

## **Town of Marlborough Planning Board Transmittal**

Submittal Date: November 22, 2024

Client Name **The BR2016 Revocable Trust** CPA file # **12-240116-00**

Attached please find the following items regarding this new  
Two Lot Subdivision Application.

- Subdivision Application/Checklist
- Short EAF
- Ag Data Statement/Map
- Subject Deed of record
- 12 - Sketch maps
- Application fee - \$1050.00 ck#1295
- Escrow fee - \$1,800.00 ck#1296
- E-mailed PDF application package/map

# Town of Marlborough Planning Board Application

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

**Subdivision**

**Lot Line (3 plus lots)**

Application Number: \_\_\_\_\_

Date of Submission: \_\_\_\_\_

Name of Project: **Subdivision of Lands of The BR2016 Revocable Trust**

Location of Project: 184 Plattekill Road

Tax Section Block and Lot: 108.2-9-36

Zoning District: R-Ag-1

Number of Acres: 51 +/-  Sq. Footage of Building: \_\_\_\_\_

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

Applicant is proposing a two lot subdivision to separate the parcel along South Street and Plattekill Road to create a 5.89 acre building lot with remaining lands being 45.1 +/- acres

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EMAIL: Bjrosen1000@hotmail.com

Name of Property Owner: Bradley Rosen, Trustee of the BR2016 Revocable Trust

Address of Property Owner: 229 West 97th Street, Apt 2A New York, NY 10025

Telephone Number of Property Owner: 917-488-4231

Name of Applicant: Same as owner

Address of Applicant: \_\_\_\_\_

Telephone Number of Applicant: \_\_\_\_\_

Name of Surveyor: Control Point Associates, Inc PC +/-

Address of Surveyor: 11 Main Street Highland, NY 12528 +/-

Telephone Number of Surveyor: 845-691-7339 +/-

Name of Engineer: \_\_\_\_\_

Address of Engineer: \_\_\_\_\_

Telephone Number of Engineer \_\_\_\_\_

Name of Attorney: \_\_\_\_\_

Address of Attorney: \_\_\_\_\_

Telephone Number of Attorney: \_\_\_\_\_

Reason For Application: \_\_\_\_\_

Approval of two lot residential subdivision

Description of Proposal: \_\_\_\_\_

Two lot subdivision of a 51 +/- acre parcel to create a building lot 5.89 acres in size.

Bradley, Rosen, Trustee of the BR2016 Revocable Trust

\_\_\_\_\_  
**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.  N/A NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements.
15.  N/A 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.  N/A Show existing or proposed easements (*note restrictions*)
20.  N/A Right of way width and Rights of Access and utility placement.
21.  N/A 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.  N/A 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.  N/A 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.  N/A 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.  N/A The amount of grading expected or known to be required to bring the site to readiness.
33.  N/A Estimated or known cubic yards of material to be excavated.
34.  N/A Estimated or known cubic yards of fill required.
35.  N/A The amount of grading expected or known to be required to bring the site to readiness.
36.  N/A 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.  N/A 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.  N/A 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

11/21/24

Stamp

Date

**Town of Marlborough  
Planning Board Legal Notices  
for Public Hearing**

***Procedure for Legal Notices:***

1. The Town of Marlborough Planning Board will schedule Public Hearings during a regularly scheduled meeting after approval for the Public Hearing has been granted.
2. Applicants are required to obtain surrounding property owner names and addresses from the Ulster County Parcel viewer for 500 feet from the parcel. See <https://ulstercountyny.gov/maps/parcel-viewer/>.
3. Applicants are required to send a Public Notice Letter, obtained from the Town of Marlborough Planning Board Office, via Certified Mail to property owners no less than 10 days prior to Public Hearing.
4. The Town of Marlborough Planning Board Office will send notification to the Town's official newspaper.
5. All Certified Mail receipts, in addition to a copy of the Ulster County Parcel viewer's listing of names and addresses, must be submitted at the Public Hearing.
6. It is recommended (not required) an aerial be provided with the Mailing Notice showing the outline of the property at a reasonable scale for residents to understand the location of the subject application. See <https://ulstercountyny.gov/maps/parcel-viewer/>.

