

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.

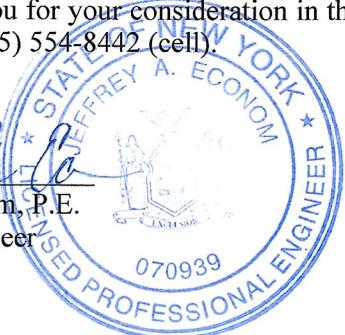
The applicant is proposing to construct an office/warehouse facility which incorporates the flexibility to have a limited number of small office spaces available within the storage units. The office spaces are small in size and would be for a one-person type office with limited traffic draw.

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,

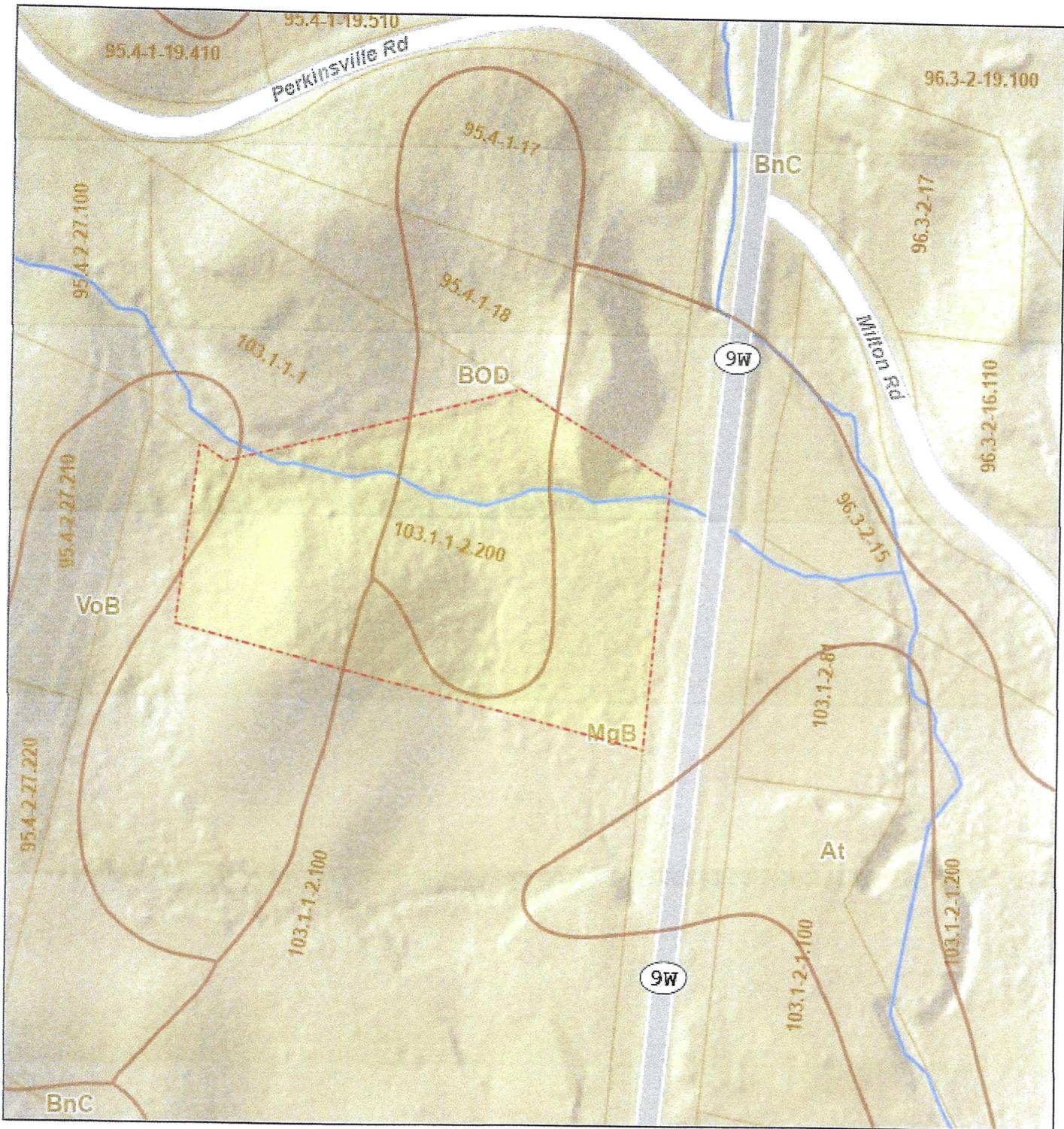
Jeffrey A. Econom, P.E.
 Consulting Engineer

