

Town of Marlborough
Planning Board Application

Application For: (Check One)

Subdivision ☒ **Lot Line (3 plus lots)** ☐

Application Number: 24-2020

Date of Submission: _____

Name of Project: Atkins Minor Subdivision

Location of Project: 6 Cubbard Drive/ 33-35 Old Indian Road, Town of Marlboro

Tax Section Block and Lot: 103.3-1-14

Zoning District: R-Ag-1

Number of Acres: 2.65 Sq. Footage of Building: 2290sft residence 1400 sft barn

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

Proposed Two lot subdivision.

EMAIL: _____

Name of Property Owner: 1. Atkins 2. Skvarcius

Address of Property Owner: 6 Cubbard Drive, Milton, NY 12547

Telephone Number of Property Owner: _____

Name of Applicant: Karin Reynolds Architect for Nicolas Atkins

Address of Applicant: 94 Brink Farm Road Stone Ridge NY 12484

Telephone Number of Applicant: 845.706.2695

Name of Surveyor: Medenbach, Eggers & Carr



Address of Surveyor: 4305 US Highway 209 Stone Ridge, NY 12484



Telephone Number of Surveyor: 845-687-0047



Name of Engineer: Medenbach, Eggers & Carr



Address of Engineer: 4305 US Highway 209 Stone Ridge, NY 12484



Telephone Number of Engineer (845-687-0047



Name of Attorney: Dominick Penzetta



Address of Attorney: P.O. Box 429 Beacon, NY 12508



Telephone Number of Attorney: 845-831-5291



Reason For Application:

Property has one existing residence with (4) bedrooms, used by owner Skvarcius, and two barns, one to be renovated into a residence with two bedrooms with studio for owner Alkins.

Description of Proposal:

Two lot subdivision, one residence with existing septic leach field. Barn with apartment to be renovated, permit to construct septic leach field to be acquired from UC Health Dept.

Existing well is proposed to be shared by both lots with appropriate easements to be granted.

Right of way for access over shared driveway to be established with appropriate easements to be granted.

Karin Reynolds Architect

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.

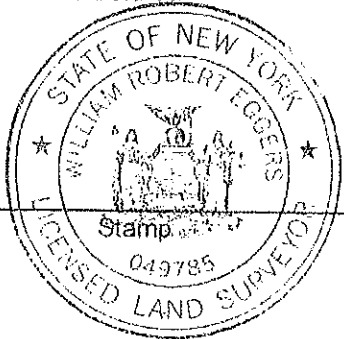
II. The following checklist items shall be incorporated on the Subdivision Plat, Site Plan, or Lot Line Revision prior to consideration of being placed on the Planning Board Agenda. Non-Submittal of the checklist will result in application rejection.

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

11/15/24

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: 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, Andrew Skvarcius, residing at 6 Cubbard dr Milton
NY 12547, make the following statements about interests in the
real property which is the subject of this application, petition or request for a
Sub-division, 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

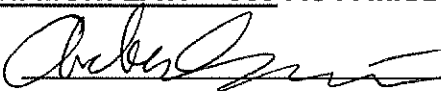
1. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application; petition or request for the subject property is an officer or employee 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: 11/9/2024

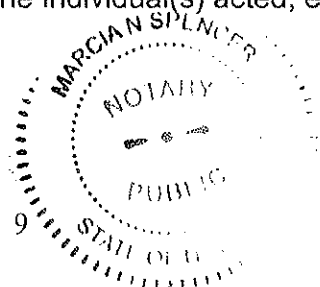
ACKNOWLEDGMENT

State of New York
County of: Orange

On Nov 9 2024, before me personally appeared Andrew Skvaraw S., 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

MARCIA N SPENCER
Notary Public - State of New York
NO. 01SP6378620
Qualified in Orange County
My Commission Expires Jul 30, 2026



Letter of Agent

I (We), NICOLAS ATKINS am (are) the owner(s) of a parcel of land located on 6 Cubbard Drive, Milton, NY 12547 in the Town of Marlborough, Tax Map Designation: Section 103.3- Block 1 Lot 14.

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

[Signature]
Signature

11/7/2024
Date

Signature

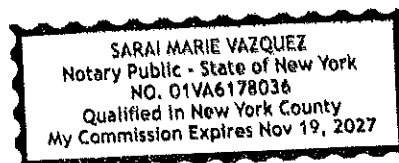
Date

State Of New York }
County Of New York SS:

On the 7th day of November in the year 2024 before me, the undersigned, a Notary Public in and for said State, personally appeared

Nicolas Atkins, 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.

