

## TOWN OF MARLBOROUGH PLANNING BOARD

Robert Pollock & Frank Taddeo

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.   x   Completed Application
  2.   x   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.   x   Copy of deed
  7.   x   Completed checklist (*Automatic rejection of application without checklist*)
  8.   NA   Agricultural Data Statement (*if applicable*)
  9.   x   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.   x   Name and address of applicant
  2.   NA   Name and address of owner (*if different*)
  3.   NA   Subdivision name and location
  4.   x   Tax Map Data (*Section-Block-Lot*)
  5.   x   Location map at a scale of 1" = 2,000
  6.   NA   Zoning table showing what is required in the particular zone and what applicant is proposing.
  7.   NA   Show zoning boundary if any portion of proposed subdivision or

site is within or adjacent to a different zone

8.     X     Date of plat preparation and/or plat revisions
9.     X     Scale the plat is drawn to (Max 1" = 100')
10.     X     North Arrow
11.     X     Surveyor's Certification
12.     X     Surveyor's seal and signature
13.     X     Name, SBL and acreage of adjoining owners
14.     NA     NYSDEC Wetland and 100 foot buffer zone with an appropriate certification block regarding DEC requirements.
15.     NA     Flood plain boundaries
16.     NA     Federal Wetland Boundary
17.     X     Metes and bounds of all lots
18.     X     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.     X     Show existing or proposed easements (*note restrictions*)
20.     X     Right of way width and Rights of Access and utility placement.
21.     NA     Road profile and typical section including existing proposed grades, vertical curve data, utilities, drainage and other improvements.
22.     X     Lot area acreage. For lots under 2 acres, list in square feet & acres.
23.     NA     Number of lots including residual lot.
24.     X     Show any existing waterways, wetlands, ponds, lakes, streams, drainage courses within 200 feet of parcel boundaries.
25.     NA     A note stating a road maintenance agreement is to be filed in the County Clerk's Office for private roads.
26.     X     Applicable note pertaining to owners review and concurrence.
27.     NA     Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc.
28.     X     Show all existing houses, accessory structures, wells and septic

systems on and within 200 feet of the parcel to be subdivided.

29. NA 2 Foot Contours
30. NA Indicate any reference to a previous subdivision, i.e., filed map number, data and previous lot number.
31. NA 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. NA The amount of grading expected or known to be required to bring the site to readiness.
33. NA Estimated or known cubic yards of material to be excavated.
34. NA Estimated or known cubic yards of fill required.
35. NA The amount of grading expected or known to be required to bring the site to readiness.
36. NA 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. NA 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. X Planning Board approval block 4" x 2"
39. NA Special district boundaries, agricultural, school, fire, water, sewer, etc.
40. NA Sight distance of all intersections and driveways.
41. NA Ridgeline and steep slope notation.
42. NA Agricultural setbacks.
43. NA After final approval is given by the Planning Board, the Building dept. needs to be contacted for further guidance.

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

By: WILLIAM ROBERT EGGERS, L.S.  
Licensed Professional



# 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, \_\_\_\_\_, residing at \_\_\_\_\_,  
\_\_\_\_\_, make the following statements about interests in the  
real property which is the subject of this application, petition or request for a \_\_\_\_\_  
\_\_\_\_\_, before the \_\_\_\_\_  
of The Town of Marlborough.

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

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

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.

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.

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

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.

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.

**Stockholder or controlling interest**

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.

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.

**Party to an agreement with the applicant**

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.

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

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

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

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

### **ACKNOWLEDGMENT**

State of New York  
County of:

On \_\_\_\_\_, before me personally appeared \_\_\_\_\_, 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 |
|---|---------------------------------------|

Town of Marlborough  
Planning Board Application

**Application For:** (Check One)

Subdivision \_\_\_\_\_

Site Plan \_\_\_\_\_

Lot Line Revision X

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

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

Name of Project: TADDEO/POLLOCK BOUNDARY AGREEMENT

Location of Project: 24 & 26 MAIN ST.

Tax Section Block and Lot: 103.9-2-29, 103.9-2-30

Zoning District: COMMERCIAL

Number of Acres: 0.32 AC & 0.72 AC Sq. Footage of Building: 1,000 SF & 3,000 S

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

CLARIFY AND ESTABLISH BOUNDARY BETWEEN LOTS 29 & 30.

