

Town of Marlborough Planning Board

Application

17-1007

For Office Use Only:

Signature

DATE SKETCH PLAN APPROVED:	_____	_____
DATE PRELIMINARY PLAN APPROVED:	_____	_____
DATE OF SITE REVIEW:	_____	_____
DATE OF PUBLIC HEARING:	_____	_____
DATE OF CONDITIONAL FINAL:	_____	_____
DATE APPROVED BY U.C. HEALTH DEPT:	_____	_____
DATE APPROVED BY HIGHWAY DEPT:	_____	_____
DATE APPROVED BY TOWN ENGINEER:	_____	_____
DATE OF FINAL APPROVAL:	_____	_____

TOWN OF MARLBOROUGH PLANNING BOARD

Jeffery Aldrich and Greggory Tonsing
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 (*May be obtained from Planning Board*)
3. Letter of Agent Statement
4. Application Fee (*Separate check from escrow fee*)
5. Escrow Fee (*Separate check from application fee*)
6. Copy of deed
7. Completed checklist (*Automatic rejection of application without checklist*)
8. Agricultural Data Statement (*if applicable*)
9. Provide twelve (12) copies of all maps, plans, reports and a PDF computer file on CD of all documentation submitted. Plan sets must be correlated packages.

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

1. Name and address of applicant
2. Name and address of owner (*if different*)
3. Subdivision name and location
4. Tax Map Date (*Section-Block-Lot*)
5. Location map at a scale of 1" = 2,000
6. Zoning table showing what is required in the particular zone and what applicant is proposing.
7. Show zoning boundary if any portion of proposed subdivision or site is within or adjacent to a different zone

8. Date of plat preparation and/or plat revisions

9. Scale the plat is drawn to (Max 1" = 100')

10. North Arrow

11. Surveyor's Certification

12. at final 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. Show any existing waterways, wetlands, ponds, lakes, streams, drainage courses within 20 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 20 feet of the parcel to be subdivided.

29. n/a 2 Foot Contours

30. X 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. n/a ✓ Planning Board approval block 4" x 2"

39. n/a ✓ Special district boundaries, agricultural, school, fire, water, sewer, etc.

40. X Sight distance of all intersections and driveways.

41. n/a Ridgeline and steep slope notation.

42. n/a Agricultural setbacks.

The plat for the proposed subdivision, site plan, or lot line revision has been prepared in accordance with this checklist.

By: David J. Brooks
Licensed Professional

Stamp

March 23, 2017

Date

Legal Notices for Public Hearing

Public Hearings will be held only on the first (1st) Monday of the Month.

Procedure for Notice:

1. Planning Board will schedule Public Hearing during a regularly scheduled meeting, after approval for such is granted.
2. Applicant is to obtain surrounding property owner names and addresses from Assessor's Office.
3. Applicant is to send Public Notice Letter, obtained from Planning Board Office, via Certified Mail with Return Receipt to property owners no less than 10 days prior to Public Hearing.
4. Planning Board Office will send notification to the town's official newspaper.
5. All Certified Mail with Return Receipt receipts and a copy of the Assessor's listing of names and addresses must be submitted at Public Hearing.

Any questions regarding procedures may be answered at 845-795-5243.

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, Jeffrey Aldrich , residing at 132 Milton Turnpike, Milton, NY 12547, and Greggory Tonsing ,residing at 20 Walnut Lane, Milton, NY 12547

make the following statements about interests in the real property which is the subject of this application, petition or request for a 2 Lot Subdivision, before the Town of Marlborough Planning Board.

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.

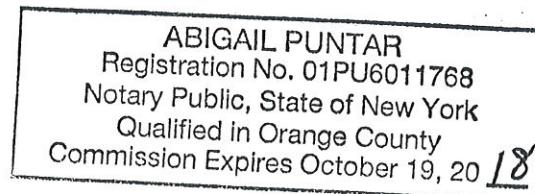
Signed: Gregory M. Tonsing
Date: 3-1-17

ACKNOWLEDGMENT

State of New York
County of:

On 3/1/17, before me personally appeared Gregory M. Tonsing, 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.