[Signature]
Notary Public



Letter of Agent

I (We), Andrew Skvarcius am (are) the owner(s) of a parcel of land located on 6 Cubberd Drive, Milton, NY 12547 in the Town of Marlborough, Tax Map Designation: Section 103.3- Block 1 Lot 14.

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

Andrew Skvarcius
Signature

11/9/2024
Date

Signature

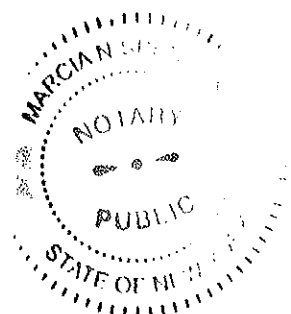
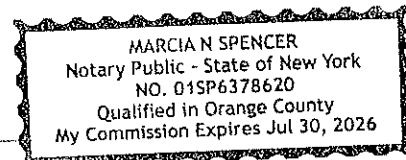
Date

State Of New York
County Of Orange SS:

On the 9th day of Nov. in the year 2024 before me, the undersigned, a Notary Public in and for said State, personally appeared

Andrew Skvarcius, 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.

[Signature]
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



BOOK/PAGE: 7315 / 316
INSTRUMENT #: 2024-910

Receipt#: 2024006783
Clerk: JCAH
Rec Date: 01/29/2024 10:33:53 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: RIVER CITY ABSTRACT

Party1: LEWIS JANET A
Party2: ATKINS NICOLAS R
Town: MARLBOROUGH
103.3-1-14

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 200.00

Transfer Tax
Transfer Tax - State 1712.00

Sub Total: 1712.00

Total: 1912.00

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

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

Transfer Tax #: 2664

Transfer Tax

Consideration: 428000.00

Transfer Tax - State 1712.00

Total: 1712.00

Record and Return To:

DOMINICK J PENZETTA ESQ
33 HENRY STREET
POB 429
BEACON NY 12508

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.

Nina Postupack

Nina Postupack
Ulster County Clerk

BETWEEN.

Janet A. Lewis
33-35 Old Indian Road
Milton, New York 12547

party of the first part,

AND

Nicolas R. Atkins and Andrew R. Skvarcius
as tenants in common
62 King Street 3rd Floor
New York, New York 10014

party of the second part.

WITNESSETH, that the party of the first part, in consideration of One Dollar and other good and 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, 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, State of New York, being more particularly bounded and described as follows:

See annexed Schedule A

Being and intending to be the same premises described in a Deed from William R. Lewis, Jr. and Janet A. Lewis to Janet A. Lewis, dated May 5, 1978 and recorded in the Ulster County Clerk's Office on May 8, 1978 in Deed Liber 1390 page 1198.

the party of the first part in and 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 incumbered 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 above first written.

Janet A. Lewis
Janet A. Lewis

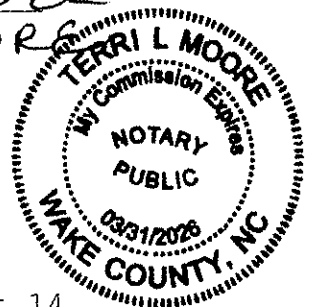
STATE OF NORTH CAROLINA)

ss.:

COUNTY OF WAKE)

On December 19th, 2023 before me the undersigned personally appeared, Janet A. Lewis, 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(ies), and that by his/her/their signature(s) on the instrument, the individual(s) acted, executed the instrument.

Terri L. Moore
Terri L. MOORE



Bargain and Sale Deed
with covenant against
grantor's acts

Section 103.3 Block 1 Lot 14

Town of Marlborough, County of Ulster

Janet A. Lewis
- to -
Nicolas R. Atkins &
Andrew R. Skvarcius

Record and return to:

Dominick J. Penzetta, Esq.
POB 429
33 Henry Street
Beacon, New York 12508

TITLE NO. RCA-ST-61552
REVISED 12/28/2023
SCHEDULE A

ALL that certain piece or parcel of land being in the Town of Marlborough, County of Ulster, and State of New York and being bounded and described as follows:

BEGINNING at a point on the Westerly line of Cubbard Road at the intersection with lands N/F Hallweil (103.3-1-15) and running thence along the northerly line of said Hallweil north 76 degrees 16 minutes 00 seconds west 253.00 feet to a point of intersection with lands N/F Schreiber (103.3-1-13) said point being located southeast 0.8 feet from a steel plate buried in the ground;

RUNNING THENCE along the westerly line of said Schreiber north 19 degrees 51 minutes 00 seconds east 419.50 feet to a point on the southerly line of Old Indian Drive said point being located southeast 0.8 feet from an iron pipe found;

CONTINUING THROUGH through the pavement of said Old Indian Road north 19 degrees 51 minutes 00 seconds east 25.80 feet to a point in the pavement of Old Indian Road;

RUNNING THENCE through the pavement of Old Indian Road the following four courses and distances; 1) South 85 degrees 21 minutes 37 seconds west 90.52 feet as surveyed (south 86 degrees 06 minutes 00 seconds east 90.60 feet deed) to a point, 2) South 82 degrees 49 minutes 00 seconds east 66.60 feet to a point, 3) South 72 degrees 09 minutes 00 seconds east 50.00 feet to a point, 4) South 60 degrees 19 minutes 00 seconds east 50.00 feet to a point;

RUNNING THENCE thence through the pavement of said Old Indian Drive south 19 degrees 51 minutes 00 seconds west 25.00 feet to a point of intersection with the westerly line of said Cubbard Road;

RUNNING THENCE along the westerly line of said Cubbard Road south 19 degrees 51 minutes 00 seconds west 424.90 feet to the place and point of **BEGINNING**.

For conveyancing only,
to be conveyed

Together with all right, title if intended and interest of, in and to any streets and road abutting the above described premises, to the center line thereof.

1. Property Location 33-35 Old Indian Road 41K19 6 Hubbard Dr.
* STREET NUMBER * STREET NAME
Marlborough 12547
* CITY OR TOWN VILLAGE * ZIP CODE
2. Buyer Name Atkins Nicolas R.
* LAST NAME/COMPANY FIRST NAME
Skvarcius Andrew R.
* LAST NAME/COMPANY FIRST NAME
3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)
* LAST NAME/COMPANY FIRST NAME
STREET NUMBER AND NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel (Only if Part of a Parcel) Check as they apply:
4A. Planning Board with Subdivision Authority Exists ☐
5. Deed Property Size X OR 2.65 4B. Subdivision Approval was Required for Transfer ☐
* FRONT FEET * DEPTH * ACRES 4C. Parcel Approved for Subdivision with Map Provided ☐

6. Seller Name Lewis Janet A.
* LAST NAME/COMPANY FIRST NAME
LAST NAME/COMPANY FIRST NAME

*7. Select the description which most accurately describes the use of the property at the time of sale:
A. One Family Residential
Check the boxes below as they apply:
8. Ownership Type is Condominium ☐
9. New Construction on a Vacant Land ☐
10A. Property Located within an Agricultural District ☒
10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☒

SALE INFORMATION

11. Sale Contract Date 11/30/2023
* 12. Date of Sale/Transfer 1/12/2024
* 13. Full Sale Price 428,000.00
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.
14. Indicate the value of personal property included in the sale 0.00
15. Check one or more of these conditions as applicable to transfer:
☐ A. Sale Between Relatives or Former Relatives
☐ B. Sale between Related Companies or Partners in Business.
☐ C. One of the Buyers is also a Seller
☐ D. Buyer or Seller is Government Agency or Lending Institution
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
☐ G. Significant Change in Property Between Taxable Status and Sale Dates
☐ H. Sale of Business is Included In Sale Price
☒ I. Other Unusual Factors Affecting Sale Price (Specify Below)
☒ J. None
Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 23 * 17. Total Assessed Value 225,700
* 18. Property Class 210 * 19. School District Name Marlboro CSD
* 20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))
103.3-1-14

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

Janet A. Lewis 12-19-23
SELLER SIGNATURE DATE

BUYER SIGNATURE

OMB 1/12/24
BUYER SIGNATURE DATE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Atkins Nicolas R.
* LAST NAME FIRST NAME
347 577 7770
* AREA CODE * TELEPHONE NUMBER (EX. 999-9999)
35 Old Indian Road
* STREET NUMBER * STREET NAME

Milton NY 12547
* CITY OR TOWN * STATE * ZIP CODE

BUYER'S ATTORNEY

**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 Karin Reynolds, Agent
Mailing Address 94 Brink Farm Road
Stone Ridge, NY 12484

B. Description of the proposed project: 2 lot Subdivision

C. Project Location: 33-35 Old Indian Rd/6 Cubbard Dr
Tax Map Designation: Section 103.3 Block 1 Lot 14

D. Number of total acres involved with project: 0.2

E. Number of total acres included in above tax map lot: 2.65

F. Is any portion of the subject site currently being used to produce an agricultural product?
Yes _____ No ☒ (check one)
If yes, how much? _____ acres

G. Identify the type of agricultural production being conducted on the premises.
none

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.