Name of Property Owner: FRANK AND MARIE TADDEO (LOT 30) & ROBERT POLLOCK (LOT 29)

Address of Property Owner: FRANK & MARIE TADDEO: 14 RIVERWOOD DR., MARLBORO, NY 12542  
845-236-4940

Telephone Number of Property Owner: ROBERT POLLOCK: PO BOX 444, MILTON, NY 12547  
(718) 834-0775

Name of Applicant: TADDEO AND POLLOCK

Address of Applicant: SEE ABOVE

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

Name of Surveyor: WILLIAM ROBERT EGGERS, L.S.

Address of Surveyor: 4305 US HWY 209, STONE RIDGE, NY 12484

Telephone Number of Surveyor: (845) 687-0047 X 102

Name of Engineer: NA

Address of Engineer:

Telephone Number of Engineer:

|                                      |  |  |
|--------------------------------------|--|--|
| <u>Name of Attorney:</u>             | TADDEO'S ATTY:<br>JOSEPH TRAPANI,<br>PO BOX 355,<br>MILTON, NY 12547<br>(845) 795-2440 | POLLOCK'S ATTY:<br>MICHAEL MORIELLO<br>PO BOX 4465<br>KINGSTON, NY 12402<br>(845) 338-6603 |
| <u>Address of Attorney:</u>          |  |  |
| <u>Telephone Number of Attorney:</u> |  |  |

Reason For Application:

THE EXISTING DEED DESCRIPTIONS FOR THESE TWO PARCELS ARE UNCLEAR AND  
CONFLICTING. THE OWNERS OF THESE PARCELS WISH TO CLARIFY AND LEGALLY  
DOCUMENT THE BOUNDARY BETWEEN THEIR LOTS.

Description of Proposal:

## Disclaimer

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

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

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


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

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

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

Applicant's Name(Print): MARIE TADDEO

Applicant's Signature:  Marie Taddeo

Date:  02-15-2017

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

## Disclaimer

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

Applicant's Name(Print): FRANK JADLEC

Applicant's Signature: 

Date: 

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

## Disclaimer

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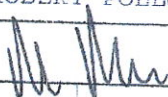
The Town of Marlborough Town Board sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgment of responsibility for payment of these fees to the Planning Board for review of this application including, but not limited to, fees 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): ROBERT POLLOCK

Applicant's Signature:



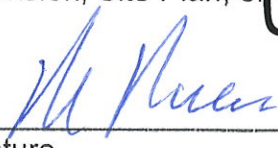
Date: March 9, 2017

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

## Letter of Agent

I (We), ROBERT POLLOCK am (are) the owner(s) of a parcel of land located on 26 MAIN STREET in the Town of Marlborough, Tax Map Designation: Section 103.9 Block 2 Lot 29.

I (We) hereby authorize WILLIAM ROBERT EGGERS, L.S. to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a \_\_\_\_\_ Lot Subdivision, Site Plan, or Lot Line Revision Application. (circle one)

  
Signature

02-14-2017  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

State Of New York}

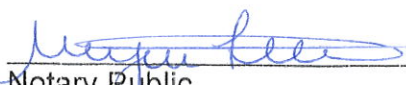
County Of New York }

SS:

On the 14<sup>th</sup> day of February in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared

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



  
Notary Public

## Letter of Agent

(We), MARIE TADDEO am (are) the owner(s) of a parcel  
located on 24 MAIN ST in the Town of Marlborough,  
Map Designation: Section 103.9 Block 2 Lot 30.

(We) hereby authorize Medenbach & Eggers  
Civil Engineering and Land Surveying P.C. to act as my (our) agent to  
present my (our) interest in applying to the Town of Marlborough Planning Board for a \_\_\_\_\_ Lot  
Division, Site Plan, or Lot Line Revision Application. (circle one)



Marie Taddeo

MARIE TADDEO

Signature

02/15/2017

Date

Date

(New York)

Of Ulster }

SS:

\_\_\_\_\_ day of February 15 in the year 2017 before me, the undersigned, a Notary  
and for said State, personally appeared

Marie Taddeo, personally known to me or proved to me on the basis of  
sufficient 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  
his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of  
the individual(s) acted, executed the instrument.

Notary Public

Joseph R. Trapani  
JOSEPH R. TRAPANI  
Notary Public, State of New York  
Reg. #01TR4012070  
Qualified in Ulster County  
Commission Expires January 31, 2018

## Letter of Agent

(We), FRANK TADDEO am (are) the owner(s) of a parcel  
located on 24 MAIN ST in the Town of Marlborough,  
Map Designation: Section 103.9 Block 2 Lot 30.

