

# TOWN OF MARLBOROUGH

PO Box 305 Milton NY 12547  
TELEPHONE NO. 795-2406 : FAX NO. 795-6171

## DEPARTMENT OF BUILDINGS

**THOMAS CORCORAN JR.**  
BUILDING INSPECTOR  
CODE ENFORCER  
FIRE INSPECTOR

**Date: , January 20, 2026**

**Re: Agricultural Set Back**

**Name : LynnDavid Properties, LLC**  
**Willowtree Road**  
**Milton, NY 12547**

**This letter is to verify that the building department has reviewed the building permit application and has concluded:**

**\_\_\_XXX\_\_\_** : The application is rejected for the following reasons:

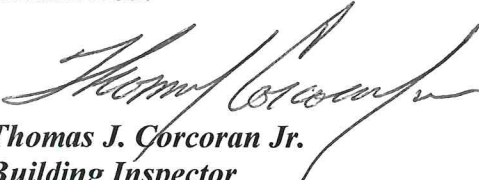
**As per Town Code 155 Zoning - Schedule 1 – Lot, Yard, and height Regulations**

**\*Notes: Minimum Setbacks are subject to 155-52 In RAG-1, R-1 and HD zones that are next to active agricultural lands in efforts to preserve and protect agricultural practices. The minimum setback of 75 feet from the property line will supersede other minimum setbacks identified in schedule 1**

**Any questions or problems please do not hesitate to contact me.**

- ***Note: Town of Marlborough Planning Board Approved subdivision with the 35-foot setback in error without consideration of the agricultural note in schedule 1 for the district needing the 75 feet setback to active agricultural land.***

**Thank You.**

  
**Thomas J. Corcoran Jr.**  
**Building Inspector**  
**Code Enforcement Officer**

TOWN OF MARLBOROUGH  
21 MILTON TURNPIKE, P.O. BOX 305  
MILTON, NEW YORK 12547  
PHONE: 845-795-6167 EXT. 118 / FAX: 845-795-2031

**ZONING BOARD APPLICATION**

THOMAS CORCORAN JR.  
BUILDING INSPECTOR  
CODE ENFORCEMENT

DATE 1/18/26

NAME LYNDALD PROPERTIES, LLC

ADDRESS 16 BURNING TREE DRIVE, NEWBURGH, NY 12550

TELEPHONE (845) 742-7188 EMAIL \_\_\_\_\_

REQUEST (DESCRIBE IN DETAIL)

Applicant is requesting a agricultural setback variance of 19 feet for Lot # 4 Filed Map # 25-203A which was approved by the Marlborough Planning Board on October 2, 2025 and filed in the Ulster County Clerk's Office on October 9, 2025.

The side yard setback for this lot was mistakenly designed and subsequently approved by the planning board as 35 feet. It was later discovered that the southwest corner of this lot was bordered by a farm and the agricultural setback required should have been 75 feet, making the proposed house location that was approved by the planning board not in compliance with this setback.

\*\*\*\*\*

FOR OFFICE USE ONLY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DENIED \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

ZONING BOARD OF APPEALS \_\_\_\_\_

APPLICATION FEES:	COMMERCIAL	\$300.00
	RESIDENTIAL	\$300.00

1. APPLICATION MADE TO BUILDING INSPECTOR FOR BUILDING PERMIT.
2. IF APPLICATION IS DENIED BY THE BUILDING INSPECTOR, APPLICATION MAY BE MADE TO THE ZONING BOARD.
3. ZONING BOARD OF APPEALS WILL REVIEW APPLICATION AT THEIR NEXT SCHEDULED HEARING IF ALL DOCUMENTATION HAS BEEN SUBMITTED TO THE SECRETARY BY THE DESIGNATED DEADLINE.
4. ZONING BOARD OF APPEALS WILL EITHER:
  - A. APPROVE APPLICATION SUBMITTED
  - B. REQUIRE FURTHER SUBMISSIONS
  - C. DISAPPROVE SUBMITTED APPLICATION
  - D. REQUEST A SITE PLAN FROM THE PLANNING BOARD AND/OR A REFERRAL FROM THE ULSTER COUNTY PLANNING BOARD
5. IF A SITE PLAN REVIEW IS REQUESTED BY THE ZONING BOARD OF APPEALS, SAID APPLICATION WILL BE PLACED ON THE NEXT AVAILABLE AGENDA OF THE PLANNING BOARD.
6. THE PLANNING BOARD WILL REFER THEIR FINDING OF THE SITE PLAN REVIEW TO THE ZONING BOARD. IF ENGINEERING REVIEW IS REQUIRED THE APPLICANT WILL BE LIABLE FOR THOSE CHARGES.
7. LEGAL NOTICES MUST BE SENT TO ALL PROPERTY OWNERS WITHIN 500 FEET OF THE QUESTIONED PROPERTY. THE ZONING BOARD WILL ADVISE THE APPLICANT WHEN THIS MUST BE DONE.