A. Puntar
Notary



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:

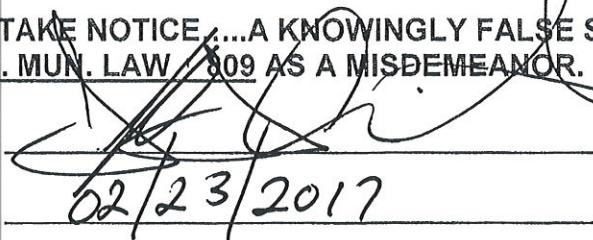
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Signed:

Date:



ACKNOWLEDGMENT

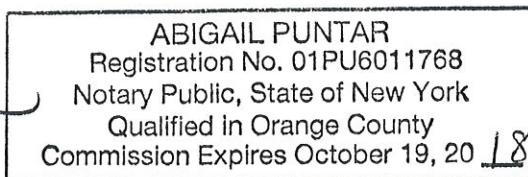
State of New York

County of:

On 2/23/17, before me personally appeared Jeffrey Aldrich, 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



Planning Board Fees

(All Applications Subject To Escrow Fees)

Application Fees:

Residential Subdivision – Single Family or Town House	\$500.00, plus \$150.00 per Lot or Unit
Residential Site Plan – Multi Family Apartments or Condos	\$500.00, plus \$100.00 Per Unit
Commercial Subdivision	\$500.00, plus \$150.00 per Lot or Unit
Commercial Site Plan	\$550.00, plus \$10.00 per 1,000 sf of Building
All Other Site Plan Reviews	\$550.00
Lot Line Revision	\$300.00
Recreation Fees (Residential Subdivisions & Site Plans – Excludes parent parcel)	\$1,500.00 per Lot or Unit
Recreation Fees Adult Multiple Dwelling Affordable Housing (50 and over)	\$500.00 per Unit

Escrow Deposit: (To be replenished to 75% of original escrow when level drops to 25% remaining in account.)

Residential Subdivision – Single Family or Town House	\$500.00, plus \$150.00 per Lot or Unit
Residential Site Plan – Multi Family Apartments or Condos	\$500.00, plus \$100.00 per Unit
Commercial Subdivision	\$400.00 per Lot (up to 4 lots,) then \$200.00 per Lot Thereafter
Commercial Site Plan	\$750.00 Minimum
All Other Site Plans	\$750.00 Minimum
Lot Line Revision	\$300.00 Minimum

Engineer Inspection Fees (All Town Road Installation Inspections)

Improvements as approved by Town Engineer	5% of the estimated cost to construct
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TOWN OF MARLBOROUGH
PO Box 305 Milton NY 12547
“ Heart Of the Hudson Valley Fruit Section”
MILTON, ULSTER COUNTY, NEW YORK 12547
DEPARTMENT OF BUILDINGS

TEL NO. 795-2406
FAX NO. 795-2031

THOMAS CORCORAN JR.
BUILDING INSPECTOR
CODE ENFORCER
FIRE INSPECTOR

Date: March 27, 2017

Re: Aldrich / Tonsing Subdivision

S.B.L. : 103.1-1-33

This letter is to verify that the building department has reviewed the Planning Board application and has concluded :

_____ : The application can be presented to the Town of Marlborough Planning Board for its review.

_____ : The application is rejected for the following reasons :

XXX _____ : The application can be presented to the Town of Marlborough Planning Board with the following :

Ulster County Board of Health approvals for each lot ?

Thank You.



Thomas J. Corcoran Jr.
Building Inspector
Code Enforcement Officer

Town of Marlborough
Planning Board Application

Application For: (Check One)

Subdivision

Site Plan

Lot Line Revision

Application Number:

17-1007

Date of Submission:

Name of Project: Subdivision prepared for Jeffrey Aldrich and Greggory Tonsing

Location of Project: Milton Turnpike Town of Marlborough

Tax Section Block and Lot: SBL: 103.1-1-33

Zoning District: R-1

Number of Acres: 88.7 Sq. Footage of Building: n/a

Description of Project (include number of lots/units & bedrooms): Currently Tax Map SBL: 103.1-1-33, an approximately 88.7 acre parcel, straddles both sides of Milton Turnpike. We proposed to separate the property on the north side and the property on the south side of the turnpike into two separate lots. The north side parcel will be approximately 85.9 acres and the south side parcel will be approximately 2.99 acres

Name of Property Owner: Jeffrey Aldrich and Greggory Tonsing

Address of Property Owner: 132 Milton TnPk. Milton, N.Y. 12547/ 20 Walnut Lane Milton NY 12547

Telephone Number of Property Owner: 845-236-4411

Name of Applicant: Jeffrey Aldrich

Address of Applicant: 132 Milton Turnpike Milton, NY 12547 / 20 Walnut Lane Milton, NY 12547

Telephone Number of Applicant: 845-236-4411

Name of Surveyor: Brooks & Brooks, Land Surveyors, P.C.