**Any questions regarding procedures should be directed to The Town of Marlborough Planning Board Office.**

**Phone: 845-795-6167**

**Email: [marlboroughplanning@marlboroughny.us](mailto:marlboroughplanning@marlboroughny.us)**

# Ethics Code

## TOWN OF MARLBOROUGH NOTICE OF DISCLOSURE OF INTEREST

In accordance with the Town of Marlborough Code of Ethics, Article 13-3 (E) and Public Officers Law § 209, the following disclosure notice ("notice") must be completed and signed by any individual, including any officer or employee of the Town of Marlborough, who has an application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, special use permit, site plan, subdivision, exemption from a plat or official map, license or permit, pursuant to the provisions of the zoning and planning regulations of the Town of Marlborough before any Town of Marlborough Board, Agency or Department ("decision-making authority"), in which a Town officer or employee has an interest in the subject of the application. The purpose of the disclosure notice is to identify and disclose any potential or actual conflict of interest for the Town employee or officer, which may compromise his/her ability to make decisions solely in the public interest. Please refer to the Town of Marlborough Code of Ethics for further information.

Under the Town of Marlborough Code of Ethics an interest is defined as: a participation, connection or involvement of any sort whether direct or indirect, pecuniary or non-pecuniary, personal or professional, which may result in a benefit. For the purposes of the Town of Marlborough Code of Ethics, the "interests" of a Town officer or employee shall be deemed to include the "interest" of:

- A. An immediate family member. Immediate family member is defined as: grand parents, parents, spouse, significant other, children, grand children, brother, sister, dependent, or any household member of a Town officer, Town Board member or employee.
- B. Any person other than a bank, trust company or other lending institution with whom he/she has a substantial debtor-creditor or other financial relationship.
- C. Any person by whom he/she is employed or of which he/she is an officer, director or member having a controlling interest in any business or enterprise in which the Town employee or officer holds stock or has any other profit-bearing or beneficial relationship.
- D. An officer or employee shall also be deemed to have an interest in a matter if he/she or any person described in A through C above is a party to an agreement, expressed or implied, with any applicant before any Board of the Town, whereby he/she may receive any payment or other benefit whether or not for services rendered, dependent or contingent upon the favorable approval of any such application, petition or request by any Town body.

**This notice must be completed and included with the application, petition or request to the appropriate Town of Marlborough Board, Agency or Department.**

I, Bradley Jordan Rosen, Trustee of the BR2016 Revocable Trust, residing at 229 West 97th Street, Apt A  
New York, NY 10025, make the following statements about interests in the  
real property which is the subject of this application, petition or request for a Two Lot Subdivision  
, before the Planning Board  
of The Town of Marlborough.

**PART I:** Except as otherwise set forth in Part II below:

**A. Individuals with an interest in the property.**

1. No individual, having an ownership interest in or has an interest in a contract to purchase the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person having an ownership interest in or has an interest in a contract to purchase the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

**B. Corporations or other entities with an interest in the property.**

1. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity, which has an ownership interest in or has an interest in a contract to purchase the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity which has an ownership interest in or has an interest in a contract to purchase the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

**C. Stockholder or controlling interest**

1. No person who has a legal or beneficial ownership or control stock of a corporate applicant or is a member of a partnership or association with the applicant for the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person who has a legal or beneficial ownership or control stock of a corporate applicant or is a member of a partnership or association with the applicant for the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

**D. Party to an agreement with the applicant**

1. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application; petition or request for the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request for the subject property is a immediate family member of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

**PART II:** If any of the statements under A through D above is not true, please explain and set forth the name and the relationship to the applicant and subject property of any Town employee or officer involved:

**PART III:** This completed notice is to be submitted to the Board, Agency or Department that is authorized to review and render a decision on the application, petition or request. Further, the submittal must be made prior to any review of the application, petition or request. This notice shall be made part of that decision-making authority's official record, disclosing the exact nature of the conflict in detail. If there is an actual or potential conflict, the Town officer or employee shall abstain from voting or otherwise acting on the application, petition or request so as to avoid an actual conflict.

