

Town of Marlborough Planning Board Application

Application For: *(Check One)*

Subdivision

Lot Line (3 plus lots)

Application Number: _____

Date of Submission: 5/23/25

Name of Project: **Orchards on Hudson** +

Location of Project: Dock Road @ Rt 9W and easterly toward the Hudson River +

Tax Section Block and Lot: Sec 109.1, Block 3; Lots 12, 14.2, 15, 16, 17.2, 18, 19 +

Zoning District: Residential (R) +

Number of Acres: 25.743 total + Sq. Footage of Building: Vacant +

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

106 unit (all 3-bedrooms) residential development to reside on Lot 1 of Lot Line Revision Plan

EMAIL: ron@leytonproperties.com

Name of Property Owner: SDL Marlboro LLC +

Address of Property Owner: 530 7th Avenue, Suite #2208 New York, NY 10018 +

Telephone Number of Property Owner: (212) 586-2432 +

Name of Applicant: Scott Leyton +

Address of Applicant: 530 7th Avenue, Suite #2208 New York, NY 10018 +

Telephone Number of Applicant: (212) 586-2432 +

Name of Surveyor: VHB Engineering, Surveying and Landscape Architecture, Geology, P.C. +

Address of Surveyor: 100 Motor Parkway, Suite 350 Hauppauge, NY 11788 +

Telephone Number of Surveyor: (631) 787-3400 +

Name of Engineer: Angelo Laino +

Address of Engineer: 100 Motor Parkway, Suite 350 Hauppauge, NY 11788 +

Telephone Number of Engineer: (631) 787-3409 +

Name of Attorney: Mark W. Blanchard +

Address of Attorney: 235 Mamaroneck Avenue, Suite 401 White Plains, NY 10605 +

Telephone Number of Attorney: (914) 461-0280 +

Reason For Application:

Application in furtherance of Site Plan activities for Orchards on Hudson project. Lot line revision

undertaken to secure ingress-egress for project to Route 9W as per DOT Conceptual Approval.

Description of Proposal:

Modifying lot lines of parcels adjacent to Route 9W to effect Site Plan design inclusive of ingress-

egress to Route 9W. Route 9W adjacent parcels will be combined with one another and will absorb

segments of larger eastern parcel. Large eastern parcels will also be combined and will absorb

portions of Route 9W lots in order to secure ingress-egress site onto (from) Route 9W.

SDL Marlboro LLC

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 Note: The EAF prepared in connection with the project Site Plan Application has been modified to reflect the proposed Lot Line Revision and is included in this submission.
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. N/A Agricultural Data Statement (*if applicable*)
9. Provide twelve (12) copies of this completed application, 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
 Surveyor seal to be provided prior to approval of final map.

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. N/A 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. 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. N/A 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. 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. N/A 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.

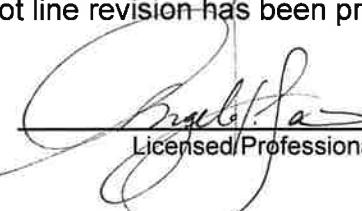
41. N/A Ridgeline and steep slope notation.

42. N/A 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

5-22-25

Date

N/A

**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

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, Scott Leyton, residing at 201 W 70th Street NY NY, make the following statements about interests in the real property which is the subject of this application, petition or request for a Lot Line Adjustment, 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: 5/21/2025

ACKNOWLEDGMENT

State of New York

County of:

On May 21, 2025, before me personally appeared Scott Leyton, 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.

Oliver Brown
Notary Public, State of New York
Reg. No. 01BR6440876
Qualified in New York County
Commission Expires 09/19/26

PLANNING BOARD FEES

(ALL APPLICATIONS Subject to Escrow Fees)

Please make checks payable to: Town of Marlborough

Application Fees:

Residential Subdivision – Single Family or Town House	\$1,000.00, plus \$150.00 per Lot or Unit
Residential Site Plan – Multi Family Apartments or Condos	\$1,000.00, plus \$100.00 per Unit
Commercial Subdivision	\$1,000.00, plus \$200.00 per Lot or Unit
Commercial Site Plan	\$2,000.00, plus \$10.00 per 1,000 Sf of Bldg.
Minor Site Plan (Short Term Rental, Home Occupation, Bed & Breakfast)	\$500.00
For Minor Site Plans contact the Building Department for safety inspection, permit and other applicable fees	
All other Site Plans Reviews	\$1,000.00
Simple 2 Lot Line Revision	\$1,000.00 ✓
Recreation Fees (Residential Subdivision & Site Plans-Excludes parent parcel)	\$2,000.00 per Lot or Unit
Recreation Fees Adult Multiple Dwelling Affordable Housing (50 and over)	\$ 500.00 per Unit

Escrow Fees: (Escrow is to cover the cost of the attorney, engineer, stenographer and any additional consultants needed.
Escrow is to be replenished to 75% of the original escrow when level drops to 25% remaining in account.)