Address of Surveyor: 11 Main Street Highland, New York 12528

Telephone Number of Surveyor: 845-691-7339

Name of Engineer: n/a

Address of Engineer: n/a

Telephone Number of Engineer n/a

Name of Attorney: n/a

Address of Attorney: n/a

Telephone Number of Attorney: n/a

Reason For Application: 2 Lot Subdivision

Description of Proposal: Separate TM SBL: 103.1-1-33 into two parcels by using Milton

Turnpike as the division line..

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.

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):

Gregg M. Tonsing

Applicant's Signature:

Gregg M. Tonsing

Date:

3-1-17

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

Disclaimer

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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):

Jeffrey Aldrich

Applicant's Signature:

Date: *02/23/2017*

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

Letter of Agent

I, Jeffrey Aldrich and Greggory Tonsing, are the owners of a parcel of land located on Milton Turnpike in the Town of Marlborough, Tax Map Designation: Section 103.001, Block 1, Lot 33.

I hereby authorize Brooks & Brooks Land Surveyors, P.C. to act as my agent to represent my interest in applying to the Town of Marlborough Planning Board for a 2 Lot Subdivision.

Signature

02/23/2017

Date

Signature

3-1-17

Date

State Of New York}

County Of Ulster }

SS:

On the 1st day of March in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared

Jeffrey Aldrich + Greggory Tonsing, 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.

Abigail Puntar
Notary Public

ABIGAIL PUNTAR
Registration No. 01PU6011768
Notary Public, State of New York
Qualified in Orange County
Commission Expires October 19, 2018



11 Main Street Highland, NY 12528

www.brooksandbrooks.us

845-691-7339 phone 845-691-7166 fax

Town of Marlborough Planning Board Transmittal

Submission Date: 3/24/17

Client Name: Jeff Aldrich and Greggory Tonsing Our file # 8395.sub

<input checked="" type="checkbox"/> Application	<input checked="" type="checkbox"/> Check -#1094 - application fee \$650.00
<input checked="" type="checkbox"/> Subdivision checklist	<input checked="" type="checkbox"/> Check -#299 - escrow fee \$650.00
<input checked="" type="checkbox"/> Short EAF Form	<input checked="" type="checkbox"/> Sketch maps# <u>12</u>
<input checked="" type="checkbox"/> Letter of Agent	
<input checked="" type="checkbox"/> Deed/Will of subject parcel	
<input checked="" type="checkbox"/> Ag Data Statement	