**SIGNATURE**

DATE \_\_\_\_\_

APPLICATION TO THE ZONING BOARD OF APPEALS  
TOWN OF MARLBOROUGH, NEW YORK

APPLICANT KEVIN HARDY PHONE # (845) 742-7130  
ADDRESS 16 BURNING TREE DR. NEWBURGH, NY ZIP 12550  
LOCATION OF PROPERTY WILLOW TREE ROAD, T/O MARLBOROUGH, NY 12542  
ZONING DISTRICT R-AG-1 SECTION RECENT SUBDIVISION FILING SBC NOT ASSIGNED YET BLOCK LOT  
APPLICANT IS: OWNER / TENANT LOT #4 FILED MAP 25-203A OTHER   
ATTORNEY (IF REQUIRED)   
ADDRESS  PHONE #

\*\*\*\*\*

CHECKLIST OF REQUIREMENTS

1. COPY OF THIS COMPLETED APPLICATION WITH REQUIRED FEE MADE PAYABLE TO THE TOWN OF MARLBOROUGH.
2. SIX (6) COPIES OF PLOT PLAN SHOWING SETBACKS OF PROPOSED VARIANCE AND ALL OTHER STRUCTURES LOCATED ON THE PROPERTY, ALSO EXISTING WELL AND SEPTIC.
3. ANY OTHER DETAILS AND EXHIBITS (PHOTOGRAPHS) DEEMED NECESSARY APPLICABLE TO THIS PROPOSAL.
4. COPY OF DEED AND TAX BILL OF PROPERTY REQUIRING VARIANCE.
5. LIST OF NAMES AND ADDRESSES OF ALL OWNERS OF PROPERTIES WITHIN 500 FEET OF THE PROPERTY FROM "ALL" EXTERIOR BOUNDARIES.  
ALL PROPERTY OWNERS MUST BE NOTIFIED BY CERTIFIED MAIL WITH RETURN RECEIPT 10 DAYS PRIOR TO THE PUBLIC HEARING.
6. COPY OF BUILDING PERMIT SHOWING PROPOSAL AND REASON FOR DENIAL IF DENIED.

APPLICATIONS WILL NOT BE ACCEPTED UNLESS ACCOMPANIED BY ALL OF THE NECESSARY DOCUMENTATION.



**\*PLEASE ANSWER ALL QUESTIONS #1-12\***

1. THE UNDERSIGNED HEREBY APPEALS TO THE ZONING BOARD OF APPEALS OF THE TOWN OF MARLBOROUGH.

☒ FROM AN ORDER, REQUIREMENT, DECISION OR DETERMINATION MADE BY THE BUILDING INSPECTOR

☐ FROM A DECISION BY THE PLANNING BOARD OF THE TOWN OF MARLBOROUGH

☐ OTHER \_\_\_\_\_

2. WHAT IS THE APPROXIMATE ACREAGE OF THE PROPERTY INVOLVED? 3.76 Acres

3. IS THE PROPERTY PRESENTLY IMPROVED WITH PERMANENT STRUCTURES? No  
NUMBER OF DWELLINGS 0 NON-DWELLINGS (GARAGES, SHEDS) 0