Residential Subdivision – Single Family or Town House	\$2,500.00, plus \$150.00 per Lot or Unit
Residential Site Plan – Multi Family Apartments or Condos	\$2,500.00, plus \$100.00 per Unit
Commercial Subdivision	\$2,500.00 per lot (up to 4 lots) \$200.00 Per Lot Thereafter
Commercial Site Plan	\$3,000.00 Minimum
Minor Site Plan (Short Term Rental, Home Occupation, Bed & Breakfast)	\$1,500.00 Minimum
For Minor Site Plans contact the Building Department for safety inspection, permit and other applicable fees	
All other Site Plans Reviews	\$2,000.00 Minimum ✓
Simple 2 Lot Line Revision	\$2,000.00 Minimum
Preliminary Conceptual Site Plan	\$500.00

Engineer Inspection Fees (All Town Roads Installation Inspections)

Improvements as approved by Town Engineer	5% of the Estimated cost to construct
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Disclaimer

The applicant is advised that the Town of Marlborough Town Code, which contains the Town's Zoning Regulations, is subject to amendment. Submission of an application to the Planning Board does not grant the applicant any right to continued review under the code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new code requirements made while the application is pending.

An approval by the Planning Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer or water. It is the applicant's responsibility to apply for and obtain Town of Marlborough and other agency approvals not within this Board's authority to grant.

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

The Town of Marlborough Town Board sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgment of responsibility for payment of these fees to the Planning Board for review of this application including, but not limited to, fees for professional services (Planners/Consultants, Engineers, Attorneys,) public hearings and site inspections. Applicant's submissions and re-submissions that are not complete will not be considered by the Planning Board or placed upon its agenda unless all outstanding fees have been paid.

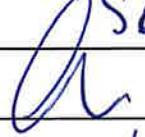
The undersigned applies for subdivision, site plan, or lot line approval as described above under the rules and procedures of the Town of Marlborough, New York as duly authorized by the Town Board of Marlborough, New York.

The undersigned also acknowledges receipt of the "Disclaimer" above.

Applicant's Name(Print):

ASOL MARLBORO LLC (Scott Leyton)

Applicant's Signature:

 AS MANAGER

Date:

5/21/2025

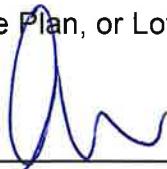
****Application will not be accepted if not signed and filled out completely****

Letter of Agent

I (We), Scott Leyton am (are) the owner(s) of a parcel of land located on Deck Road in the Town of Marlborough, Tax Map Designation: Section 109.1 Block 3 Lot 12, 14.2, 15, 16, 17.2, 18, 19

I (We) hereby authorize Mark Blanchard, Esq to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a 106 Lot Subdivision, Site Plan, or Lot Line Revision Application. (circle one)

Signature



Date

5/21/2025

Signature

Date

State Of New York
County Of New York SS:

On the 21st day of May in the year 2025 before me, the undersigned, a Notary Public in and for said State, personally appeared

Scott Leyton, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

Oliver Brown
Notary Public, State of New York
Reg. No. 01BR6440876
Qualified in New York County
Commission Expires 09/19/26