**ANY QUESTIONS REGARDING THIS DISCLOSURE NOTICE OR THE CODE OF ETHICS ARE  
TO BE DIRECTED TO THE TOWN SUPERVISOR AT (845) 795-2220.**

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

Signed: B R

Date: 10/21/24

## **ACKNOWLEDGMENT**

State of New York  
County of:

On 10/21/2024, before me personally appeared B.J. Rosen, 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

Dr. George

DIONNE McCALLUM-GEORGE  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01MC6249522  
Qualified in Queens County  
Commission Expires October 11, 2027

## 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.

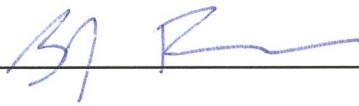
**AFTER FINAL APPROVAL IS GIVEN BY THE PLANNING BOARD, THE BUILDING DEPT. MUST BE CONTACTED FOR FURTHER GUIDANCE.**

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): Bradley Rosen, Trustee of the BR2016 Revocable Trust

Applicant's Signature: 

Date:

10/21/24

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

## Letter of Agent

I (We), Bradley Jordan Rosen, Trustee of the BR2016 Revocable Trust am (are) the owner(s) of a parcel of land located on Plattekill Road in the Town of Marlborough, Tax Map Designation: Section 108.002 Block 9 Lot 36.

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

  
Signature

10/21/24  
Date

Signature

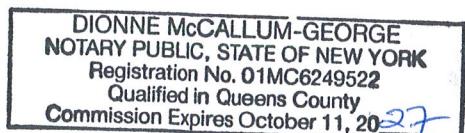
Date

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

On the 21st day of October in the year 2024 before me, the undersigned, a Notary Public in and for said State, personally appeared

B. J. Rosen, 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.

Dionne George  
Notary Public



# ***Short Environmental Assessment Form***

## ***Part 1 - Project Information***

### **Instructions for Completing**

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

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

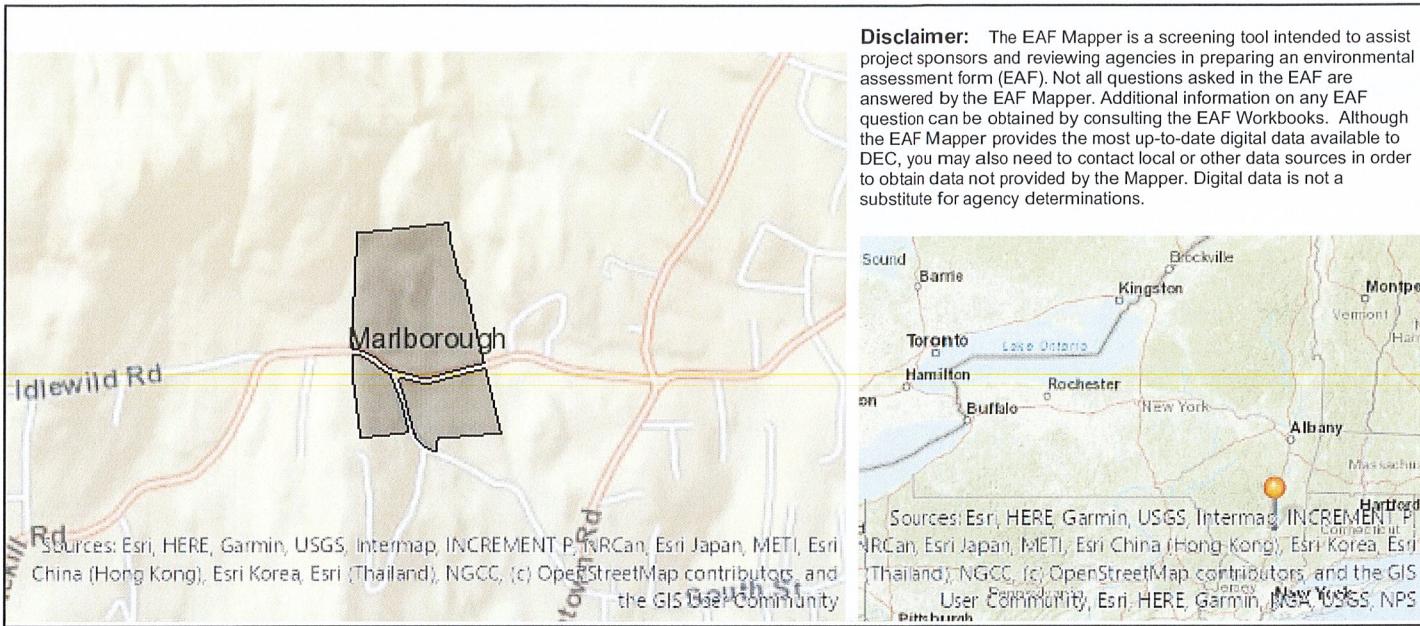
<b>Part 1 – Project and Sponsor Information</b>			
<p>Name of Action or Project: Subdivision of Lands of BR2016 Revocable Trust</p> <p>Project Location (describe, and attach a location map): Northerly and southerly sides of Plattekill Road at the intersection with South Street</p> <p>Brief Description of Proposed Action: Two lot subdivision to separate the 5.89 acre portion of land located on the southerly side of Plattekill Road and westerly side of South Street from the remaining 45+- acres of lands of the applicant</p>			
<p>Name of Applicant or Sponsor: Control Point Associates</p>		<p>Telephone: 845-691-7339</p> <p>E-Mail: pbrooks@cpasurvey.com</p>	
<p>Address: 11 Main Street</p>			
<p>City/PO: Highland</p>		<p>State: New York</p>	<p>Zip Code: 12528</p>
<p>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</p>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<p>If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. Does the proposed action require a permit, approval or funding from any other government Agency?</p>		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
<p>If Yes, list agency(s) name and permit or approval: Ulster County Dept. of Health septic permit Ulster County DPW driveway access permit</p>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3. a. Total acreage of the site of the proposed action? _____ 51+- acres b. Total acreage to be physically disturbed? _____ .5+- acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 51+- acres</p>			
<p>4. Check all land uses that occur on, are adjoining or near the proposed action:</p>			
<p>5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)  <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):  <input type="checkbox"/> Parkland</p>			