4. DOES THE EXISTING BUILDING HAVE A CERTIFICATE OF OCCUPANCY? No Building

5. ARE EXISTING STRUCTURES PRESENTLY OCCUPIED? No STRUCTURES  
SEASONALLY? \_\_\_\_\_ YEAR-ROUND? \_\_\_\_\_

6. HAS IMPROVEMENT, ADDITION, OR CONSTRUCTION BEEN STARTED? No

7. WILL PREMISES BE OWNER OCCUPIED? No

8. WAS A PREVIOUS APPEAL OR VARIANCE APPLICATION BEEN MADE WITH RESPECT TO THIS PROPERTY? \_\_\_\_\_ IF SO, WHEN \_\_\_\_\_

9. IS THE LAND OR BUILDING WITHIN 500 FEET OF:

No BOUNDARY OF ANY CITY, TOWN OR VILLAGE?

No BOUNDARY OF ANY EXISTING OR PROPOSED STATE OR COUNTY PARK OR OTHER RECREATION AREA?

No RIGHT-OF-WAY OF ANY EXISTING OR PROPOSED STATE OR COUNTY PARKWAY, THRUWAY, EXPRESSWAY, ROAD OR HIGHWAY?

No RIGHT-OF-WAY OF ANY EXISTING OR PROPOSED STREAM OR DRAINAGE CHANNEL OWNED BY THE COUNTY OR FOR WHICH THE COUNTY HAS ESTABLISHED CHANNEL LINES?

10. TYPE OF ACTION SOUGHT:

☐ AN INTERPRETATION OF THE ZONING ORDINANCE OR ZONING MAP

☒ A VARIANCE TO THE ZONING ORDINANCE

11. NATURE OF REQUEST:

TOWN CODE SECTION: 185-16 SEE ATTACHED LETTER FROM B.I. CODE ENFORCEMENT OFFICE  
TITLE: LAND REGULATIONS

12. REASON YOU ARE PETITIONING THE ZONING BOARD OF APPEALS. (IF SEEKING A VARIANCE INDICATE HARDSHIP YOU WILL SUFFER IF THE VARIANCE IS NOT GRANTED).

Applicant is requesting a agricultural setback variance of 19 feet for Lot # 4 Filed Map # 25-203A which was approved by the Marlborough Planning Board on October 2, 2025 and filed in the Ulster County Clerk's Office on October 9, 2025.

The side yard setback for this lot was mistakenly designed and subsequently approved by the planning board as 35 feet. It was later discovered that the southwest corner of this lot was bordered by a farm and the agricultural setback required should have been 75 feet, making the proposed house location that was approved by the planning board not in compliance with this setback. (SEE LETTER FROM ENFORCEMENT OFFICE)