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

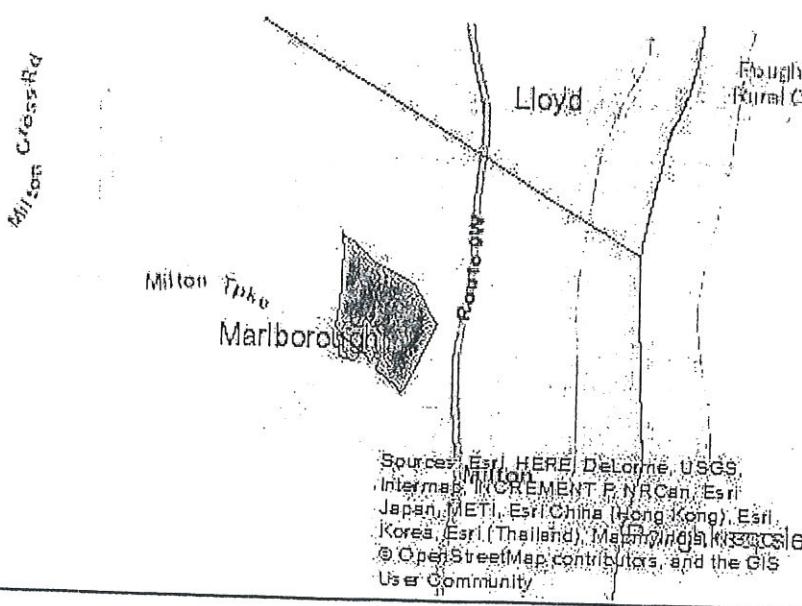
Part 1 - Project and Sponsor Information			
<p>Name of Action or Project: Subvision prepared for Jeffrey Aldrich and Gregory Tonsing</p>			
<p>Project Location (describe, and attach a location map): Milton Turnpike Town of Marlborough SBL:103.1-1-33</p>			
<p>Brief Description of Proposed Action: 2 Lot Sudvision : Separate SBL: 103.1-1-33, a 88.7 arce pacel, into two seperate parcel by using Milton Turnpike as the division line.</p>			
<p>Name of Applicant or Sponsor: Brooks & Brooks, Land Surveyors, PC</p>		<p>Telephone: 845-691-7339 E-Mail: pbrooks@bnpbc.biz</p>	
<p>Address: 11 MainStreet</p>			
<p>City/PO: Highland</p>		<p>State: NY</p>	<p>Zip Code: 12528</p>
<p>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</p>			
<p>If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.</p>			
<p>2. Does the proposed action require a permit, approval or funding from any other governmental Agency?</p>			
<p>If Yes, list agency(s) name and permit or approval:</p>			
<p>3.a. Total acreage of the site of the proposed action? 88.7 acres b. Total acreage to be physically disturbed? 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 88.7 acres</p>			
<p>4. Check all land uses that occur on, adjoining and near the proposed action.</p>			
<p><input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): orchards <input type="checkbox"/> Parkland</p>			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: no new construction to proposed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ no new construction is proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ no new construction is proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: note regarding 13a: there are no state or federal wetlands located on the property as per current wetlands mapping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: □ Shoreline □ Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional □ Wetland □ Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

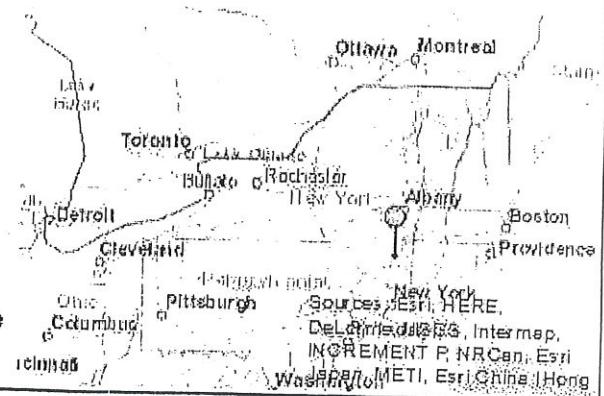
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Brooks & Brooks, Land Surveyors,</u> Date: <u>March 23, 2017</u> Signature: <u>Steven R. Pauli</u>		

EAF Mapper Summary Report

Wednesday, February 15, 2017 3:16 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: Jeffry Aldrich and Greggory Tonsing
Mailing address: 132 Milton Turnpike Milton, NY 12547
20 Walnut Lane Milton, NY 12547

B. Description of the proposed project: Two lot subdivision

C. Project site address: 132 Milton Turnpike Town: Marlborough

D. Project site tax map number: SBL: 103.1-1-33

E: The project is located on property:

O- within an Agricultural District containing a farm operation, or
X- with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 88.7 acres

G. Is any portion of the project site currently being farmed?

O- Yes. If yes, how many acres _____ or square feet _____ ?
X- No.

H. Name and address of any owner of land containing farm operations within the Agricultural District
and is located within 500 feet of the boundary of the property upon which the project is proposed.