(We) hereby authorize Medonbeck & Esposito  
Civil Engineering and Land Surveying PC to act as my (our) agent to  
present my (our) interest in applying to the Town of Marlborough Planning Board for a \_\_\_\_\_ Lot  
Division, Site Plan, or Lot Line Revision Application. (circle one)

Frank Taddeo  
FRANK TADDEO

Date

(X) 02/15/2017

Date

(New York)  
of Ulster SS:

day of February in the year 2017 before me, the undersigned, a Notary  
and for said State, personally appeared

FRANK TADDEO, personally known to me or proved to me on the basis of  
sufficient 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  
his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of  
an individual(s) acted, executed the instrument.

Notary Public

Joseph R. Trapani  
JOSEPH R. TRAPANI  
Notary Public, State of New York  
Reg. #01TR4012070  
Qualified in Ulster County  
Commission Expires January 31, 2018

# This Indenture

Made the Tenth day of April Nineteen Hundred and Fifty-eight.

Between ANN MARGARET CONKLIN residing at Milton, in the Town of Marlborough, Ulster County, New York (no street or number)

part y of the first part, and

JOSEPH TADDEO and SUSIE TADDEO, husband and wife, both residing at Milton, in the Town of Marlborough, Ulster County, New York (no street or number)

part ies of the second part,

Witnesseth, that the party of the first part, in consideration of

-----T E N-----Dollar s  
(\$10.00 ) lawful money of the United States, and other good and valuable consideration

paid by the part ies of the second part, do es hereby grant and release unto the part ies of the second part, their distributees and assigns forever, all THAT TRACT OR PARCEL OF LAND situate in the Town of Marlborough, County of Ulster and State of New York, and at the Village of Milton, and bounded and described as follows:

Bounded on the north and on the south by lands formerly of the heirs of William H. Townsend, deceased, on the east by lands formerly of Benjamin F. Roe, and on the west by the highway, being the premises which have been owned and occupied by Patrick Furlong and his father, Walter Furlong, for many years, and being the same premises which were conveyed to Patrick Furlong and Walter Furlong by Leander Rhodes and Mary J. Rhodes, his wife, by deed dated April 1, 1867 and recorded in Ulster County Clerk's Office in Book of Deeds No. 142 at page 31, on the 3rd day of April, 1867, to which deed and the record thereof reference is made.

Being the same premises devised to George F. Mertes, Jr. and Ann Margaret Conklin by Mary Mertes, in and by her last Will and Testament which was admitted to probate in the Surrogate's Court of Ulster

1029 266

County on March 29, 1954, and also being the premises conveyed by George F. Mertes Jr. to Ann Margaret Conklin by deed dated May 25, 1956 and recorded in Liber 966 of deeds at page 542.

The conveyance hereunder is subject to a certain mortgage executed by Ann Margaret Conklin, as mortgagor, to The First National Bank of Milton, Milton, New York, as mortgagee, on which said mortgage there is now due the sum of \$4,500.00 as principal and the mortgagees hereby assume and covenant to pay such mortgage debt and interest as part of the consideration of this conveyance.

**Together** with the appurtenances and all the estate and rights of the part y of the first part in and to said premises,

**To have and to hold** the premises herein granted unto the parties of the second part, their distributees and assigns forever, as tenants by the entirety.

AND That, in Compliance with Sec. 13 of the Lien Law, the grantor 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.

**In Witness Whereof**, the party of the first part ha s hereunto set her hand and seal the day and year first above written.

In Presence of

John Rusk Jr.

Ann Margaret Conklin L.S.

Joseph Ladd L.S.

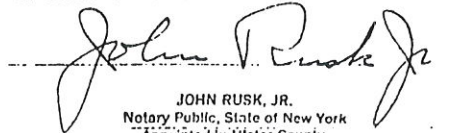
Susie Ladd L.S.



State of New York  
County of Ulster } \$\$\$..  
of

On this Tenth day of April Nineteen Hundred and  
Fifty-eight before me, the subscriber, personally appeared  
ANN MARGARET CONKLIN, JOSEPH TADDEO and SUSIE TADDEO

to me personally known and known to me to be the same persons described  
in and who executed the within Instrument, and they duly  
acknowledged to me that they executed the same



JOHN RUSK, JR.  
Notary Public, State of New York  
Appointed in Ulster County  
Commission Expires March 30, 1960

FILED  
9 H 2 M

APR 15 1958

LAWRENCE CRAFT  
COUNTY CLERK

1029 267

4 ✓  
**DEED**  
BARGAIN AND SALE

ANN MARGARET CONKLIN

TO

JOSEPH TADDEO  
& SUSIE TADDEO.