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Orchards on Hudson		
Project Location (describe, and attach a general location map): 103-137 Dock Road, Hamlet of Marlboro, Town of Marlborough, Ulster County, New York, 12542 (Ulster County Tax Map #: Section 109.1 - Block 3 - Lots 13, 14.2 and 15 and Section 108.4 - Block 3 - Lot 29.1) (see attached Site Location Map)		
Brief Description of Proposed Action (include purpose or need): See Attachment.		
Name of Applicant/Sponsor: SDL Marlboro, LLC		Telephone: See Project Contact below E-Mail: See Project Contact below
Address: 103-137 Dock Road		
City/PO: Marlboro		State: NY Zip Code: 12542
Project Contact (if not same as sponsor; give name and title/role): Mark Blanchard, Esq.		Telephone: (914) 582-7809 E-Mail: mblanchard@blanchardwilson.com
Address: 235 Mamaroneck Avenue, Suite 401		
City/PO: White Plains		State: NY Zip Code: 10605
Property Owner (if not same as sponsor): See Applicant information above.		Telephone: E-Mail:
Address:		
City/PO:		State: Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	See Attachment.	
b. City, Town or Village <input type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Is the project site within a Coastal Erosion Hazard Area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the Yes No only approval(s) which must be granted to enable the proposed action to proceed?

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site Yes No where the proposed action would be located?

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action Yes No would be located?

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Yes No Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, Yes No or an adopted municipal farmland protection plan?

If Yes, identify the plan(s):

The Subject Property is located within the planning area of the Ulster County Open Space Plan but is not specifically designated as open space or area to be preserved.

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? Yes No

If Yes, what is the zoning classification(s) including any applicable overlay district?

Residential (R) zoning district of the Town of Marlborough

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Marlboro Central School District

b. What police or other public protection forces serve the project site?

Town of Marlborough Police Department

c. Which fire protection and emergency medical services serve the project site?

Marlboro Fire District provides fire protection and Ambulnz provides emergency medical services to the Subject Property.

d. What parks serve the project site?

Marlboro Nature Trail

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Multi-family residential

b. a. Total acreage of the site of the proposed action? 24.97± acres

b. Total acreage to be physically disturbed? 15.51± acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 25.74± acres

c. Is the proposed action an expansion of an existing project or use? Yes No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Lot line adjustment to provide appropriate access to the multifamily residential development.

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum 0.77± acres Maximum 24.97± acres

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: 48± months

ii. If Yes:

- Total number of phases anticipated
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses?

Yes No

If Yes, show numbers of units proposed.

One Family

Two Family

Three Family

Multiple Family (four or more)

Initial Phase

At completion

106

g. Does the proposed action include new non-residential construction (including expansions)?

Yes No

If Yes,

i. Total number of structures 1(clubhouse)

ii. Dimensions (in feet) of largest proposed structure: 32± height; 48± width; and 86± length

iii. Approximate extent of building space to be heated or cooled: 4,100± square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

Yes No

If Yes,

i. Purpose of the impoundment: Stormwater

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Stormwater runoff

iii. If other than water, identify the type of impounded/contained liquids and their source.

N/A

iv. Approximate size of the proposed impoundment. Volume: N/A million gallons; surface area: N/A acres

v. Dimensions of the proposed dam or impounding structure: N/A height; N/A length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

Earth fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No

(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

• Volume (specify tons or cubic yards): _____

• Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? Yes No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: 38,478± gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: Marlborough Water District
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: N/A gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: 34,980± gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: Marlboro Wastewater Treatment Plant
- Name of district: Town of Marlborough Sewer Improvement District
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No *
- Is expansion of the district needed? Yes No

*A portion of the Subject Property is located within the sewer district but the project would require an out-of-district service connection.

• Do existing sewer lines serve the project site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Will a line extension within an existing district be necessary to serve the project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
• Describe extensions or capacity expansions proposed to serve this project: _____	_____
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
• Applicant/sponsor for new district: _____	_____
• Date application submitted or anticipated: _____	_____
• What is the receiving water for the wastewater discharge? _____	_____
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
N/A	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. How much impervious surface will the project create in relation to total size of project parcel?	
_____ Square feet or <u>6.95±</u> acres (impervious surface)	_____
_____ Square feet or <u>24.97±</u> acres (parcel size)	_____
ii. Describe types of new point sources. <u>Roof drains, curbs</u>	_____
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? See Attachment.	
• If to surface waters, identify receiving water bodies or wetlands: _____	_____
N/A	
• Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify:	
i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)	_____
ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)	_____
iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)	_____
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <input type="checkbox"/> Yes <input type="checkbox"/> No	_____
ii. In addition to emissions as calculated in the application, the project will generate:	
• _____ Tons/year (short tons) of Carbon Dioxide (CO ₂)	_____
• _____ Tons/year (short tons) of Nitrous Oxide (N ₂ O)	_____
• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)	_____
• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF ₆)	_____
• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)	_____
• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	_____