SBL: 103.1-5-1 Moriarty Services Inc. 24 Valley Pl. Larchmount, NY 10538

SBL: 102.2-4-8.21 Queens Views Prtns II LLC 28 Riverwood Dr. Marlboro, NY 12542

SBL: 103.1-1-59 James Kent P.O. Box 244 Milton, NY 12547

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

Steven Pauli – Brooks & Brooks, Land Surveyors

March 8, 2017

Name and Title of Person Completing Form

Date



Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401

103.1-0-33



602016 00010054

Volm-6039 Pg-261

Instrument Number: 2016-00010054

Recorded On: July 28, 2016

As
D01 - Deed

Parties: YOUNG HOLLY M

To

ALDRICH JEFFREY

Billable Pages: 3

Recorded By: UNIVERSAL

Num Of Pages: 3

Comment:

** Examined and Charged as Follows: **

D01 - Deed	55.00	RP5217-125	125.00	Tax Affidavit TP 584	5.00
Recording Charge:	185.00				
		Consideration			
	Amount	Amount	RS#/CS#		
Tax-Transfer	160.00	40,000.00	5579	Basic	0.00
MARLBOROUGH				Local	0.00
				Additional	0.00
Tax Charge:	160.00			Special Additional	0.00
				Transfer	160.00

** THIS PAGE IS PART OF THE INSTRUMENT **

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County,

File Information:

Record and Return To:

Document Number: 2016-00010054

RUSK WADLIN HEPPNER&MARTUSCELLO

Receipt Number: 1524980

PO BOX 727

Recorded Date/Time: July 28, 2016 04:20:04P

MARLBORO NY 12542

Book-Vol/Pg: Bk-D VI-6039 Pg-261

Cashier / Station: c cbis / Cashier Station 8



Nina Postupack Ulster County Clerk

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

THIS INDENTURE, made this 3rd day of June, Two Thousand Sixteen

BETWEEN Holly Melissa Young, PO Box 4284, Abilene, TX 79608, -and-
Robin Ann Young, residing at 1873 Route 9W, Milton, NY 12547

party of the first part, and

Jeffrey Aldrich, residing at 132 Milton Turnpike, Milton, NY 12547

party of the second part,

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

ALL its right, title and interest in and to: SEE SCHEDULE A ATTACHED

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

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

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

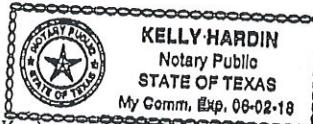
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Holly Melissa Young
Holly Melissa Young
Robin Ann Young
Robin Ann Young

STATE OF TEXAS)
COUNTY OF Taylor) ss:

On the 3rd day of June 2016, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Holly Melissa Young, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in Abilene (insert city/town), Texas.



Julin Kelly Hardin
Notary Public

STATE OF NEW YORK)

COUNTY OF ULSTER) ss:

On the 1st day of July, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Robin Ann Young, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

CHECKED OC ENTERED CB MARK/OFF

R&R to: Rusk, Wadlin, Heppner & Mariuscello
PO Box 727, Marlboro, NY 12542

Notary Public, State of New York
Qualified in Ulster County
Commission Expires June 30, 20 17

Schedule A Description

Title Number ULA-16-276-U

Page 1

ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate in the Town of Marlborough, County of Ulster and State of New York as described.

All THAT CERTAIN PIECE OR PARCEL OF LAND known as the John Hallock Farm and bounded as follows to wit: On the northerly by lands of Daniel Rowley and Perry Kent on the East by lands of said Rowley and the heirs of Jacob Rowley deceased; on the south by the highway and on the west by lands owned by John Young and this day conveyed to Smith Young; containing one hundred acres of land be the same more or less.

AND ALSO ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND situated in the Town of Marlborough, known as the Griggs Farm and lands bought of the heirs of Uriah Coffin, deceased, by the party of the first part (John Young and Phebe Young); bounded as follows: to wit: On the south by lands of James Sherman and the Farmer's Turnpike road on the east by lands of Phebe S. Young this day conveyed to the said Smith Young, on the north by lands of James Rawley and Morgan S. Dayton; on the west by lands of Morgan S. Dayton and James Sherman containing forty-six acres of land be the same more or less.

874/10

↑
104

Excepting and reserving therefrom ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate in the Town of Marlborough, County of Ulster and State of New York as described in a deed from John Young, Eleanor Young Bell and Keates Young to Celestino Baldera, said deed bearing date December 7th, 1962 and recorded in the Ulster County Clerk's Office December 11th, 1962 in Liber 1132 of Deeds at Page 567.