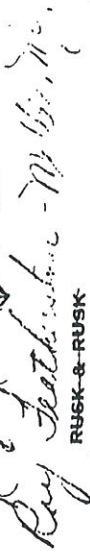
Dated, April 10th, 1958

STATE OF NEW YORK

County of Ulster ss.

RECORDED ON THE  
15 day of April A.D. 1958  
at 9 o'clock A.M.  
in LIBER 1029 of DEEDS  
at PAGE 265, undisturbed

  
CLERK

  
RUSK & RUSK  
ATTORNEYS AT LAW  
HARTSDOROUGH, NEW YORK



60 2012 00020250

Ulster County  
Nina Postupack  
County Clerk  
Kingston, NY 12401

Volm-5470 Pg-113

Instrument Number: 2012- 00020250

As

D01 - Deed

Recorded On: December 27, 2012

Parties: APPLER CARL M

To

POLLOCK ROBERT

Billable Pages: 4

Recorded By: ALL NEW YORK TITLE

Num Of Pages: 4

Comment:

**\*\* Examined and Charged as Follows: \*\***

|                   |        |               |         |                      |                         |
|-------------------|--------|---------------|---------|----------------------|-------------------------|
| D01 - Deed        | 60.00  | RP5217-250    | 250.00  | Tax Affidavit TP 584 | 5.00                    |
| Recording Charge: | 315.00 |               |         |                      |                         |
|                   |        | Consideration |         |                      |                         |
|                   | Amount | Amount        | RS#/CS# |                      |                         |
| Tax-Transfer      | 900.00 | 225,000.00    | 1743    | Basic                | 0.00                    |
| MARLBOROUGH       |        |               |         | Local                | 0.00 Special Additional |
|                   |        |               |         | Additional           | 0.00 Transfer           |
|                   |        |               |         |                      | 900.00                  |
| Tax Charge:       | 900.00 |               |         |                      |                         |

(29)  
Bakery

**\*\* 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:**

Document Number: 2012- 00020250

Receipt Number: 1220144

Recorded Date/Time: December 27, 2012 11:39:38A

Book-Vol/Pg: Bk-D VI-5470 Pg-113

Cashier / Station: s smat / Cashier Workstation 4

**Record and Return To:**

DANIEL M MARTUSCELLO ESQ

RUSK WADLIN HEPPNER&amp;MARTUSCELLO LLP

PO BOX 727

MARLBORO NY 12542



*Nina Postupack*

Nina Postupack Ulster County Clerk

ANY 2012-8051

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ju.  
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**BARGAIN & SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS**

THIS INDENTURE, made the <sup>4<sup>th</sup></sup> day of December, Two Thousand Twelve

BETWEEN

Carl M. Appler and Deborah Appler, husband and wife, residing at 560 South Road, Milton, New York 12547

party of the first part, and

Robert Pollock, residing at 96 South Elliot Place, Brooklyn, New York 11217  
party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars (\$10.00), 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 and described as in Schedule A attached to this deed and made a part of it. Said property having Town of Marlborough SBL # 103.9 - 2 - 29 and being commonly known as 26 Main Street, Milton, New York 12547. Subject to any state of facts a personal inspection and or current survey would reveal, notes on filed maps, terms, conditions, restrictions, covenants, easements, right of ways, and agreements of record and in particular Boundary Line Agreement recorded in Liber 2660 of Deeds at page 0284.

BEING the premises conveyed to the party of the first part herein by deed dated April 27, 2001 recorded in the Ulster County Clerk's Office on May 03, 2001 in Liber 3155 of Deeds at Page 0170.

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 line thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

CHECKED α  
ENTERED Smm  
MARK/OFF \_\_\_\_\_

✓ All New York Title (RB)

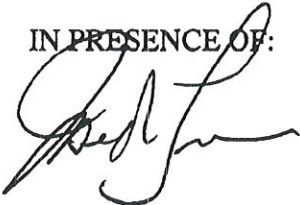
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of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


A portion of the purchase price is secured by a purchase money note and first mortgage in the sum of One Hundred Twenty Four Thousand Dollars ( \$124,000.00 ) , executed and delivered by the party of the second part to the party of the first part herein and intended to be recorded simultaneously herewith .