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Estimate methane generation in tons/year (metric): _____	
ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____	
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____ _____	
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input checked="" type="checkbox"/> Evening <input type="checkbox"/> Weekend	
<input type="checkbox"/> Randomly between hours of _____ to _____.	
ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ N/A	
iii. Parking spaces: Existing _____ 0 Proposed _____ 227± Net increase/decrease _____ + 227±	
iv. Does the proposed action include any shared use parking?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: <u>A new site access driveway and emergency only access driveway are proposed on Dock Road.</u>	
vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Estimate annual electricity demand during operation of the proposed action: _____	
ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____	
iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
l. Hours of operation. Answer all items which apply.	
i. During Construction:	
<ul style="list-style-type: none"> • Monday - Friday: _____ * • Saturday: _____ * • Sunday: _____ * • Holidays: _____ N/A 	
ii. During Operations:	
<ul style="list-style-type: none"> • Monday - Friday: _____ 24/7 - residential • Saturday: _____ 24/7 - residential • Sunday: _____ 24/7 - residential • Holidays: _____ 24/7 - residential 	

*Construction hours will be set in accordance with the Town of Marlborough's noise ordinance, Chapter 105, which limits activities at certain decibel levels between the hours of 7:00 a.m. - 10:00 p.m. Sunday through Thursday and 7:00 a.m. - 11:00 p.m. Friday and Saturday.

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes:	
i. Provide details including sources, time of day and duration:	Ambient noise levels may be temporarily exceeded during construction activities, which would be undertaken in accordance with the Town regulations. Noise levels would not exceed ambient levels upon completion of construction activities.
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Describe: _____	
n. Will the proposed action have outdoor lighting?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes:	
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:	Specific locations of outdoor lighting fixtures are yet to be determined. It is anticipated that outdoor lighting fixtures would be installed throughout the Subject Property for safety and security purposes. It is expected that all lighting fixtures would be downward facing and shielded to prevent off-site light spill.
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Describe: Approximately 7.25± acres of wooded land will be removed as part of the Proposed Action. However, it is anticipated that wooded land would be preserved along the Subject Property boundaries to serve as a light barrier and/or screen.	
o. Does the proposed action have the potential to produce odors for more than one hour per day?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Product(s) to be stored _____	
ii. Volume(s) _____ per unit time _____ (e.g., month, year)	
iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?	<input type="checkbox"/> Yes <input type="checkbox"/> No N/A - residential use*
If Yes:	
i. Describe proposed treatment(s): _____ _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices?	<input type="checkbox"/> Yes <input type="checkbox"/> No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?	<input type="checkbox"/> Yes <input type="checkbox"/> No N/A - residential use*
If Yes:	
i. Describe any solid waste(s) to be generated during construction or operation of the facility:	
• Construction: _____ tons per _____ (unit of time)	
• Operation : _____ tons per _____ (unit of time)	
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:	
• Construction: _____	
• Operation: _____	
iii. Proposed disposal methods/facilities for solid waste generated on-site:	
• Construction: _____	
• Operation: _____	

* All construction and demolition material would be disposed of at a New York State approved solid waste management facility, in accordance with all applicable local and state regulations.

s. Does the proposed action include construction or modification of a solid waste management facility?

Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): Community service (Marlboro Elementary School, Marlboro Middle School and Town of Marlborough Sewer Department)

ii. If mix of uses, generally describe:

The Subject Property is a primarily vacant property located along a mixed-use corridor consisting of primarily community service, commercial, and single-family residential uses.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current * Acreage	Acreage After Project Completion *	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.73±	6.95±	+6.22±
• Forested	17.00±	9.75±	-7.25±
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	5.16±	0.0	-5.16±
• Agricultural (includes active orchards, field, greenhouse etc.)	--	--	--
• Surface water features (lakes, ponds, streams, rivers, etc.)	--	--	--
• Wetlands (freshwater or tidal)	--	--	--
• Non-vegetated (bare rock, earth or fill)	1.02±	0.0	-1.08±
• Other Describe: Landscaping _____	1.07±	8.50±	+7.43±

*The acreage totals do not equate as the Proposed Action includes an easement on the adjacent property for the proposed emergency access roadway.

