



10 Main Street – Suite 321
New Paltz, NY 12561
T 845.255.0210 F 845.256.8110
www.willinghamengineering.com

May 22, 2017

Mr. Chris Brand, Chairman and Board Members
Town of Marlborough Planning Board
21 Milton Turnpike
Milton, NY 12547

Re: **Danskammer House**
Proposed Bed & Breakfast
5 West Street
Town of Marlborough, New York
Site Plan / Special Use Permit Application
SBL: 108-012-3-14

Dear Chairman Brand and Planning Board Members:

We are pleased to submit a Site Plan Application for a propose Bed & Breakfast project to be known as the Danskammer House. The Applicants, Linda and Kenneth Cool have extensively renovated the existing house and property, located at 5 West Street. Please find the attached documents for your review:

- Site Plan
- Short Form EAF
- Site Plan Application
- Deed
- Application Fees
- Site Photos

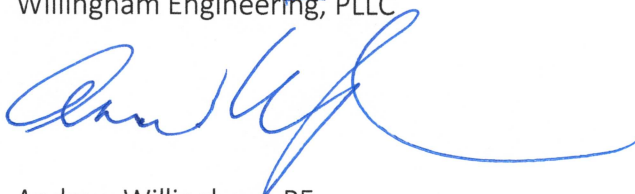
The 0.32 acre property is located at 5 West Street. The 4 bedroom home, originally constructed in 1870 had fallen into significant disrepair into 2015. Kenneth and Linda Cool, who currently reside across the street at 10 West Street, purchased the property in January of 2016. Since that time, they have beautifully and substantially renovated the property which includes but is not limited to interior renovations, exterior renovations, landscaping, parking, patios, vegetable garden, herb garden, orchard and a berry patch. Please see the attached photos of the property, all taken recently.

The Applicant proposes to convert the existing 4 bedroom home into a 5 bedroom Bed and Breakfast. Linda Cool will occupy the structure as the owner and Bed and Breakfast manager. The remaining 4 bedrooms will be offered as Bed and Breakfast accommodations. The proposed

improvements to the site moving forward are minimal, which include enlarging the parking area slightly and incorporating a handicap ramp. All of the 6 required parking spaces will be provided on site.

Thank you for your consideration of this matter and we look forward to meeting with the Board. Please feel free to contact me at your convenience with any questions.

Sincerely,
Willingham Engineering, PLLC

A handwritten signature in blue ink, appearing to read 'Andrew Willingham', with a long horizontal flourish extending to the right.