I. Identify the person or entity who is farming the subject site.

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.
Parcel will be completely rural residential

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

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.

Mainly lawn, balance is wooded or driveways.

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. Donald Schreiber, 45 Old Indian Road, Milton, NY 12547

SBL 103.3-1-40.200

2.

3.

4.

5.

6.

(for additional space, use reverse side)

FOR TOWN USE ONLY

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

() YES

() NO

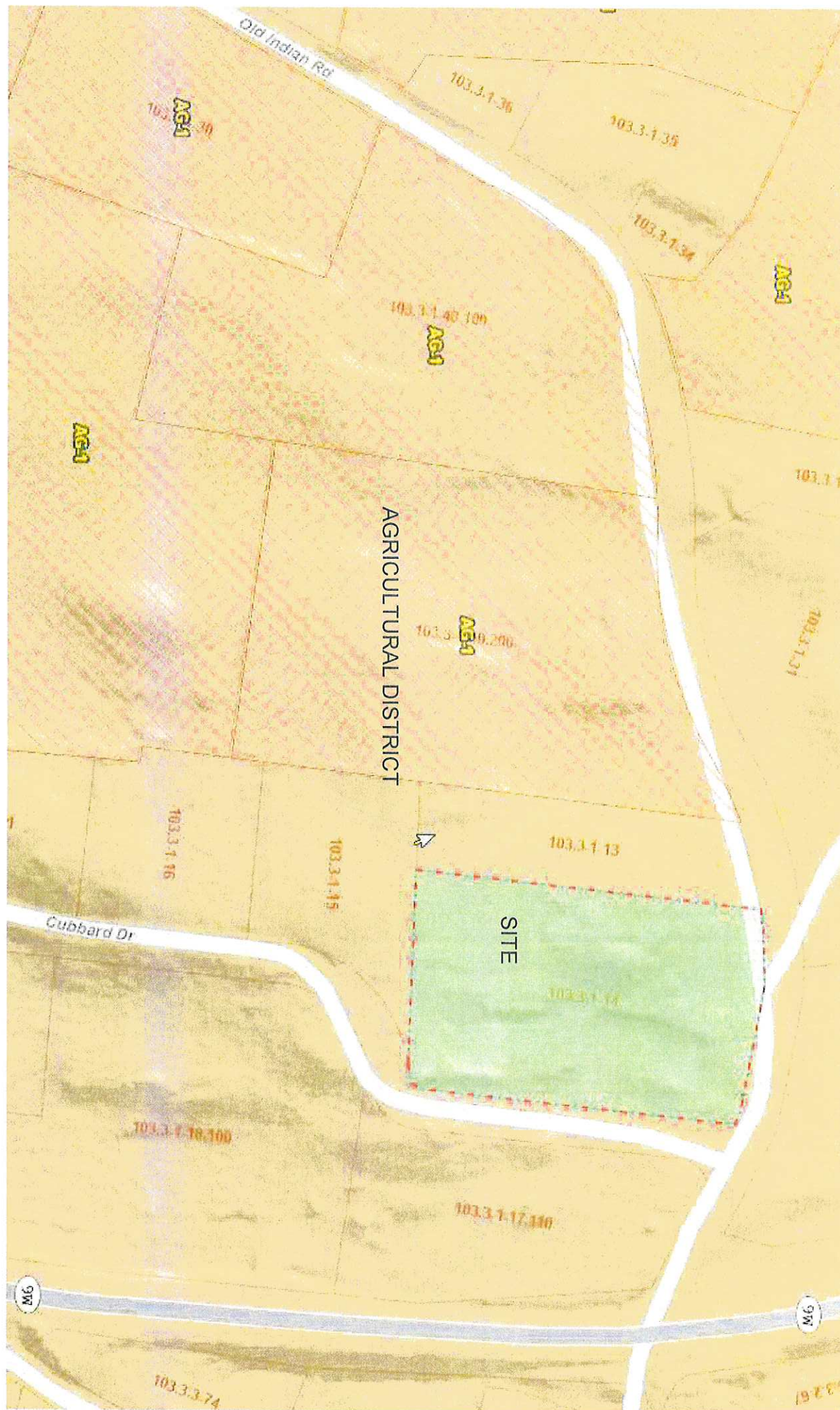
If YES, give date of referral

If YES, give County Referral Number

If NO, state reason

Name of Official Completing Form

Date: _____



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: Atkins Subdivision			
Project Location (describe, and attach a location map): 6 Cubbard Drive			
Brief Description of Proposed Action: Existing house and barn with apartment on 2.6 acre lot. Proposed 2 lot subdivision.			
Name of Applicant or Sponsor: Karin Reynolds, Architect for Nicolas Atkins		Telephone: 845-706-2695 E-Mail: Karrreynarch@gmail.com	
Address: 94 Brink Farm Road			
City/PO: Stone Ridge		State: NY	Zip Code: 12484