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: Marlboro Elementary School is located approximately 170 feet to the north of the Subject Property and Marlboro Middle School is located approximately 530 feet to the northwest of the Subject Property.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Dam's existing hazard classification: _____	
iii. Provide date and summarize results of last inspection: _____ _____	
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	
iii. Describe any development constraints due to the prior solid waste activities: _____ _____	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input type="checkbox"/> Yes – Spills Incidents database Provide DEC ID number(s): _____ <input type="checkbox"/> Yes – Environmental Site Remediation database Provide DEC ID number(s): _____ <input type="checkbox"/> Neither database	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. If site has been subject of RCRA corrective activities, describe control measures: N/A _____	
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): 546031	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): Site 546031 is a State Superfund Program site, classified as 02 (National Priorities List [NPL]). This NPL site includes a 200-mile stretch of the Hudson River which was previously contaminated. Dredging of the contaminated riverbed was completed in 2009 and again in 2015, followed by habitat reconstruction completed in 2016. Facility decommissioning was performed in 2016.	

v. Is the project site subject to an institutional control limiting property uses?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ _____ _____ 		
E.2. Natural Resources On or Near Project Site		
a. What is the average depth to bedrock on the project site? _____		12± feet below grade surface (bgs)
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %
c. Predominant soil type(s) present on project site: _____ * _____ * _____ * _____		* % * % * %
d. What is the average depth to the water table on the project site? Average: 7± feet bgs		
e. Drainage status of project site soils: <input checked="" type="checkbox"/> Well Drained: _____ <input checked="" type="checkbox"/> Moderately Well Drained: _____ <input checked="" type="checkbox"/> Poorly Drained: _____		39.8 % of site 50.2 % of site 10.1 % of site
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: _____ <input checked="" type="checkbox"/> 10-15%: _____ <input checked="" type="checkbox"/> 15% or greater: _____		51± % of site 6± % of site 43± % of site
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If Yes, describe: _____
h. Surface water features.		
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No **		
ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes to either i or ii, continue. If No, skip to E.2.i.		
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input type="checkbox"/> No		
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:		
<ul style="list-style-type: none"> • Streams: Name _____ • Lakes or Ponds: Name _____ • Wetlands: Name _____ • Wetland No. (if regulated by DEC) _____ 		Classification _____ Classification _____ Approximate Size _____
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, name of impaired water body/bodies and basis for listing as impaired: _____		
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Name of aquifer: _____		

*CnB - Chenango gravelly silt loam, 3 to 8 percent slopes - 11.6% Ra - Raynham silt loam - 8.7%

HgD - Hoosic gravelly loam, 5 to 25 percent slopes - 6.8%

HSF - Hoosic soils, very steep - 42.8%

FW - Fresh water marsh - 1.4%

RvA - Riverhead fine sandy loam, 0 to 3 percent slopes - 28.2%

ML - Made land - 0.6%

**Although a portion of the Subject Property is shown to be located within NYSDEC's 100ft Wetland Check Zone on the NYSDEC Environmental Resource Mapper, based on a November 2021 site visit conducted by a VHB wetland scientist, no wetlands were observed on the Subject Property.

m. Identify the predominant wildlife species that occupy or use the project site: Typical suburban species (songbirds, squirrel, etc.) may be present on the overall site.	
n. Does the project site contain a designated significant natural community? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No *
i. Describe the habitat/community (composition, function, and basis for designation): 	
ii. Source(s) of description or evaluation: 	
iii. Extent of community/habitat:	
• Currently: _____ acres	
• Following completion of project as proposed: _____ acres	
• Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No**
i. Species and listing (endangered or threatened): 	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Species and listing: 	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? If yes, give a brief description of how the proposed action may affect that use: 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? If Yes, provide county plus district name/number: 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Are agricultural lands consisting of highly productive soils present? i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

*The Subject Property is located within the vicinity of the Tidal River natural community. As the Subject Property was once used as a gravel pit, the site has been largely disturbed and does not contain any naturally vegetated areas.