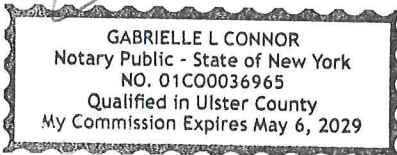
STATE OF NEW YORK

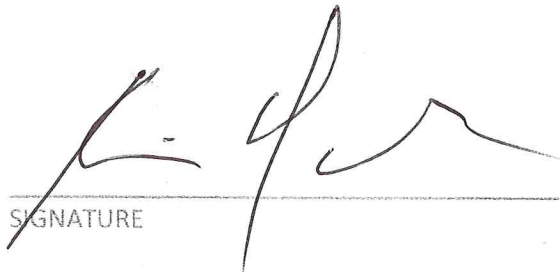
COUNTY OF Ulster

SWORN TO ME THIS 22<sup>nd</sup> DAY OF January 2026



NOTARY PUBLIC SIGNATURE



  
\*  
SIGNATURE

ZONING VARIANCE AREA/USE

1. AREA MAPS SHOWING THE LOCATION OF THE PROPOSAL
  - A. SUBMIT AN 8 ½" X 11" PHOTOCOPY OF THE APPROPRIATE SECTION OF EITHER A USGS OR NYS DEPARTMENT OF TRANSPORTATION MAP – 1:2400 SCALE
  - B. SUBMIT AN 8 ½" X 11" PHOTOCOPY OF THE APPROPRIATE SECTION OF THE MUNICIPAL ZONING MAP
  - C. SUBMIT AN 8 ½" X 11" PHOTOCOPY OF THE APPROPRIATE SECTION OF THE LOCAL TAX MAP OF THE APPLICANT'S PROPERTY
2. COMPLETE WRITTEN DESCRIPTION OF THE PROPOSAL
3. SITE PLAN SHOWING PHYSICAL CHARACTERISTICS OF PROPERTY; EXISTING AND PROPOSED LAYOUT OF BUILDINGS, STRUCTURES, ADDITIONS, PARKING, ROAD OR HIGHWAY ACCESS, DRAINAGE AND AVAILABILITY OF UTILITIES (APPROPRIATE SCALE)
4. SUPPORTING MATERIAL USED IN REQUEST, SUCH AS TRAFFIC GENERATION, ADDITIONAL SERVICES ETC.
5. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED
6. ZONING PROVISION FROM WHICH A VARIANCE IS REQUESTED
  - A. LIST "PRACTICAL DIFFICULTIES" FOR AN AREA VARIANCE
  - B. LIST "UNNECESSARY HARDSHIPS" FOR A USE VARIANCE
7. COPY OF ENVIRONMENTAL ASSESSMENT OR IMPACT STATEMENT AS REQUIRED UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR).
8. AFTER ULSTER COUNTY PLANNING BOARD REVIEW, SUBMISSION OF FINAL ACTION REPORT

THE TOWN OF MARLBOROUGH MUNICIPAL CODE SETS FORTH THE SCHEDULE OF FEES FOR APPLICATIONS TO THE ZONING BOARD. THE SIGNING OF THIS APPLICATION INDICATES YOUR ACKNOWLEDGMENT OF RESPONSIBILITY FOR PAYMENT OF THESE FEES TO THE ZONING BOARD FOR REVIEW OF THIS APPLICATION, INCLUDING BUT NOT LIMITED TO FEES FOR PROFESSIONAL SERVICES (ATTORNEY'S, ENGINEER, LEGAL NOTICE AND TRANSCRIBER FEES).

APPLICANT SUBMISSIONS AND RE-SUBMISSIONS WHICH ARE NOT COMPLETE WILL NOT BE CONSIDERED BY THE ZONING BOARD OR PLACED ON ITS AGENDA UNTIL ALL OUTSTANDING FEES HAVE BEEN PAID.

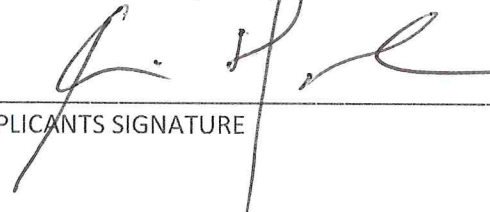
APPLICATION FEES:                      COMMERCIAL    \$300.00  
   RESIDENTIAL    \$300.00

ESCROW FEES:    \$700.00

\*ANY PORTION OF THE ESCROW FEE DEPOSIT NOT EXPENDED DURING THE REVIEW OF SUCH APPLICATION SHALL BE RETURNED TO THE APPLICANT UPON FINAL ACTION BY THE TOWN OF MARLBOROUGH.

\*ANY AND ALL FEES OUTSTANDING FROM THE ESCROW FEE DEPOSIT IS THE RESPONSIBILITY OF THE APPLICANT TO MAKE IMMEDIATE PAYMENT OF THE AMOUNT DUE TO THE TOWN OF MARLBOROUGH (AN INVOICE WITH BALANCE DUE WILL BE MAILED TO THE APPLICANT).

KEVIN HARDY  
APPLICANTS NAME (PRINT)

  
APPLICANTS SIGNATURE

1.22.26  
DATE



## Town of Marlborough Ethics Code

### TOWN OF MARLBOROUGH NOTICE OF DISCLOSURE OF INTEREST

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

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

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

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

I, KEVIN HARRY, residing at  
16 BURRINTREE DRIVE, NEWBURGH NY, make  
the following statements about interests in the real property which is the subject of this application,  
petition or request for a 19 FT agricultural Variance, before the Town  
of Marlborough Zoning Board of Appeals.