	NO	YES	N/A
5. Is the proposed action,			
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: _____ All new construction will meet or exceed applicable energy codes _____			
<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ An individual well will be drilled _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ An individual septic system will be installed _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ There are two ponds of the northerly side of the road on the remaining lands _____			
<input type="checkbox"/>	<input type="checkbox"/>		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:			
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input checked="" 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?			
<input checked="" type="checkbox"/> <input type="checkbox"/>			
16. Is the project site located in the 100-year flood plan?			
<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,			
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
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/> <hr/>			
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?			
If Yes, explain the purpose and size of the impoundment:			
<hr/> <hr/> <hr/>			
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?			
If Yes, describe:			
<hr/> <hr/> <hr/>			
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?			
If Yes, describe:			
<hr/> <hr/> <hr/>			
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>			
Applicant/sponsor/name: <u>Control Point Associates, Patricia P. Brooks, L.S.</u>		Date: <u>11/21/2024</u>	
Signature: <u>Patricia P. Brooks</u>		Title: <u>Land Surveyor/Agent</u>	

## EAF Mapper Summary Report

Thursday, November 21, 2024 1:00 PM



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

## AGRICULTURAL DATA STATEMENT

1. Name and address of applicant:

The BR2016 Revocable Trust

2. Location of the proposed action:

184 Plattekill Road at the intersection with South Street

3. Description of the proposed action to include: (1) Size of parcel or acreage to be acquired and tax map identification number of tax parcel(s) involved; (2) The type of action proposed (e.g., single-family dwelling or subdivision, multi-family development, apartment complex, commercial or industrial facility, school, community or public service facility, airport, etc.) and (3) project density.