Andrew Willingham, PE
NYS Professional Engineer No. 083984

cc: Kenneth and Linda Cool

Short Environmental Assessment Form

Part 1 - Project Information

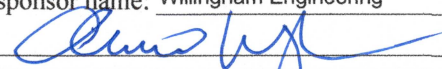
Instructions for Completing

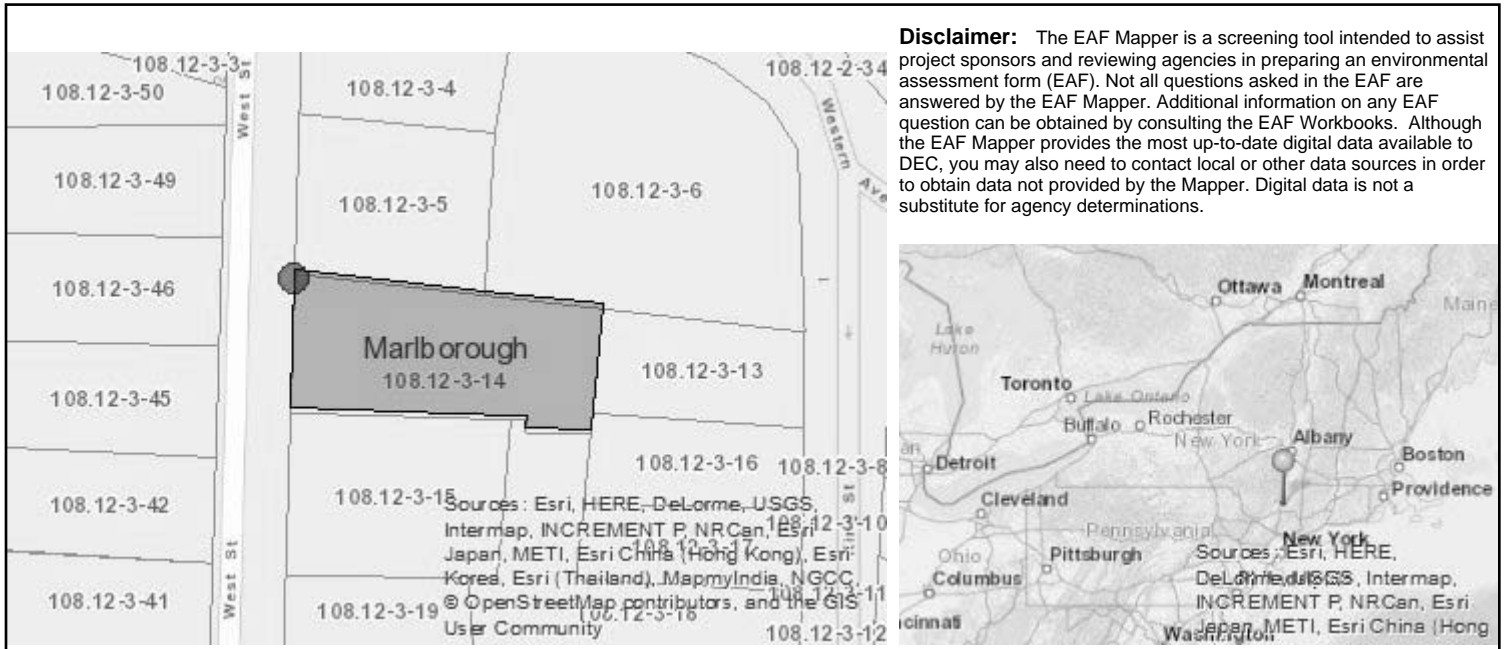
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Name of Action or Project: Danskammer House			
Project Location (describe, and attach a location map): 5 West Street, Marlborough, NY 12542			
Brief Description of Proposed Action: Existing four bedroom single family home to be converted to a five bedroom bed and breakfast. One bedroom will be owner occupied, the other four bedroom will be available for rent.			
Name of Applicant or Sponsor: Willingham Engineering		Telephone: 845-255-0210	
		E-Mail: awillingham@willinghamengineering.com	
Address: 10 Main Street, Suite 321			
City/PO: New Paltz		State: NY	Zip Code: 12561
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ 0.321 acres b. Total acreage to be physically disturbed? _____ 0.010 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.481 acres			
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Existing connection to public water supply will be used.	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Existing connection to public water supply will be used.	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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? 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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" 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: _____ _____ _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Willingham Engineering</u> Date: <u>5/22/17</u> Signature: <u></u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
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

Town of Marlborough Planning Board

Application

**ALL APPLICATIONS MUST BE SUBMITTED TO THE BUILDING
DEPT. FOR APPROVAL BEFORE BEING SENT TO THE
PLANNING BOARD**

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

Kenneth & Linda Cool

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

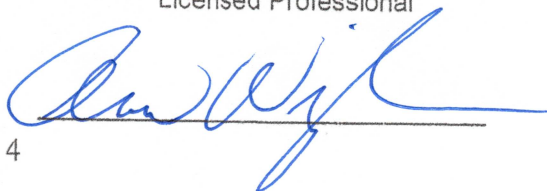
- site is within or adjacent to a different zone
8. ✓ Date of plat preparation and/or plat revisions
 9. ✓ Scale the plat is drawn to (Max 1" = 100')
 10. ✓ North Arrow
 11. NA Surveyor's Certification
 12. NA Surveyor's seal and signature
 13. ✓ Name, SBL and acreage of adjoining owners
 14. NA NYSDEC 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. ✓ 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. NA Show existing or proposed easements (*note restrictions*)
 20. NA 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. ✓ Lot area acreage. For lots under 2 acres, list in square feet & acres.
 23. NA Number of lots including residual lot.
 24. NA 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. ✓ Applicable note pertaining to owners review and concurrence.
 27. NA Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc.
 28. NA Show all existing houses, accessory structures, wells and septic

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

29. ✓ 2 Foot Contours
30. 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. ✓ 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. OK 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: Andrew Willingham, PE
Licensed Professional



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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, Kenneth Cool & Linda Cool, residing at 10 West Street, Marlborough, NY
, make the following statements about interests in the
real property which is the subject of this application, petition or request for a Site Plan / Special Use
Permit, before the Planning Board
of The Town of Marlborough.