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

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

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

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

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

**C. Stockholder or controlling interest**

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

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

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

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

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

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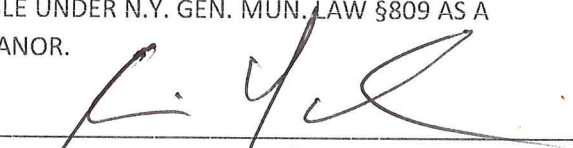
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**PART III:** This completed notice is to be submitted to the Board, Agency or Department that is authorized to review and render a decision on the application, petition or request. Further, the submittal must be made prior to any review of the application,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

ANY QUESTIONS REGARDING THIS DISCLOSURE NOTICE OR THE CODE OF ETHICS ARE TO BE DIRECTED TO THE TOWN SUPERVISOR AT (845) 795-6167.

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

Signed: 

Date: 1.22.26

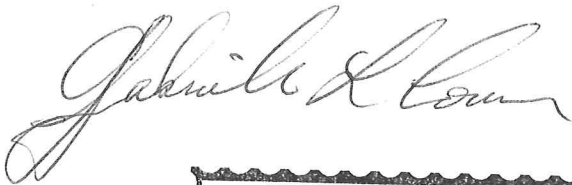
#### ACKNOWLEDGMENT

State of New York

County of: *Ulster*

On 22 January 2026, before me personally appeared

*Kevin Hardy*, 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





3  
w.  
26

**THIS INDENTURE**, made the 6<sup>th</sup> day of February, 2020,

**BETWEEN** PAUL GRENON, INDIVIDUALLY AND AS EXECUTOR OF THE  
ESTATE OF JAMES CATALANO, deceased, residing at  
150 Willets Drive East, Red Hook, New York 12571,

party of the first part, and

LYNNDAVID PROPERTIES, LLC, a New York Limited Liability Company  
with a mailing address of  
16 Burning Tree Drive, Newburgh, New York 12550,

party of the second part, (26)

**WITNESSETH**, that the party of the first part, by virtue of the power and authority to him given in and by the said Last Will and Testament, and in consideration of ONE HUNDRED FORTY FOUR THOUSAND AND 00/100 (\$144,000.00) DOLLARS, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, with the buildings and improvements thereon erected, situate, lying and being in the Town of Marlborough, County of Ulster and State of New York, bounded on the north and the east by the Public Highways, on the west by lands formerly of Charles S. Brown and on the south formerly by Anthony McCale and formerly of Alfred C. Jenkins, containing eight and 84/100 acres of land as surveyed by William Carpenter, surveyor, to the survey and record of which reference is hereby made. (8.24)

**BEING** the same premises described in a deed from James Catalano and Joyce Grenon, Individually and as Executors of the Estate of Susan Catalano, to James Catalano dated February 22, 2000 and filed in the Ulster County Clerk's Office on February 23, 2000 at Liber 3016 cp 267. (1989 P318)

James Catalano died August 10, 2018 and Letters Testamentary were granted to Paul Grenon on December 31, 2018 in the Ulster County Surrogate's Court. (401 P525-2/0)

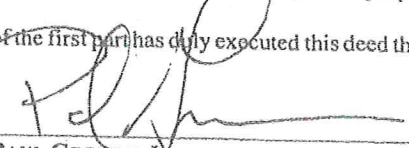
**TOGETHER** with the appurtenances and also the estate which the said Testator had at the time of his decease, in said premises, and also the estate therein, which the party of the first part has power to convey or dispose of, whether individually, or by virtue of said Will or otherwise, (2439 P218 9/1)

**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 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.

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

NO DEED  
  
PAUL GRENON, INDIVIDUALLY AND AS  
EXECUTOR OF THE ESTATE OF JAMES CATALANO



**TAX COLLECTOR'S ADDRESS:**

DANIELLE CHERUBINI  
TAX COLLECTOR  
PO BOX 305  
MILTON, NY 12547

513600 TOWN OF MARLBOROUGH

**COUNTY AND TOWN REAL PROPERTY TAXES DUE 2026**

Fiscal Year: 01/01/2026 - 12/31/2026 County Aid: 78,501,508 Bill No: 2769

**PROPERTY TAXPAYER'S BILL OF RIGHTS**

Town Aid: 508,482

The Assessor estimates the Full Market Value of this property as of July 1, 2024 was: \$54,809  
The Assessed Value of this property is: \$31,000  
The Uniform Percentage of Value used to establish assessments in your municipality was: 56.56%