The applicant proposes to separate the 5.89 acre portion of land located on the southerly side of Plattekill Road and westerly side of South Street from the remaining 45+- acres of lands of the applicant for construction of a single family dwelling

4. Name, address, telephone number and type of farm of owner(s) of land within the agricultural district which land contains farm operation(s) and upon which the project is proposed or which is located within 500 feet of the boundary of the property upon which the project is proposed:

Name: John and Rosalia Gallo

Address: 46 Idlewild Road Marlboro, NY 12542

Type of farm: fruit crop

Name: Karen Greiner & Meredith LaMela

Address : 15 Idlewild Road

Type of farm: fruit crop

Name: \_\_\_\_\_

Address & Telephone #: \_\_\_\_\_

Type of farm: \_\_\_\_\_

Name: \_\_\_\_\_

Address & Telephone #: \_\_\_\_\_

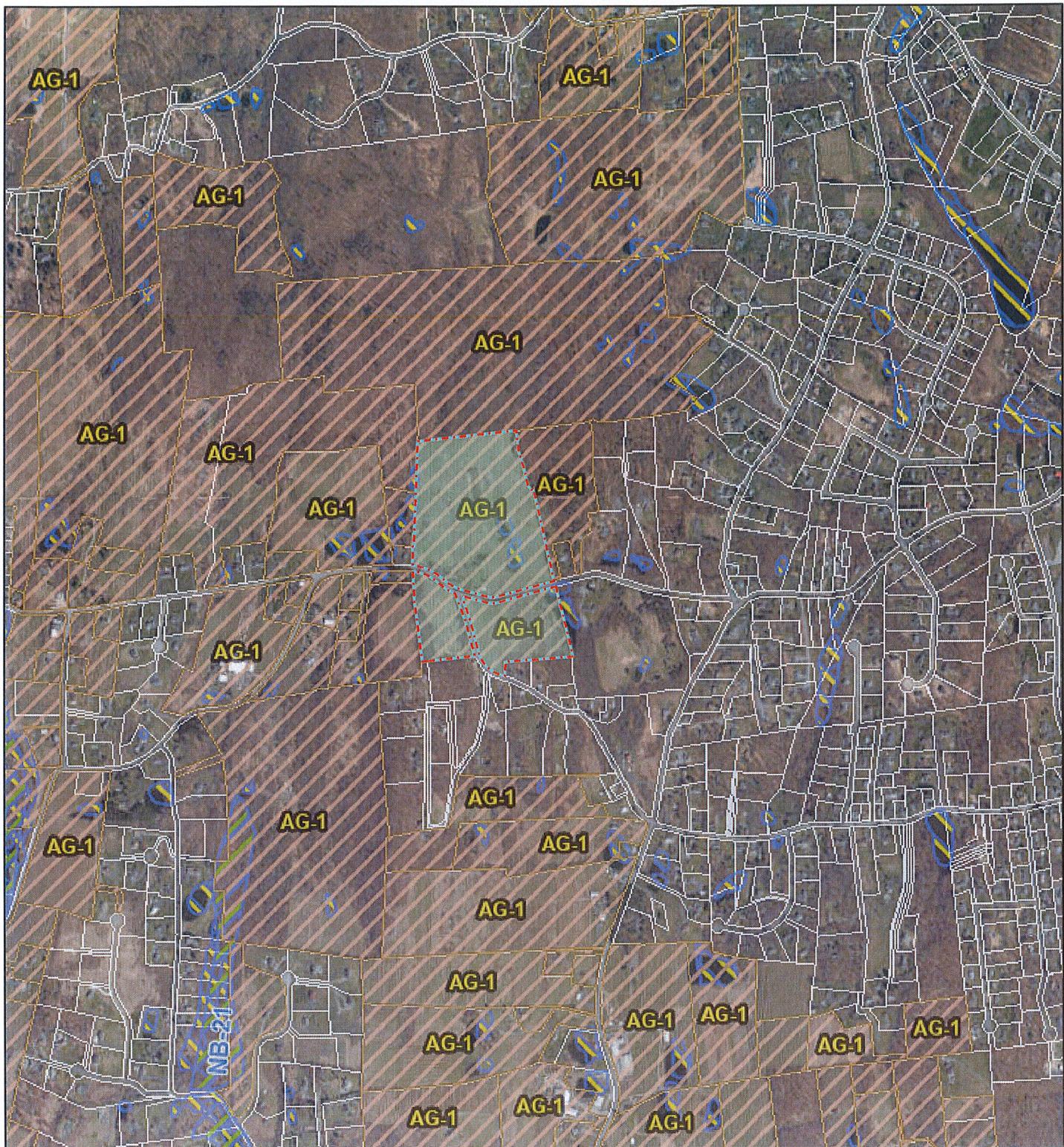
Type of farm: \_\_\_\_\_

5. Tax map or other map showing the site of the proposed project relative to the location of farm identified in the ADS.

Submitted by: Patricia P. Brooks, L.S.

