE PLOT PLAN PAGE IF A SURVEY IS NOT AVAILABLE. YES ☒ NO ☐
6. HAVE YOU SUBMITTED A LIST OF SUB-CONTRACTORS WITH NAMES, ADDRESSES AND PHONE NUMBERS. YES ☐ NO ☒
7. AN ENERGY CODE SHEET MUST BE SUBMITTED. YES ☐ NO ☐
8. THE REQUIRED FEE PAYABLE TO THE "TOWN OF MARLBOROUGH". YES ☒ NO ☐
9. HAS THE SITE INSPECTION BEEN DISCUSSED WITH THE BUILDING INSPECTOR? YES ☒ NO ☐
10. MANUFACTURED HOMES/MODULARS MUST BE NYS APPROVED AND HAVE A HUD STAMP WITH COMMISSIONER SIGNATURE. DATE ON THIS STAMP CANNOT BE MORE THAN 5 YEARS OLD. FOUNDATION PLANS MUST HAVE AN ARCHITECT OR ENGINEER SEAL WITH SIGNATURE. NAME OF MANUFACTURER, MODULAR NUMBER AND MODEL MUST BE SUPPLIED. YES ☐ NO ☒
11. TWO SETS OF PLANS MUST BE SUBMITTED FOR ALL CONSTRUCTION. THESE PLANS MUST HAVE ENGINEER AND/OR ARCHITECT STAMP. UNDER NYS LAW SECTION 7307 AND 7209, PLANS REQUIRE THE SEAL AND SIGNATURE OF LICENSED ENGINEER OR ARCHITECT. YES ☒ NO ☐
12. SUBMISSION OF STORMWATER POLLUTION PREVENTION PLAN (SWPPP) YES ☐ NO ☐

CERTIFICATION BY APPLICANT

I HEREBY CERTIFY THAT I HAVE READ THE INSTRUCTIONS AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES COVERING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Applicants Name Marnan LLC Date 8/20/24

Applicants Signature Marnan LLC

TOWN OF MARLBOROUGH

COMMERCIAL BUILDING PERMIT

21 Milton Turnpike Milton , N.Y. 12547

(845) 795-2406 Ext. # 7

MEMORANDUM OF UNDERSTANDING

1. Prior to application for Certificate of Occupancy, I understand I will have to submit a Certified Survey " **AS BUILT** " stamped by a New York State licensed Land Surveyor, Licensed professional Engineer or Registered Architect.
On that survey I will plot all building and all construction (with all setbacks) including the well and septic tank with fields (if applicable)
2. I understand and acknowledge that the State and Local Laws prohibit
" **ANY TYPE OF OCCUPANCY** " without a Certificate being issued by the town.
3. I have read and understand the instructions on the Building permit application.

Applicants Name Marnan LLC Date 8/13/24

Applicants Signature 

**TOWN OF MARLBOROUGH
COMMERCIAL BUILDING PERMIT APPLICATION**

Date 8/13/24

TYPE OF BUILDING : Metal Storage

Owner : Marnan LLC Phone : (845) 236-7048
Address: 1430 Rte 9W Cell : (845) 234-3631
Marlboro, New York 12542 Email : mjmekeel@gmail.com

Builder : Trachte Building Systems Phone : () _____
Address: 314 Wilburn Rd Cell : () _____
Sun Prairie, WI 53590 Email : _____

Tax Map : Section 109.001 Block 2 Lot 11

Address of Building Permit: 1430 Rte 9W
Nature of Work : installation of new storage building

Name of Architect / Engineer : _____
Address : _____

PERMIT USE ☐ Group A Assembly ☐ Group B Business ☐ Group E Education ☐ Group F Factory
☐ Group I Industrial ☐ Group M Mercantile ☐ Group R Residential ☐ Group S Storage

BASEMENT ☐ Full Finished ☐ Full Unfinished ☒ Slab ☐ Crawl Space

CONSTRUCTION ☒ Steel ☐ Wood ☐ Concrete ☐ Block ☐ Brick Other _____

FOUNDATION ☒ Concrete ☐ Block ☐ Stone ☐ Brick ☐ Piers Other _____

ROOFING : ☐ Asphalt ☒ Metal ☐ Tile ☐ Wood Other _____

EXTERIOR WALLS ☐ Wood ☐ Concrete ☐ Brick ☐ Block Other Metal

PORCHES & DECKS : Front N/A Rear N/A Side N/A

HEAT : ☐ Oil ☐ Gas ☐ Propane ☐ Natural) ☐ Electric ☐ Solar Other N/A

WATER : ☐ Public ☐ Private **SEWER** ☐ Public ☐ Private

ESTIMATED COST : \$ 200,000.00

DIMENSIONS : Length 200' Width 30' Height 8'4"

FIRE PROTECTION : Fire Alarm with Central Station ☐ YES ☒ NO **Sprinklers** ☐ WET ☐ DRY

SQUARE FOOTAGE : 6,000sf **NUMBER OF STORIES :** 1

Building Department Use

TOWN OF MARLBOROUGH
COMMERCIAL BUILDING PERMIT

PLOT PLAN

SECTION 109.001 BLOCK 2 LOT 11

Address : 1430 Rte 9W

SHOW THE FOLLOWING ON THE PLOT PLAN :

** THE OUTSIDE LINES ARE THE PROPERTY LINES*

- 1) Show ALL the buildings on the property
- 2) Show the **new construction** on the property and **ALL** setbacks (distance in feet from the property lines)
- 3) Show ALL roads and driveways
- 4) Show septic leech field and well
- 5) Attach survey to application

see attached plans

Phase III

Applicants Signature _____

*** This application must meet the Code of the Town of Marlborough**

Section 155 - Schedule 1 - Lot, Yard and Height Regulations

Owners Name Marnan LLC

Site Location 1430 Rte 9W, Marlboro, NY 12542

Telephone : Home 845-236-7048 Work 845-236-7048 Cell 845-234-3631

Section 109.001 Block 2 Lot 11

FOR BUILDING DEPARTMENTS USE ONLY

Type of Inspections :

1. SETBACKS
2. FOOTING BEFORE POURING
3. FOUNDATION WALLS
4. SLAB BEFORE POURING
5. PERIMETER DRAINS
6. FRAMING
7. ELECTRIC BEFORE ENCLOSING
8. PLUMBING BEFORE ENCLOSING & TEST SYSTEM
9. FIRE BLOCKING / AIR INFILTRATION BEFORE INSULATION
10. INSULATION BEFORE ENCLOSING
11. CHIMNEY & WOOD STOVE
12. HEATING APPARATUS
13. WATER / SEWER FINAL
14. ENERGY CODE CERTIFICATION
15. FINAL ELECTRIC
16. CERTIFIED " AS BUILT "
17. 911 ADDRESS NUMBERS
18. GAS CERTIFICATION
19. WATER TEST
20. FINAL COMPLETION

INSPECTOR'S COMMENTS _____