**SEE REVERSE SIDE FOR ADDITIONAL INFORMATION**

845-795-5100 X.4~21 MILTON TPKE, MILTON, NY 12547~8AM-4PM M-F  
BRING BILL IF PAYING IN PERSON~CKS PREFERRED/CASH MUST BE EXACT  
VIEW BILL/RECEIPT & PAY @ HTTPS://TAXES.TOWNOFMARLBOROUGHNY.GOV

SBL: 102.2-5-25

Owner: Bank:

LynnDavid LLC

16 Burning Tree Drive

Newburgh, NY 12550

Exemption Value Full Value Tax Purpose Exemption Value Full Value Tax Purpose

**Property Information:**

Dimensions: 3.0 ACRES

Location:

152 Mulberry Ln

Roll Section: 1.0

Property Class: Fruit crop

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE FROM PRIOR YEAR	TAXABLE VALUE	TAX RATE PER \$1000	TAX AMOUNT
County General Tax	73,887,731	-0.1	31,000.00	3.560336	110.37
Town General Tax	5,127,133	1.5	31,000.00	6.231109	193.16
Town Highway Tax	2,232,529	8.1	31,000.00	2.713237	84.11
Milton fire	890,900	6.3	31,000.00	2.725636	84.49

If Paid By:	Penalty %	1st Payment	2nd Payment	Total Tax Due		TOTAL \$
01/31/2026	0.0%	236.07	236.06	472.13	You have the option of paying one full payment or two half payments If you have an escrow account forward bill to your bank.	472.13
02/28/2026	1.0%	238.43	238.42	476.85		
03/31/2026	2.0%	240.79	240.78	481.57		
04/30/2026	3.0%	243.15	243.14	486.29		
05/31/2026	4.0%	245.51	245.50	491.02		

**\*\*\*COUNTY TAX BILL INFORMATION STATEMENT\*\*\***

The State of New York requires local governments to perform many functions and provide services without financial support. These state requirements or "unfunded state mandates" have a direct impact on local spending and represent a significant portion of the county and town real property taxes that are due. Please see the notice enclosed with this tax bill for a more detailed explanation of the spending required by the State of New York and the impact on local property tax rates or visit the following website: [ulstercountyny.gov](http://ulstercountyny.gov) or [ulstercountyny.gov/Legislature](http://ulstercountyny.gov/Legislature)

KEEP TOP PORTION OF BILL FOR YOUR RECORDS

TEAR OFF AND RETURN THIS PORTION WITH YOUR 2ND PAYMENT

**TAX COLLECTOR'S ADDRESS:**

DANIELLE CHERUBINI  
TAX COLLECTOR  
PO BOX 305  
MILTON, NY 12547

TAX YEAR: 2026

BILL NO: 2769

PLEASE CIRCLE AMOUNT ENCLOSED

If Paid By:	Penalty %	2nd Payment
01/31/2026	0.0%	236.06
02/28/2026	1.0%	238.42
03/31/2026	2.0%	240.78
04/30/2026	3.0%	243.14
05/31/2026	4.0%	245.50

POSTDATED CHECKS WILL  
NOT BE ACCEPTED

MAKE CHECKS PAYABLE  
TO TAX COLLECTOR

Owner:

LynnDavid LLC

16 Burning Tree Drive

Newburgh, NY 12550

\*\*\*CHECK BOX IF YOU REQUIRE A RECEIPT ☐

RECEIPT AREA TO BE COMPLETED BY TAX COLLECTOR:

PAID BY: RECEIVED BY/DATE:

Town: 513600 TOWN OF MARLBOROUGH Dimensions: 3.0 ACRES

SBL: 102.2-5-25

Location: 152 Mulberry Ln

Assessed Value: \$31,000

PO BOX 305  
MILTON, NY 12547

513600 TOWN OF MARLBOROUGH

**PROPERTY TAXPAYER'S BILL OF RIGHTS**

Town Aid: 508,482

The Assessor estimates the Full Market Value of this property as of July 1, 2024 was:

\$550,743

The Assessed Value of this property is:

\$311,500

The Uniform Percentage of Value used to establish assessments in your municipality was:

56.56%

**SEE REVERSE SIDE FOR ADDITIONAL INFORMATION**

845-795-5100 X.4~21 MILTON TPKE, MILTON, NY 12547~8AM-4PM M-F  
BRING BILL IF PAYING IN PERSON~CKS PREFERRED/CASH MUST BE EXACT  
VIEW BILL/RECEIPT & PAY @ [HTTPS://TAXES.TOWNOFMARLBOROUGHNY.GOV](https://taxes.townofmarlboroughny.gov)

SBL: 102.2-5-26

Owner: Properties, LLC  
Bank: Lynn David LLC

16 Burning Tree Drive  
Newburgh, NY 12550

Exemption	Value	Full Value	Tax Purpose	Exemption	Value	Full Value	Tax Purpose
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**Property Information:**

Dimensions: 8.9 ACRES

Roll Section: 1.0

Location:

Property Class: Res Multiple

393-397 Willowtree Ln

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE FROM PRIOR YEAR	TAXABLE VALUE	TAX RATE PER \$1000	TAX AMOUNT
County General Tax	73,887,731	-0.1	311,500.00	3.560336	1,109.04
Town General Tax	5,127,133	1.5	311,500.00	6.231109	1,940.99
Town Highway Tax	2,232,529	8.1	311,500.00	2.713237	845.17
Milton fire	890,900	6.3	311,500.00	2.725636	849.04

If Paid By:	Penalty %	1st Payment	2nd Payment	Total Tax Due		TOTAL \$
01/31/2026	0.0%	2,372.12	2,372.12	4,744.24	You have the option of paying one full payment or two half payments If you have an escrow account forward bill to your bank.	4,744.24
02/28/2026	1.0%	2,395.84	2,395.84	4,791.68		
03/31/2026	2.0%	2,419.56	2,419.56	4,839.12		
04/30/2026	3.0%	2,443.28	2,443.28	4,886.57		
05/31/2026	4.0%	2,467.00	2,467.00	4,934.01		

**\*\*\*COUNTY TAX BILL INFORMATION STATEMENT\*\*\***

The State of New York requires local governments to perform many functions and provide services without financial support. These state requirements or "unfunded state mandates" have a direct impact on local spending and represent a significant portion of the county and town real property taxes that are due. Please see the notice enclosed with this tax bill for a more detailed explanation of the spending required by the State of New York and the impact on local property tax rates or visit the following website: [ulstercountyny.gov](http://ulstercountyny.gov) or [ulstercountyny.gov/Legislature](http://ulstercountyny.gov/Legislature)

KEEP TOP PORTION OF BILL FOR YOUR RECORDS

**TEAR OFF AND RETURN THIS PORTION WITH YOUR 2ND PAYMENT**

**TAX COLLECTOR'S ADDRESS:**

DANIELLE CHERUBINI  
TAX COLLECTOR  
PO BOX 305  
MILTON, NY 12547

**PLEASE CIRCLE AMOUNT ENCLOSED**

If Paid By:	Penalty %	2nd Payment
01/31/2026	0.0%	2,372.12
02/28/2026	1.0%	2,395.84
03/31/2026	2.0%	2,419.56
04/30/2026	3.0%	2,443.28
05/31/2026	4.0%	2,467.00

**POSTDATED CHECKS WILL  
NOT BE ACCEPTED**

**MAKE CHECKS PAYABLE  
TO TAX COLLECTOR**

Owner: Properties, LLC  
Lynn David LLC  
16 Burning Tree Drive  
Newburgh, NY 12550

\*\*\*CHECK BOX IF YOU REQUIRE A RECEIPT ☐

RECEIPT AREA TO BE COMPLETED BY TAX COLLECTOR:

PAID BY: \_\_\_\_\_ RECEIVED BY/DATE: \_\_\_\_\_

Town: 513600 TOWN OF MARLBOROUGH

Dimensions: 8.9 ACRES

SBL: 102.2-5-26

Assessed Value: \$311,500

Location: 393-397 Willowtree Ln



# Short Environmental Assessment Form

## Part 1 - Project Information

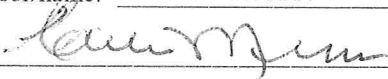
### Instructions for Completing

**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>			
LYNNDAVID PROPERTIES, LLC.			
Name of Action or Project: SEE ATTACHED MAP			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: 19' VARIANCE AGRICULTURAL SETBACK			
Name of Applicant or Sponsor:  KEVIN HARDY		Telephone: 845 742-7138  E-Mail:	
Address:  16 BURNING TREE DRIVE			
City/PO: NEWBURGH		State: NY	Zip Code: 12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO  <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES  <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 3.76 acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 9.5 acres			YES  <input type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

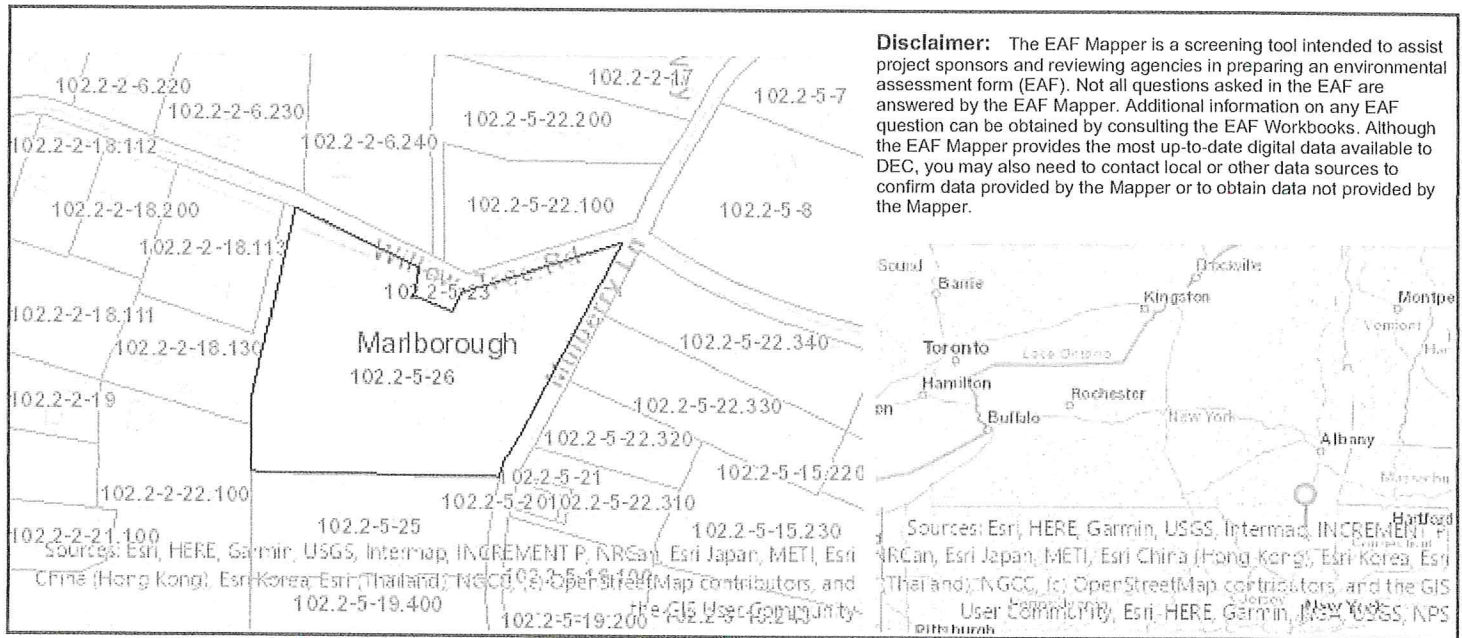
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 40px;">           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:           <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> </div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>CARMEN MESSINA</u> Date: <u>1/20/26</u>  Signature: <u></u> Title: <u>LAND SURVEYOR</u>		



# EAF Mapper Summary Report

Wednesday, January 21, 2026 5:11 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, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the 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