EXCEPTING AND RESERVING THEREFROM, all that portion of the above-described premises devised to Greggory Tonsing under Paragraph FIFTH of the Last Will and Testament of Robert S. Young, which was admitted to probate in the Ulster County Surrogate's Court on the 10th day of November, 2015, as file #2015-537.

Also excepting and reserving all lands conveyed for highway purposes or previously sold off on Northside of the Milton Turnpike and south of the Milton Turnpike.

Acreage is for informational purposes only and not insured.

FOR COUNTY USE ONLY

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

C1. SWIS Code

151136000

C2. Date Deed Recorded

7/28/16

C3. Book

16039

C4. Page

261



New York State Department of
Taxation and Finance
Office of Real Property Tax Services
RP- 5217-PDF
Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location

132

Milton Tpke

*STREET NUMBER

Marlborough

*CITY OR TOWN

VILLAGE

12547

2. Buyer Name

Aldrich

Jeffrey

*ZIP CODE

*LAST NAME/COMPANY

FIRST NAME

3. Tax

Billing Address

LAST NAME/COMPANY

FIRST NAME

Indicate where future Tax Bills are to be sent
if other than buyer address(at bottom of form)

LAST NAME/COMPANY

FIRST NAME

STREET NUMBER AND NAME

CITY OR TOWN

STATE

ZIP CODE

4. Indicate the number of Assessment

Roll parcels transferred on the deed

1 # of Parcels

OR

 Part of a Parcel

(Only If Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists

5. Deed

Property

X

OR

111.40

*DEPTH

ACRES

4B. Subdivision Approval was Required for Transfer

4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name

Young

Holly Melissa

FIRST NAME

*LAST NAME/COMPANY

Young

Robin Ann

FIRST NAME

LAST NAME/COMPANY

7. Select the description which most accurately describes the use of the property at the time of sale:

B. Agricultural

Check the boxes below as they apply:

8. Ownership Type is Condominium

9. New Construction on a Vacant Land

10A. Properly Located within an Agricultural District

10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date

N/A

12. Date of Sale/Transfer

7/28/16

13. Full Sale Price

40,000.00

Full Sale Price is the total amount paid for the property including personal property, his payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

15. Check one or more of these conditions as applicable to transfer:

- A. Sale Between Relatives or Former Relatives
- B. Sale between Related Companies or Partners in Business.
- C. One of the Buyers is also a Seller
- D. Buyer or Seller is Government Agency or Lending Institution
- E. Deed Type not Warranty or Bargain and Sale (Specify Below)
- F. Sale of Fractional or Less than Fee Interest (Specify Below)
- G. Significant Change in Property Between Taxable Status and Sale Dates
- H. Sale of Business is Included in Sale Price
- I. Other Unusual Factors Affecting Sale Price (Specify Below)
- J. None

*Comment(s) on Condition:

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

16. Year of Assessment Roll from which information taken(YY)

16

*17. Total Assessed Value

433300

*18. Property Class

241

*19. School District Name

Marlboro CSD

*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))

.03.1-1-33

CERTIFICATION

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

Rosemarie Young 7-1-16
Holly Melissa Young 6-3-16

SELLER SIGNATURE

DATE

BUYER SIGNATURE

DATE

BUYER CONTACT INFORMATION

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

Aldrich

Jeffrey

*LAST NAME

FIRST NAME

(845)

795-5618

*TELEPHONE NUMBER (EX: 8999999)

132

Milton Turnpike

*STREET NUMBER

*STREET NAME

Milton

NY

12547

*STATE

*ZIP CODE

BUYER'S ATTORNEY

Rusk

George

LAST NAME

FIRST NAME

(845)

236-4411

*TELEPHONE NUMBER (EX: 8999999)

LAST WILL AND TESTAMENT

I, ROBERT S. YOUNG, residing at 1873 Route 9W, Milton in the Town of Marlborough, Ulster County, New York, being of sound mind and memory, do hereby make, publish and declare this instrument to be my Last Will and Testament as follows:

FIRST: I hereby revoke any and all wills and or codicils heretofore made by me.

SECOND: I direct that all of my just debts, my funeral expenses and the expenses of the administration of my estate be paid as soon after my death as practicable.