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

A. Individuals with an interest in the property.

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

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

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

C. Stockholder or controlling interest

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

D. Party to an agreement with the applicant

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

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

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

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

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

Signed:

Kenneth E. Cool Quinn E. Cool

Date:

5/22/2017 5/22/2017

ACKNOWLEDGMENT

State of New York

County of: Ulster

On 5/22/17, before me personally appeared Kenneth E. Cool and Quinn E. Cool 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.

Adam Scott Kramer

ADAM SCOTT KRAMER
Notary Public - State of New York
No. 01KR6310044
Qualified in Dutchess County
My Commission Expires Aug. 18, 2018

Town of Marlborough Planning Board Application

Application For: (Check One)

Subdivision _____ **Site Plan** ✓ **Lot Line Revision** _____

Application Number: _____

Date of Submission: May 22, 2017

Name of Project: Danskammer House

Location of Project: 5 West Street, Town of Marlborough, Ulster County, NY

Tax Section Block and Lot: 108.012 - 3 - 14

Zoning District: R - Residential

Number of Acres: 0.321 Sq. Footage of Building: 2,554

Description of Project (include number of lots/units & bedrooms): Conversion of four bedroom single family home into five bedroom bed-and-breakfast. One bedroom will be owner occupied and four will be available for rent.

Name of Property Owner: Kenneth and Linda Cool

Address of Property Owner: 10 West Street, Marlborough, NY

Telephone Number of Property Owner: 845-594-2044 (cell) 845-236-3204 (land line)

Name of Applicant: Same

Address of Applicant: Same

Telephone Number of Applicant: Same

Name of Surveyor: Margaret M. Hillriegel, LS

Address of Surveyor: 372 Oregon Trail, Pine Bush, NY 12566

Telephone Number of Surveyor: 845-744-2072

Name of Engineer: Andrew Willingham, PE

Address of Engineer: 10 Main Street, Suite 321, New Paltz, NY 12561

Telephone Number of Engineer 845-255-0210

Name of Attorney:

Address of Attorney:

Telephone Number of Attorney:

Reason For Application: Site Plan / Special Use Permit to convert an existing single family home into a bed and breakfast.

Description of Proposal: Convert existing four bedroom single family home into a five bedroom bed and breakfast. One bedroom will be owner occupied and the other four will be available for rent.

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): Kenneth & Linda Cool

Applicant's Signature:  

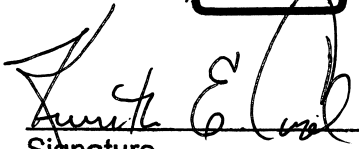
Date: 5/22/2017 5/22/2017

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

Letter of Agent

I (We), Kenneth and Linda Cool am (are) the owner(s) of a parcel of land located on 5 West Street in the Town of Marlborough, Tax Map Designation: Section 108.012 Block 3 Lot 14.

I (We) hereby authorize Willingham Engineering 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

5/22/2017
Date

Linda E. Cool
Signature


5/22/2017
Date

State Of New York}
County Of Ulster } SS:

On the 22 day of May in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared

Kenneth E Cool and Linda E Cool, 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.

ADAM SCOTT KRAMER
Notary Public - State of New York
No. 01KR6310044
Qualified in Dutchess County
My Commission Expires Aug. 18, 2018


Notary Public



Front of the structure, looking southeast.



Rear of the structure, looking northwest.



Parking area and two car garage, looking east.



Orchard and berry patch, looking northwest

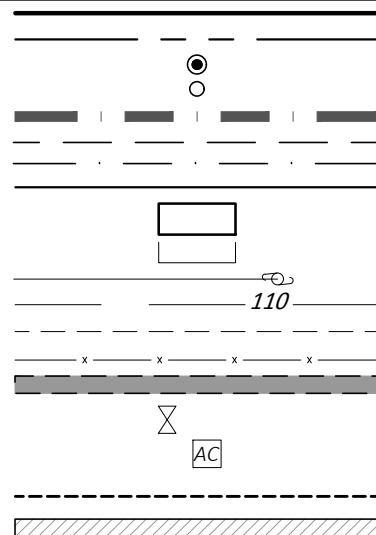


Front porch and landscaping, looking northeast.