**Based on correspondence with the New York Natural Heritage Program (NYNHP), non-breeding sightings of Bald Eagle have been reported along the Hudson River in the area of Cedar Cliff, located approximately 1.2 miles to the south of the Subject Property. The NYNHP correspondence further indicates that there are no breeding records for Bald Eagle within 660-feet of the Subject Property, which is the U.S. Fish and Wildlife Service's distance threshold for determining the potential for adverse impacts to Bald Eagle nesting sites. The fish species Shortnose Sturgeon and Atlantic Sturgeon have been documented in the Lower Hudson River and therefore, could occur in the Hudson River in the vicinity of the Subject Property. The terrestrial communities of the Subject Property do not represent habitat for the two fish species and the Proposed Project would not result in adverse impacts to species habitat.

e. 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? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. 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? Yes No *

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name SDL Marlboro, LLC Date February 22, 2024

Revised May 22, 2025

Signature Abigail Rudow Title Senior Environmental Planner

Abigail Rudow, AICP

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. as Environmental Consultant to the Applicant

*Although the Subject Property is located in an archaeological buffer area, as designated by New York State Office of Parks, Recreation and Historic Preservation's (OPRHP) Cultural Resource Information System (CRIS), the property has been previously disturbed for development activities associated with its former use as a gravel pit. As such, it is not anticipated that archaeological deposits would be disturbed as a result of the Proposed Action. A letter of No Effect was received from OPRHP on February 8, 2024 stating that no historic resources would be impacted by the Proposed Action.

Part 1 – Environmental Assessment Form

**Orchards at Hudson
103-137 Dock Road, Marlboro, New York**

Attachment

Page 1. Item A. Brief Description of Proposed Action (include purpose or need)

The Proposed Action involves an application for permissible uses pursuant to a special permit, site plan approval, and other approvals associated with the proposed development of the 24.97±-acre Subject Property located at 103-137 Dock Road in the hamlet of Marlboro, Town of Marlborough, Ulster County, New York. The Subject Property spans across Dock Road with the majority of the property situated on the north side of the roadway and a small portion on the south side (see the attached Site Location Map). The Proposed Project would involve the removal of two existing single-family residences and extensive grading of the site, the majority of which was formerly used for gravel pit operations, to accommodate the development of 74 single-family townhomes and 32 cottages (106 homes in total). Each residential unit would have a garage, and visitor parking will be made available throughout the site. A clubhouse and pool is proposed on the site towards the eastern property boundary for the use by the residences. Entry to the Subject Property would be provided from Route 9W, with a limited permitted access from Dock Road for emergency vehicles only.

Sanitary waste generated by the proposed development would be handled via connection to the municipal sewer district and potable water would be provided via connection to the Marlborough Water District. The development is proposed to utilize natural gas and electric, both to be provided by Central Hudson Gas & Electric Corp. Stormwater runoff generated at the Subject Property is proposed to be captured via two major catchment areas – the western (upper) and the eastern (lower). Stormwater runoff from each area will be collected via a system of catch basins and an on-site bioretention swale and directed to a proposed on-site underground detention chamber system which will be designed to store and infiltrate runoff.

Page 2. Item B. Government Approvals, Funding or Sponsorship

Agency	Approval/Permit
Town of Marlborough Planning Board	Special Use Permit; Site Plan Approval; LWRP Consistency Review; Lot Line Adjustment Approval
Town of Marlborough Fire Marshal	Fire Access
Town of Marlborough Wastewater Department	Sewer Connection
Town of Marlborough Water Department	Water Supply
Town of Marlborough Highway Department	Road Cut Applications
Ulster County Planning Board	239m Referral
New York State Department of Environmental Conservation	SPDES GP-0-20-001 (General Permit for Stormwater Discharges from Construction Activity)
Central Hudson Gas & Electric Corp	Electric and Gas Connections

Part 1 – Environmental Assessment Form

**Orchards at Hudson
103-137 Dock Road, Marlboro, New York**

Attachment

Page 6. Item D.2.e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?

Stormwater generated by the proposed development would be captured and filtered on the Subject Property. Specifically, the post development stormwater design will divide the Subject Property into two catchment areas – the western (upper) catchment area and the eastern (lower) catchment area. Runoff from each area will be collected via a system of catch basins and an on-site bioretention swale and directed to a proposed on-site underground detention chamber system which will be designed to store and infiltrate runoff. During heavy rain events, stormwater will discharge at the peak consistent with pre-development runoff rates.

The upper catchment area outfall will direct stormwater underground across Dock Road to a parcel owned by the Applicant (tax lot 29.1). The lower catchment area will discharge via a controlled outfall that will overflow to Dock Road.

Site Location

Dock Road Multi-Family Development

103-137 Dock Road, Hamlet of Marlboro, Town of Marlborough, Ulster County, New York



Subject Property (boundaries are approximate)