THIRD: I give and bequeath the shares of stock that I own in Young's Motors, Inc, as follows:

- A. Three (3) shares to my sister, DOROTHY E. TONSING.
- B. Three (3) shares to my nephew, GREGGORY TONSING.
- C. All of the remaining shares of Young's Motors, Inc., that I may own at the time of my death to JEFFREY ALDRICH,

FOURTH: I give and devise my one half interest in the real property that I own as tenants in common with my sister, DOROTHY E. TONSING known as the Sherman Farm and the Skidmore Farm situate on the southerly side of Milton Turnpike in the Town of Marlborough, Ulster County, New York, to the following individuals:

- A. The property and house known as the Sherman House situate on the south

west corner of Sherman Drive and Milton Turnpike to ANTOINETTE ALDRICH.

B. The remainder of the Sherman Farm and the Skidmore Farm to my nephew, GREGGORY TONSING.

FIFTH: I give and devise to my nephew GREGGORY TONSING that portion of the Young Homestead situate on the south side of Milton Turnpike bordered on the west by Walnut Lane, bordered on the south and east by lands owned by ROBERT S. YOUNG and DOROTHY E. TONSING and north by the Milton Turnpike.

SIXTH: I give and devise to JEFFREY ALDRICH, that portion of the Young Homestead situate on the northerly side of Milton Turnpike consisting of the residence which he now resides, the granary and garage and approximately two acres of land.

SEVENTH: I give and devise the remaining lands of the Young Homestead as follows:

A. To JEFFREY ALDRICH, an undivided 3/4 interest in and to said lands.

B. To HOLLY MELISSA YOUNG and ROBIN ANN YOUNG, as joint tenants with a right of survivorship the remaining 25 % undivided interest.

EIGHTH: I give and devise to my wife, ROBIN ANN YOUNG my residence designated on the Town of Marlborough real property tax maps as section, block and lot 103.1-1.27 subject to a right of first refusal held by Young's Motors Inc., to purchase said property upon the same terms and conditions as my wife ROBIN ANN YOUNG should agree to sell said property to any third party. Said right of first refusal will be formalized by an agreement between ROBERT S. YOUNG and YOUNG MOTORS INC. I direct that my Executor execute a deed to my wife, ROBIN ANN YOUNG containing a provision making such grant to her subject to right's of YOUNG MOTORS INC., under the aforesaid first refusal agreement.

NINTH: I give and devise all of my right title and interest in a residence situate at 2153 Jekyll Court, Fernandina Beach, FL to my nephew, GREGGORY TONSING.

TENTH: I give and bequeath to JEFFREY ALDRICH and ROBIN A. YOUNG as Trustees the assets and securities in my Merrill Edge account, number 7Z4-92T82 in trust nevertheless to hold, invest, and reinvest the same and pay the net income therefrom for the benefit of my nephew, GREGGORY TONSING and my sister DOROTHY E. TONSING for the following uses and purposes:

A. To help defray the taxes, insurance and maintenance expenses of the properties devised to my nephew GREGGORY TONSING under paragraphs FOURTH (B) and FIFTH hereof of this my Last Will and Testament which he shall now hold as tenants in common with my sister DOROTHY E. TONSING.

In addition to the payment of the income, I direct that my Trustee shall invade the principal, including the entire amount of said trust to the extent necessary and keep the taxes and insurance paid and to maintain said property for the benefit of GREGGORY TONSING and my sister, DOROTHY E. TONSING who is the owner of the other undivided 1/2 interest in the property devised to GREGGORY TONSING under paragraph FOURTH (B) and FIFTH hereof.

ELEVENTH: All of the rest residue and remainder of my estate both real and personal and wheresoever situate or found I give devise and bequeath to my wife, ROBIN ANN YOUNG absolutely and forever.

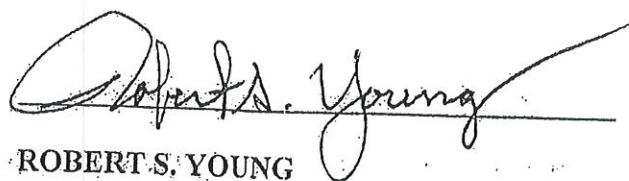
TWELFTH I direct that all estate, inheritance or transfer taxes that may be incurred by reason of my death as a result of property passing under this, my Last Will and Testament, or property passing outside of my estate, shall be paid out of the residue of my estate as if the

same was an expense of administration.