Retaining walls, patio, herb garden to the left, looking west.

LEGEND



EXISTING PROPERTY LINE
ADJACENT PROPERTY LINE
EXISTING IRON PIPE
PROPERTY BOUNDARY CORNER
ZONING BOUNDARY
BUILDING SETBACK
ROAD BOUNDARY LINE
EXISTING EDGE OF PAVEMENT
EXISTING BUILDING
EXISTING BUILDING DECK/OVERHANG
UTILITY POLE & OVERHEAD LINE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING FENCE
EXISTING RETAINING WALL
EXISTING WATER VALVE
EXISTING AC UNIT
PROPOSED GRAVEL PARKING AREA
PROPOSED PARKING AREA

PARKING DATA

PROPOSED PARKING WAS SIZED IN ACCORDANCE WITH THE TOWN OF MARLBOROUGH ZONING CODE FOR BED-AND-BREAKFAST USE:

2 PARKING SPACES PLUS 1 FOR EACH BEDROOM AVAILABLE FOR RENTAL

4 PROPOSED BEDROOM AVAILABLE FOR RENTAL

2 SPACES + 4 SPACES = 6 SPACES REQUIRED

ZONING INFORMATION

ZONE: R - RESIDENTIAL
CURRENT USE: SINGLE FAMILY HOME
PROPOSED USE: BED & BREAKFAST

ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA	10,000 SF	>10,000 SF
MINIMUM FRONT YARD	10'	>10'
MINIMUM REAR YARD	20'	>20'
MINIMUM SIDE YARD (ONE/BOTH) ¹	10'/25'	6.7'/23.1'
MINIMUM LOT WIDTH	75'	>75'
MINIMUM LOT DEPTH	100'	>100'
MAX. BUILDING COVERAGE	30%	<30%
MAX. BUILDING STORIES	2 ½	2 ½
MAX. BUILDING HEIGHT	35'	<35'

¹ PRE-EXISTING NON-CONFORMING

SURVEY NOTES

- BOUNDARY AND EXISTING SITE FEATURES TAKEN FROM PLAN ENTITLED "'SURVEY PLAT FOR LANDS OF KENNETH E. COOL & LINDA E. COOL"' PREPARED BY MARGARET M. HILLRIEGEL, LS DATED JANUARY 11, 2016 & LAST REVISED MAY 16, 2017.
- TOPOGRAPHY SHOWN IS LIDAR DERIVED, 2 FOOT INTERVAL CONTOURS AVAILABLE FROM ULSTER COUNTY. CONTOURS WERE PRODUCED FROM 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1M DEM.

SITE NOTE

- EXISTING FOUR (4) BEDROOM SINGLE FAMILY HOME TO BE CONVERTED TO BED-AND-BREAKFAST WITH FOUR (4) BEDROOMS AVAILABLE FOR RENT AND ONE (1) BEDROOM WILL BE OWNER OCCUPIED.

OWNERS ENDORSEMENT

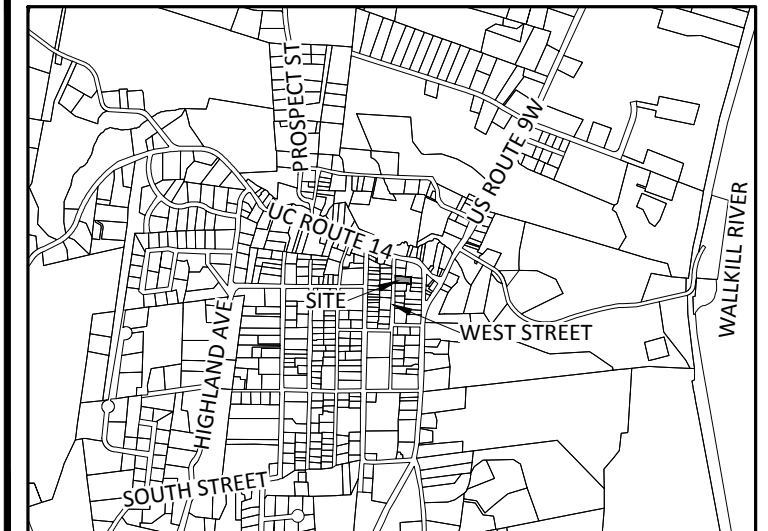
I HEREBY CONSENT TO THE INFORMATION DEPICTED ON THIS SITE PLAN AND ALL CONDITIONS NOTED THEREON AND I AGREE TO THE FILING OF THIS PLAN.