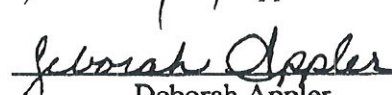
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:



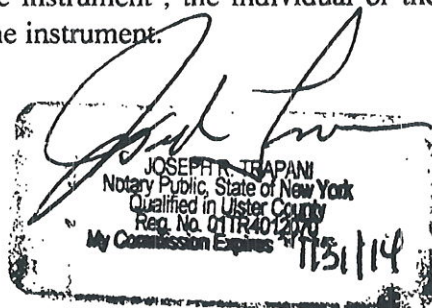
  
Carl M. Appler

  
Deborah Appler

STATE OF NEW YORK        }  
  } ss:  
COUNTY OF ULSTER        }

On this 14<sup>th</sup> day of December , 2012 , before me, the undersigned, a Notary Public in and for said State, personally appeared Carl M. Appler and Deborah Appler , personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same in their capacity(ies) and that by their signatures on the instrument , the individual or the person upon behalf of which the individual acted, executed the instrument.

COUNTY/TOWN : Ulster/Marlborough  
Section /Block Lot No. : 103.9 - 2 - 29  
RECORD AND RETURN TO:  
Daniel M. Martuscello , Esq .  
Rusk , Wadlin , Heppner & Martuscello , LLP  
Attorneys at Law  
P.O.Box 727  
Marlboro , N.Y. 12542



# **ALL NEW YORK TITLE AGENCY, INC.**

**Title Number: ANY2012-8051**

## **SCHEDULE A**

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

BEGINNING at a point in the southerly line of Main Street at its intersection with the westerly line of lands now or formerly of the First National Bank of Milton as described in deed Liber 512 page 161;

THENCE along said westerly line of First National Bank of Milton and along the westerly line of lands formerly of Waldron, now Appler, South 30 degrees 49' 13" East 219.44 feet to a point;

THENCE South 44 degrees 30' 13" East 131.00 feet to a point;

THENCE along the northerly line of 16.0 foot wide strip of land with interest in common as joint tenants described in deed Liber 1829 page 85, North 58 degrees 24' 03" East 154.40 feet;

THENCE along the westerly line of Brewster Place, formerly Dock Road, South 30 degrees 12' 11" East 16.01 feet to a point;

THENCE along the northerly line of lands now or formerly of Kent, being the southerly line of the 16.0 foot wide strip of land with interest in common as joint tenants described in deed Liber 1829 page 85, South 58 degrees 24' 03" West 233.00 feet to a point;

THENCE along the easterly line of lands now or formerly of Kent, North 42 degrees 14' 57" West 174.0 feet to a point;

THENCE along the easterly line of lands now or formerly of Taddeo, North 29 degrees 28' 59" West 201.79 feet to a point;

THENCE along said southerly line of Main Street, North 65 degrees 25' 36" East 78.00 feet to the point and place of BEGINNING.

**FOR  
CONVEYANCING  
ONLY**

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party in the first part, or, in and to the land lying in the street in front of and adjoining said premises.

**Medenbach & Eggers**  
**Civil Engineering & Land Surveying, P.C.**  
4305 U.S. Highway 209  
Stone Ridge, NY 12484  
(845) 687-0047

## Letter of Transmittal

Date: 4/25/2017 Job No: ~~5~~13-065

Attention:

TO:  
Town of Marlborough Planning Board  
Attn: Jenn Flynn  
PO Box 305  
Milton, NY 12547

Pollock / Taddeo

We are sending you: ☐ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

☐ Prints ☐ Plans ☐ Copy of letter ☐ Specifications ☐ Other

| COPIES  | DESCRIPTION   |
|---------|---|
| 1       | Checklist   |
| 1       | Application including all disclaimers and letter of agents            |
| 2       | Deeds   |
| 8 paper | Survey maps showing lot line adjustment signed by all property owners |
| 2 mylar |   |
|         |   |
|         |   |

☒ FOR APPROVAL

☐ FOR YOUR USE

☐ AS REQUESTED

☐ FOR REVIEW & COMMENT

REMARKS:

COPY TO:

SIGNED: Cyndy Borzumato-Cobb

*If enclosures are not as noted, kindly notify us at once.*