THIRTEENTH: It is my will and direction that if any of the devises contained in this my Last Will and Testament shall require subdivision approval from the planning board or zoning board of appeals of the Town of Marlborough that the costs and expenses including surveying, legal fees and filing fees shall be paid by the recipient of said property and shall not be charged to my estate.

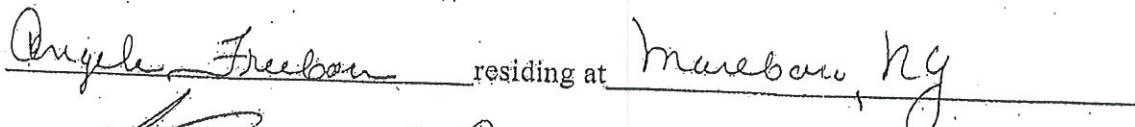
FOURTEENTH: I hereby nominate and appoint my wife, ROBIN ANN YOUNG and JEFFREY ALDRICH, or the survivor of them, to be the Executors without bond of this, my Last Will and Testament and I direct that neither of said Executors should be required to give any bond or other security for the faithful performance of their duties as said Executors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 18th day of March, 2015.

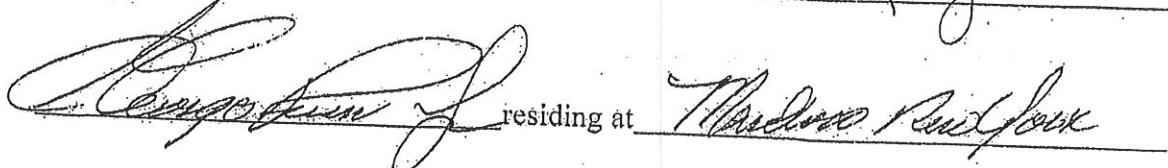


ROBERT S. YOUNG

SIGNED, SEALED, PUBLISHED AND DECLARED in the Town of Marlborough, Ulster County, New York as and for his Last Will and Testament by the above named Testator in the presence of each of us, who at his request and in his presence and in the presence of each other, have hereunto set our names as witnesses this 18th day of March, 2015.



residing at Marlboro, NY



residing at Marlboro, NY



AFFAVIT OF ATTESTATING WITNESSES

STATE OF NEW YORK)
COUNTY OF ULSTER)

Each of the undersigned, individually and severally being duly sworn, deposes and says:
The within Will was subscribed in our presence and sight at the end thereof by

George Rusk, Jr., the within named testator, on March 15, 2015, at Marlboro, New York.

Said testator at the time of making such subscription declared the instrument so
subscribed to be his Last Will and Testament and that he read it over and understood it and
requested the undersigned to be witness to it.

Each of the undersigned thereupon signed their name as a witness at the end of said Will
at the request of said testator and in his presence and sight and in the presence and sight of each
other.

Said testator was, at the time of so executing said Will over 18 years and, in the
respective opinions of the undersigned, of sound mind, memory and understanding and not
under any restraint or in any respect incompetent to make a Will.

The testator, in the respective opinions of the undersigned, could read, write and
converse in the English language and was suffering no defect in sight, hearing or speech, or
from any other physical or mental impairment which would affect his capacity to make a valid
Will. The Will was executed as a single, original instrument and was not executed in
counterparts.

Each of the undersigned was acquainted with said testator at such time and makes this
affidavit at his request.

The within Will was shown to the undersigned at the time this affidavit was made, and
was examined by each of them as to the signature of said testator and of the undersigned.

The foregoing instrument was executed by the testator and witnessed by each of the
undersigned affiants under the supervision of George Rusk, Jr., attorney-at-law.

Angela Freeburn
Signature
Angela Freeburn
Print Name
P.O. Box 388
Address
Marlboro NY 12542
Town, State, Zip

George Rusk Jr
Signature
George Rusk Jr
Print Name
1400 RR 9 Rd
Address
Marlboro NY 12542
Town, State, Zip

Severally sworn to before me this

18th day of March 2015

Notary Public

DARLENE M. BELL
Notary Public, State of New York
No. 01BE5020345
Qualified in Orange County
My Commission Expires 11-15-17