OWNER (SIGNATURE) _____ DATE _____

BY: _____ (PRINT NAME AND TITLE)

LOCATION MAP

SCALE:
1" = 2,000'



PROPERTY INFORMATION

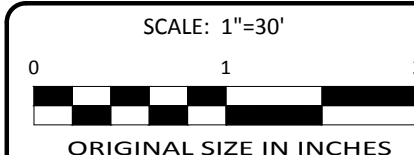
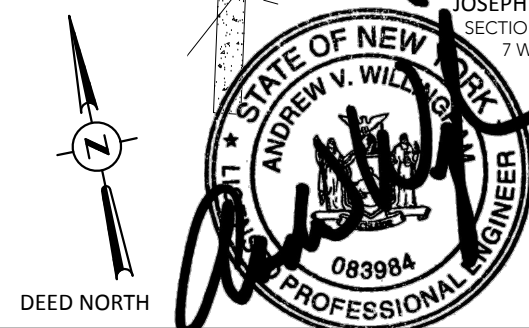
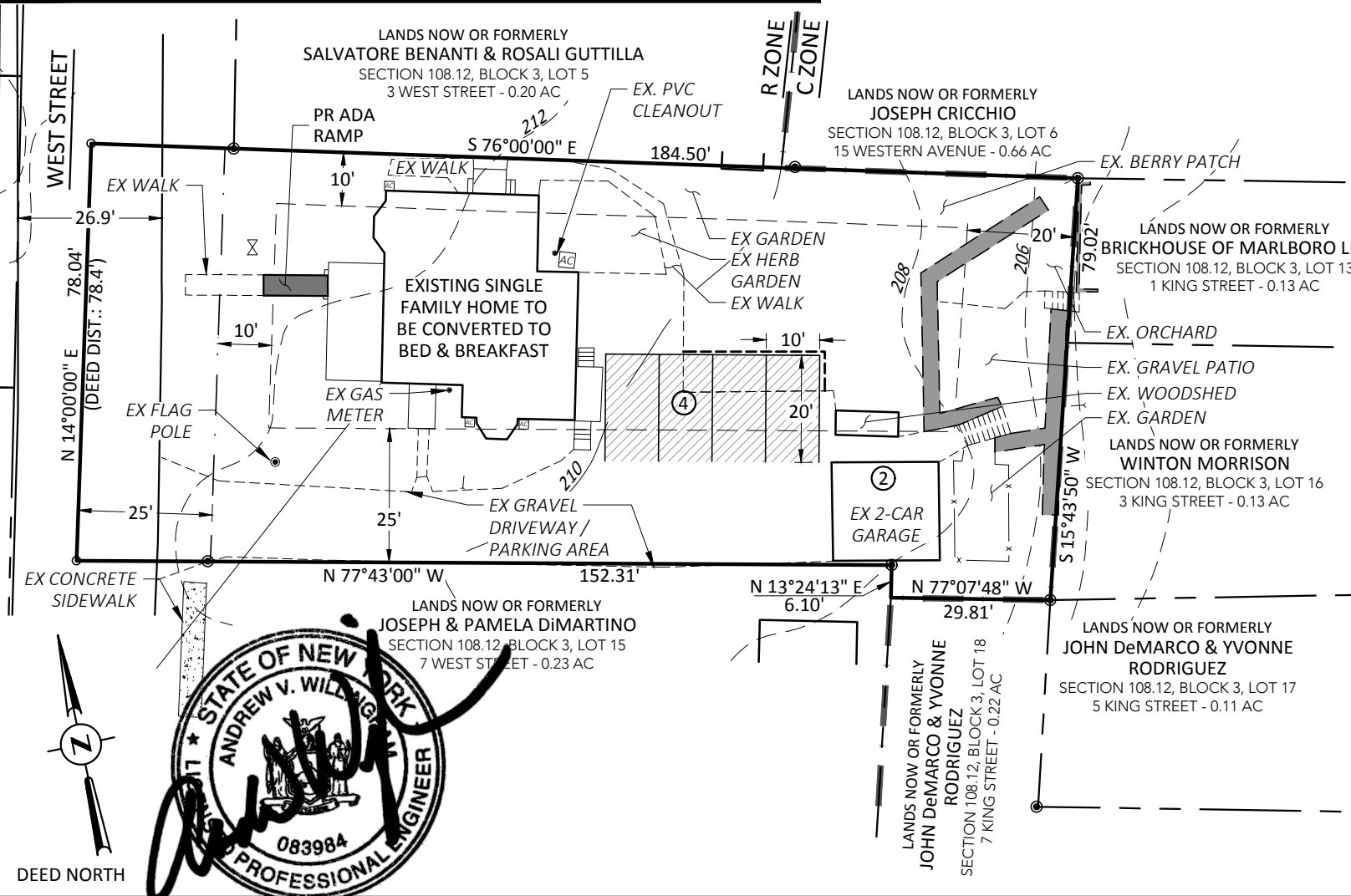
BOOK AND PAGE: L 5972 P 212
SECTION-BLOCK-LOT: 108.012-3-14
PARCEL AREA: 13,996 SF OR 0.321 ACRES
ZONING DISTRICT: R-RESIDENTIAL
OWNER: KENNETH & LINDA COOL
P.O. BOX 553
MARLBORO, NY 12542