Date: November 21, 2024

# Ulster County Parcel Viewer



November 21, 2024

1:19,573

0 0.13 0.25 0.5 mi  
0 0.2 0.4 0.8 km

  Override 1

  Wetlands\_DEC2009

  Override 1

Agricultural Districts

  Wetlands\_NWI\_USFWS2005

  1

Tax\_Parcels

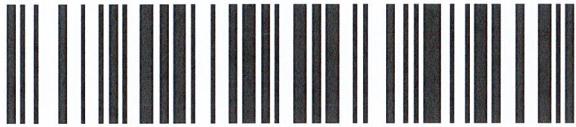
NYS ITS Geospatial Services, UC Real Property Tax Service Agency (<https://ulstercountyny.gov/real-property>) and UC assessors (<https://ulstercountyny.gov/real-property/assessors>)



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: 6879 / 262  
INSTRUMENT #: 2021-14706

Receipt #: 2021059258

Clerk: CB

Rec Date: 07/27/2021 11:10:29 AM

Doc Grp: D

Descrip: DEED

Num Pgs: 4

Rec'd Frm: TITLEVEST AGENCY, LLC.

Recording:

Cover Page	5.00
Recording Fee	30.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 185.00

Transfer Tax

Transfer Tax - State 3120.00

Sub Total: 3120.00

Party1: GILMORE BARBARA L

Party2: ROSEN BRADLEY J AS TRTEE

Town: MARLBOROUGH

Total: 3305.00

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

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

Transfer Tax #: 7366

Transfer Tax

Consideration: 780000.00

Transfer Tax - State 3120.00

Total: 3120.00

WARNING\*\*\*

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

Record and Return To:

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

ELECTRONICALLY RECORDED BY SIMPLIFILE

*Nina Postupack*  
Nina Postupack  
Ulster County Clerk

REVEST TUL 795850

SECTION: 108.2  
BLOCK: 9  
LOT: 36  
TOWN: MARLBOROUGH  
COUNTY: ULSTER

*/Bargain and Sale Deed with Covenant against Grantor's Acts*

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

THIS INDENTURE, made this <sup>25<sup>th</sup> day of June, Two Thousand Twenty- One</sup>

BETWEEN **Barbara L. Gilmore formally known as Barbara L. Baxter**, residing at 184 Plattekill Road, Marlboro, New York 12542

party of the first part,

and

**Bradley Jordan Rosen, as Trustee of the BR2016 Revocable Trust**, residing at 229 West 97th Street Number 2A New York, New York 10025

party of the second part

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

**SEE ATTACHED SCHEDULE A**

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

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

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

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

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

IN PRESENCE OF:

*Barbara Gilmore formerly known as Barbara L. Baxter*  
Barbara L. Gilmore, formerly known as Barbara L. Baxter

STATE OF NEW YORK )

ss:

COUNTY OF ULSTER )

On the <sup>25<sup>th</sup> day of June, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared **Barbara Gilmore** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.</sup>

Record & Return to:

Christine Wong, Esq.  
12 Shin Creek Road  
Livingston Manor, NY 12758

*Daniel M. Martuscello*  
Notary Public

**DANIEL M. MARTUSCELLO**  
NOTARY PUBLIC, State of New York  
Qualified in Ulster County  
Commission Expires Sept 30, 2022

SCHEDULE A

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, Ulster County, New York, bounded generally as follows to wit:

On the north by lands now owned by Edw. J. Wygant, on the east by land now owned by Mrs. Benjamin Sarles, on the south by lands of John Budney and Ann Baxter and on the west by lands of C.A. and Thos Mackey.