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.		NO <input checked="" type="checkbox"/>	YES <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: Ulster County Health Dept septic approval		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2.6 acres	
b. Total acreage to be physically disturbed?		0.2 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.6 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 checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

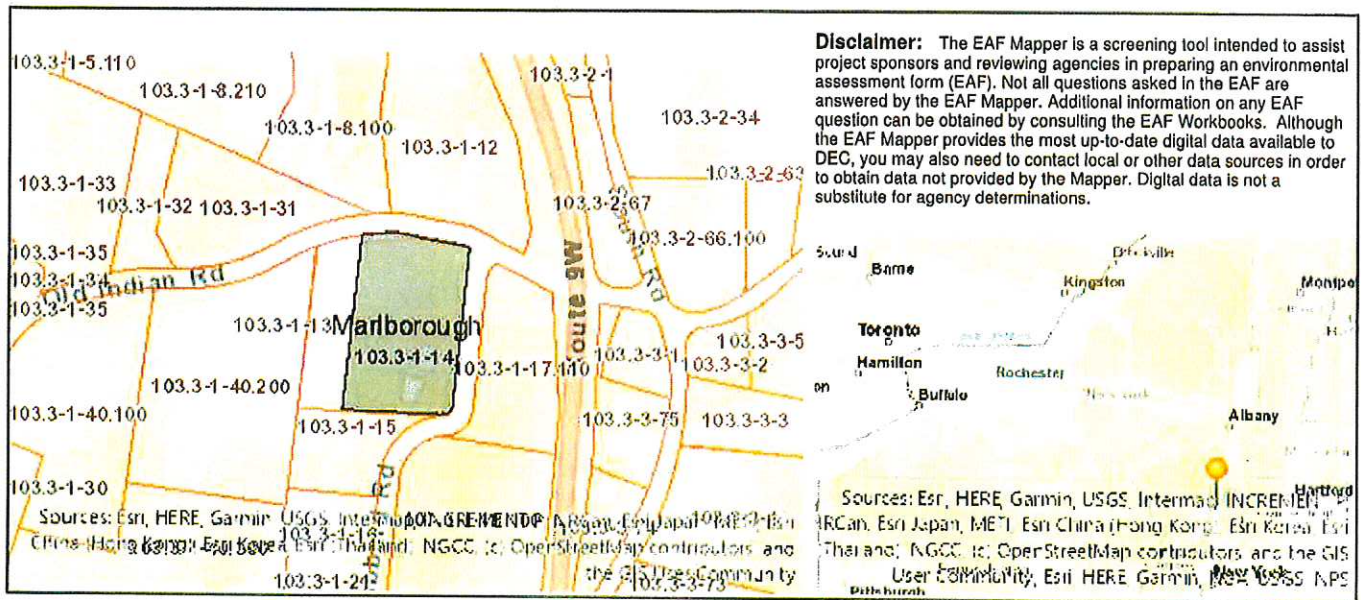
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: N/A _____	<input 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: _____ Existing Well	<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: _____ Septic leach field	<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 checked="" 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? Atlantic Sturgeon, Shortnos...	NO	YES
	<input type="checkbox"/>	<input checked="" 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, 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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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>Karin Reynolds</u> Date: <u>11/06/2024</u> Signature: <u></u> Title: <u>Agent</u>		

PRINT FORM

EAF Mapper Summary Report

Wednesday, November 6, 2024 9:12 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