TOWN OF MARLBOROUGH PLANNING BOARD ENDORSEMENT

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF MARLBOROUGH, SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION.

ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL.

CHAIRMAN - TOWN PLANNING BOARD _____ DATE _____



REV	DATE	DESCRIPTION

we willingham
engineering

10 Main Street - Suite 321
New Paltz, New York 12561
T 845.255.0210 F 845.256.8110
www.willinghamengineering.com

SITE PLAN

DANSKAMMER HOUSE

5 WEST STREET
TOWN OF MARLBOROUGH, ULSTER COUNTY, NY

DATE	DRAWN BY
05/22/17	MLT
PROJECT NO.	
17013	
SHEET NO.	
SP-1	



60 2016 00001249

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401

Volm-5972 Pg-212

Instrument Number: 2016- 00001249

As

D01 - Deed

Recorded On: January 28, 2016

Parties: US BANK NA

To

COOL KENNETH E

Billable Pages: 7

Recorded By: GLASCO

Num Of Pages: 7

Comment:

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

D01 - Deed	75.00	RP5217-125	125.00	Tax Affidavit TP 584	5.00
Recording Charge:	205.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	318.00	79,500.00	2725	Basic	0.00
MARLBOROUGH				Local	0.00 Special Additional 0.00
				Additional	0.00 Transfer 318.00
Tax Charge:	318.00				

**** 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- 00001249
 Receipt Number: 1491625
 Recorded Date/Time: January 28, 2016 03:22:14P
 Book-Vol/Pg: Bk-D VI-5972 Pg-212
 Cashier / Station: c cbis / Cashier Station 8

DANIEL RUSK ESQ
 1390 ROUTE 9W
 MARLBORO NY 12542



Nina Postupack Ulster County Clerk

**BARGAIN AND SALE DEED, WITH COVENANT AGAINST
GRANTOR'S ACTS**

THIS INDENTURE, made the 12th day of January, in the year 2016

BETWEEN U.S. Bank National Association as Trustee successor in interest to Bank of America, National Association as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-NC1, having an address at 3415 Vision Drive, Columbus, OH 43219-6009 (hereinafter called the "Grantor"), and Kenneth E. Cool and Linda E. Cool, having an address at 10 West Street, #880, Marlboro, New York 12542 (hereinafter called the "Grantee"),

WITNESSETH, that the Grantor, in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, the heirs or successors and assigns of Grantee forever, all of its undivided interest and any other right, title or interest it may have or hold in:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Ulster, State of New York, commonly known by the address **5 West Street, Marlboro, New York 12542** and designated as **SECTION: 108.12, BLOCK: 3, LOT: 14**, as more particularly described on Exhibit "A" attached hereto.

TOGETHER with all right, title and interest, if any, of the Grantor 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 Grantor in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the Grantee, the heirs or successors and assigns of the party of the Grantee forever.

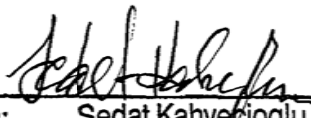
AND the Grantor covenants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as set forth on Exhibit "B" attached hereto.

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that 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.