This conveyance is subject to grantor reserving a right of way 30 feet in width and 200ft in depth running from Plattekill Road in a northerly direction along the common boundary line with tax lot 108.2-9-37 and tax lot 108.2-9-36 said right of way is for the benefit and use of the owner of tax lot 108.2-9-40.100. Said right of way shall run with the land and the owner of tax lot 108.2-9-40.100 shall have the right to use said right of way for the purposes of ingress, egress, as well as an easement for utilities both underground or over head.

**BEING** the same premises as conveyed by Deed from S.Noel Baxter and Wayne C. Baxter as executors of the Last Will and Testament of Lorraine S. Baxter deceased said Deed dated July 9, 1998 recorded in the Ulster County Clerk's Office July 23, 1998 in Liber 2816 at Page 166. Samuel Q Baxter Jr. acquired title from Edmund W. Baxter by Deed dated March 26, 1971 and recorded March 29, 1971 in the Ulster County Clerk's Office in Liber 1256 at Page 502 who acquired title from Cornelia E. Winkle, Samuel Q Baxter Jr. and Ruth B. Smith by Deed dated September 25, 1965 and recorded in the Ulster County Clerk's Office October 26, 1965 in Liber 1173 at Page 1179.

**Swis Code # 513600**  
**Date Deed Recorded 07/27/2021**  
**Bk # 6879 Pg # 262 Instr # 2021-14706**



**New York State Department of  
Taxation and Finance**

Office of Real Property Tax Services

**RP- 5217-PDF**

Real Property Transfer Report (8/10)

**PROPERTY INFORMATION**

1. Property Location	184 * STREET NUMBER Marlborough * CITY OR TOWN	Plattekill Road * STREET NAME VILLAGE 12542 * ZIP CODE
2. Buyer Name	Rosen * LAST NAME/COMPANY	Bradley Jordan FIRST NAME AS trustee of the BR 2016 Revocable TRUST CL LAST NAME/COMPANY
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	

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	<input type="checkbox"/> Part of a Parcel (Only if Part of a Parcel) Check as they apply:
			<input type="checkbox"/> 4A. Planning Board with Subdivision Authority Exists
5. Deed Property Size	X * FRONT FEET	OR * DEPTH	<input type="checkbox"/> 4B. Subdivision Approval was Required for Transfer
			<input type="checkbox"/> 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name	Gilmore * LAST NAME/COMPANY Baxter LAST NAME/COMPANY	Barbara L. FIRST NAME F/K/A Barbara L. FIRST NAME
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\*7. Select the description which most accurately describes the use of the property at the time of sale:

**E. Agricultural**

Check the boxes below as they apply:
<input type="checkbox"/> 8. Ownership Type is Condominium
<input type="checkbox"/> 9. New Construction on a Vacant Land
<input type="checkbox"/> 10A. Property Located within an Agricultural District
<input type="checkbox"/> 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

**SALE INFORMATION**

11. Sale Contract Date	05/05/2021
* 12. Date of Sale/Transfer	06/25/2021
*13. Full Sale Price	780,000.00

(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.

**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:

14. Indicate the value of personal property included in the sale	.00
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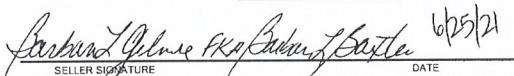
**ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill**

16. Year of Assessment Roll from which information taken(YY)	20	*17. Total Assessed Value	372,500
*18. Property Class	151	*19. School District Name	Marlboro
*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s)) 108.2-9-36			

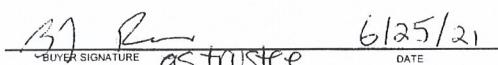
**CERTIFICATION**

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**

  
SELLER SIGNATURE  
DATE 6/25/21

**BUYER SIGNATURE**

  
BUYER SIGNATURE as trustee  
DATE 6/25/21

**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.)

Rosen	Bradley Jordan
* LAST NAME	FIRST NAME
AREA CODE	
*TELEPHONE NUMBER (Ex. 9999999)	
184	Plattekill Road
* STREET NUMBER	* STREET NAME
Marlboro	NY
* CITY OR TOWN	12542
* STATE	
* ZIP CODE	
BUYER'S ATTORNEY	
Wong	Christine
LAST NAME	FIRST NAME
(646)	568-6089
AREA CODE	TELEPHONE NUMBER (Ex. 9999999)