JAE:me



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

Ulster County Parcel Viewer

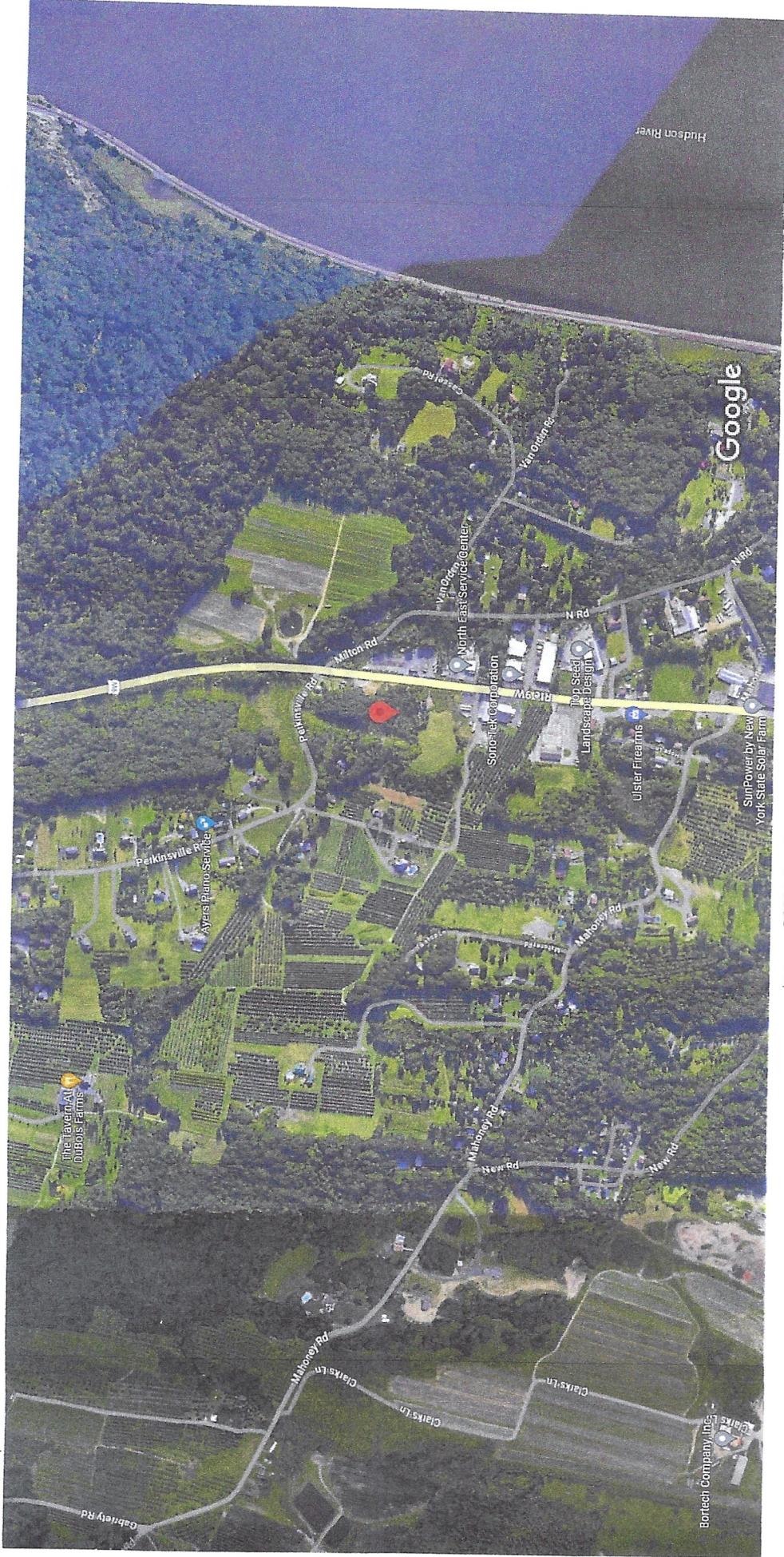


June 29, 2024

1:2,475

0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km

- Override 1
- UC_Soils



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

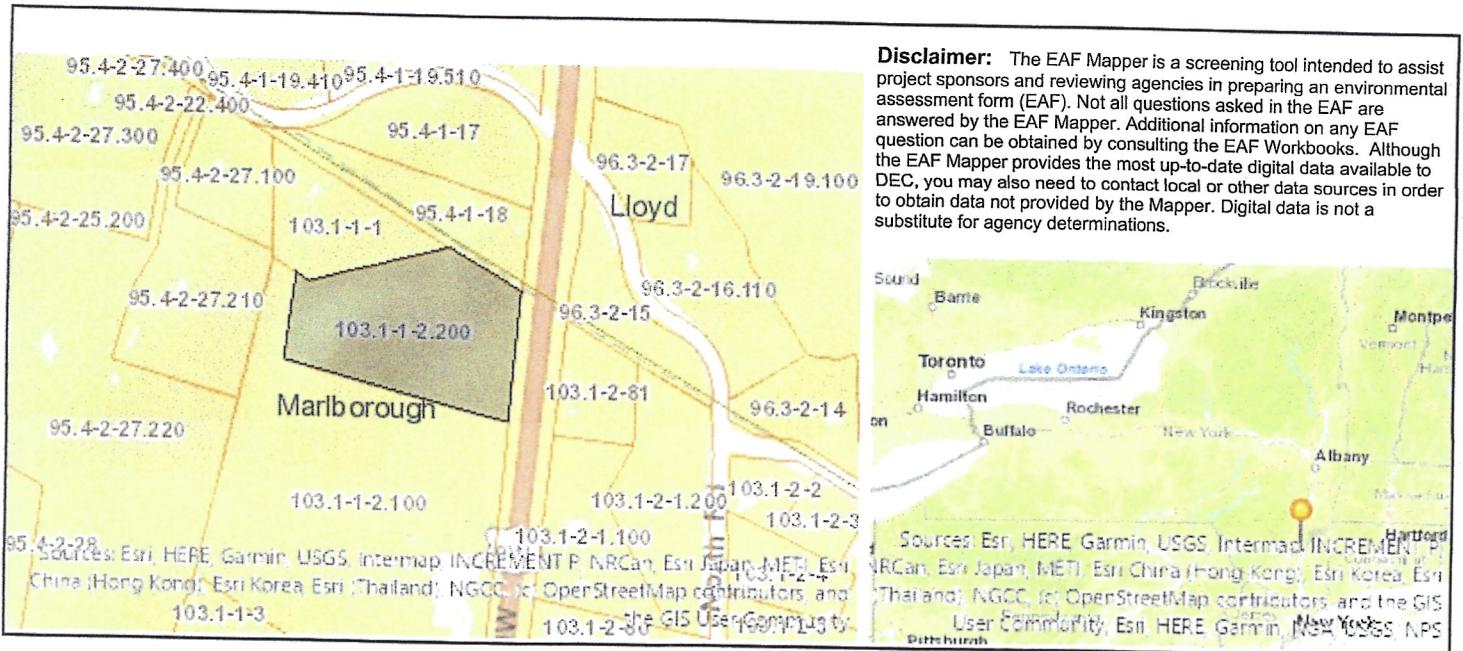
Name of Action or Project: PROPOSED SELF-STORAGE FACILITY			
Project Location (describe, and attach a location map): ROUTE 9W ROUTE OF MARLBOROUGH, NY 12542 , JUST SOUTH OF PERKINSVILLE ROAD			
Brief Description of Proposed Action: THE CONSTRUCTION OF APPROXIMATELY 30,894 S.F. OF OFFICE FLEX SPACE/SELF-STORAGE FACILITY ON AN EXISTING 3.52 PARCEL OF LAND. SAID PARCEL IS PROPOSED TO BE SERVED BY MUNICIPAL WATER AND PRIVATE ON-SITE OWTS.			
Name of Applicant or Sponsor: THE TERRA GROUP, LLC		Telephone: (646) 315-1024	E-Mail: upstaterealtygroup@gmail.com
Address: 395 ROUTE 212			
City/PO: SAUGERTIES		State: NY	Zip Code: 12477
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: TOWN OF MARLBOROUGH PLANNING BOARD, ULSTER COUNTY BOHA, TOWN OF MARLBOROUGH BUILDING, NYSDOT DRIVEWAY		NO	YES
3. a. Total acreage of the site of the proposed action?		3.52 acres	
b. Total acreage to be physically disturbed?		2.4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.52 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
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			

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	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Are public transportation services available at or near the site of the proposed action?	NO	YES	
<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?	NO	YES	
<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ PRIVATE ONSITE OWTS _____	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	
<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?	NO	YES	
<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?	NO	YES	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____			
<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/>			
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
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/>			
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
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/>			
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name:		Date: 06/28/24	
Signature:		Title: Consultant for Applicant	

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

This Indenture

Made the 9th day of July, Two Thousand Nineteen

BETWEEN THE COUNTY OF ULSTER, 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 ULSTER

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

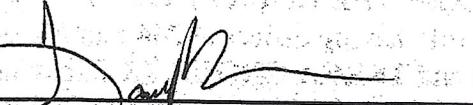
Said above described property having been sold as a Tax Sale heretofore held and bid in by the County of Ulster, State of New York, and for which the Commissioner of Finance of Ulster County has heretofore made and delivered a Tax Sale Deed to said County of Ulster, which deed was recorded in the Ulster 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:

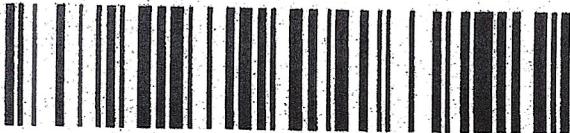
Saugerties, NY 12477



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



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

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

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

0 0.13 0.25 0.5 mi
0 0.2 0.4 0.8 km

PARCELS WITHIN 500 FEET OF APPLICANT:

Parcel:	Owner:	Secondary Owner:	Parcel Address:	Parcel City:	Mailing Address:	Mailing1:	Mailing2:	Mailing City:	Mailing Zip:	Property Class:	Acres:
103.1-1-2-200	Terra Group LLC		2021-2025 Route 9W	Marlboro	395 Rt 212			Saugerties NY	12477	Vacant comm	3.5
95.4-1-19-510	Jeff Paladino		Route 9W Perkinsville Rd	Highland	106 Hudson Pointe Dr			Poughkeepsie NY	12601	Rural vac<10	4.42
95.4-1-19-410	Ernesto Vega	Caroline Ostuni	326 Perkinsville Rd	Highland	326 Perkinsville Rd			Highland NY	12528	1 Family Res	3.1
96.3-2-19-100	NORTH ROAD VINEYARDS LLC		Route 9W	Lloyd	156 Highland Ave			Marlboro NY	12542	Fruit crop	30.28
95.4-2-22-400	Maryann T Kayes		325 Perkinsville Rd	Lloyd	325 Perkinsville Rd			Highland NY	12528	1 Family Res	1.3
95.4-1-17	371 Perkinsville LLC		371 Perkinsville Rd	Lloyd	515 South St			Highland NY	12528	1 Family Res	1.9
96.3-2-17	NORTH ROAD VINEYARDS LLC		310 North Rd	Lloyd	156 Highland Ave			Marlboro NY	12542	Res vac land	1.3
95.4-1-18	Desmond Walker		3945 Route 9W	Highland	482 Rt 32 N			New Paltz NY	12561	Auto body	1.5
96.3-2-16-110	Lewis Haywood	Barbara Haywood	306 Milton Rd	Highland	Route 9W			Highland NY	12528	1 Family Res	2
96.3-2-15	SH Real Estate Holding Corp		3 Van Orden Rd	Highland	1834 Rt 376			Poughkeepsie NY	12603	Res vac land	1.7
96.3-2-14	Glenn H Dauenhheimer	Jean E Dauenhheimer	2008-2016 Route 9W	Marlboro	3 Van Orden Rd			Milton NY	12547	1 Family Res	1.2
103.1-2-80	Sono-Tek Industrial Park LLC		2012 Route 9W	Marlboro	2012 Route 9W			Milton NY	12547	Other Storage	3.13
103.1-2-81	SH Real Estate Holding Corp		2030-2032 Route 9W	Marlboro	1834 Rt 376			Poughkeepsie NY	12603	Auto dealer	1.04
103.1-2-1-200	Corp. SH Real Estate Holding		Route 9W	Marlboro	1834 Route 376			Poughkeepsie NY	12603	Res vac land	2.12
103.1-2-1-100	Corp. SH Real Estate Holding		2018-2020 Route 9W	Marlboro	1834 Route 376			Poughkeepsie NY	12603	Auto body	2.04
103.1-1-2-100	Joseph P Russo		2011-2019 Route 9W	Marlboro	335 Perkinsville Rd			Highland NY	12528	Office bldg.	10.1
103.1-1-1	Isabelle Brown		361 Perkinsville Rd	Marlboro	361 Perkinsville Rd			Highland NY	12528	1 Family Res	1.5
95.4-2-27-300	Patricia K Russo Trust Under VIII ULWT	Joseph P Russo	335 Perkinsville Rd	Marlboro	335 Perkinsville Road			Highland NY	12528	1 Family Res	5.02
95.4-2-27-100	Joseph P Russo		359 Perkinsville Rd	Marlboro	335 Perkinsville Rd			Highland NY	12528	1 Family Res	1.14
95.4-2-27-210	Joseph P Russo		353-355 Perkinsville Rd	Marlboro	335 Perkinsville Rd			Highland NY	12528	2 Family Res	2.59
95.4-2-27-220	J. Russo Irr Trust	Marie T Christensen	345 Perkinsville Rd	Marlboro	335 Perkinsville Rd			Highland NY	12528	Rural res&ag	10.12