5 West St. SL

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

**U.S. Bank National Association as Trustee
successor in interest to Bank of America,
National Association as Trustee, successor by
merger to LaSalle Bank National Association,
as Trustee for Structured Asset Securities
Corporation Mortgage Pass-Through
Certificates, Series 2005-NC1, by: JPMorgan
Chase Bank , National Association, its attorney
in fact**

By:  JAN 12 2016
Name: Sedat Kahvecioglu
Title: Vice President

STATE OF OHIO)

) ss.:

COUNTY OF FRANKLIN)

On the 12th day of January in the year 2016 before me, the undersigned, personally appeared **Sedat Kahvecioglu, Vice President of JPMorgan Chase Bank, N.A. AS ATTORNEY IN FACT FOR U.S. Bank National Association as Trustee successor in interest to Bank of America, National Association as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-NC1**, 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(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.

Signature Henry L Walters

Name HENRY L WALTERS
Notary Public

My Commission Expires 5-11-2019



HENRY L. WALTERS
NOTARY PUBLIC
STATE OF OHIO
COMM. EXPIRES
MAY 11, 2019

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF MARLBORO, COUNTY OF ULSTER, STATE OF NEW YORK, BEING DESCRIBED AS FOLLOWS:

Beginning at point in the centerline of West Street, said point also being in the extension of the Southerly line of lands now or formerly Benanti & Guttilla, Liber 5161, Page 88, said point also the Northerly most corner of the herein described parcel;

Thence leaving said West Street and along the Southerly line of said lands now or formerly Benanti & Guttilla, Liber 5161, Page 86, and along lands now or formerly Cricchio, Liber 1391, Page 640 South Seventy-Six Degrees, Zero Minutes, Zero Seconds East One Hundred Eighty-Four and Fifty Hundredths Feet (S 76°00'00" E 184.50') passing through a found 1 ½" iron pipe on line at 26.7' to a found 1" iron pipe, 1" above grade;

Thence along lands now or formerly Brickhouse of Marlboro, LLC, Liber 4048, Page 269, and lands now or formerly Morrison, Liber 4047, Page 76, South Fifteen Degrees, Forty-Three Minutes, Fifty Seconds West Seventy-Nine and Two Hundredths Feet (S 15°43'50" W 79.02') to a found survey marker in a tree root;

Thence along lands now or formerly DeMarco & Rodriguez, Liber 1586, Page 189, North Seventy-Seven Degrees, Seven Minutes, Forty-Eight Seconds West Twenty-Nine and Eighty-One Hundredths Feet (N 77°07'48" W 29.81') to a point in an 8" maple tree;

Thence along lands now or formerly DiMartino, Liber 4047, Page 76, the following two (2) courses and distances:

1. North Thirteen Degrees, Twenty-Four Minutes, Thirteen Seconds East Six and Ten Hundredths Feet (N 13°24'13" E 6.10') to a found 1" iron pipe
2. North Seventy-Seven Degrees, Forty-Three Minutes, Zero Seconds West One Hundred Fifty-Two and Thirty-One Hundredths Feet (N 77°43'00" W 152.31') passing through a found 1" iron pipe on line at 127.8' to a point in the centerline of West Street;

Thence the centerline of said West Street, North Fourteen Degrees, Zero Minutes, Zero Seconds East Seventy-Eight and Four Hundredths Feet (N 14°00'00" E 78.04') to the point or place of beginning and containing 0.321 acres of land, as surveyed by Margaret M. Hillriegel, L.S.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist); and
5. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

SECTION: 108.12

BLOCK: 3

LOT: 14

COUNTY ULSTER

U.S. Bank National Association as Trustee
successor in interest to Bank of America, National
Association as Trustee, successor by merger to
LaSalle Bank National Association, as Trustee for
Structured Asset Securities Corporation Mortgage
Pass-Through Certificates, Series 2005-NC

TO

Kenneth E. Cool and Linda E. Cool

RECORD AND RETURN BY MAIL TO:

Daniel Rusk, Esq.
1390 Route 9W
Marlboro, NY 12542

PROPERTY INFORMATION

1. Property Location 5 West Street
 * STREET NUMBER * STREET NAME
 Marlboro 12542
 * CITY OR TOWN VILLAGE * ZIP CODE
 2. Buyer Name Cool Kenneth E.
 * LAST NAME/COMPANY FIRST NAME
 Cool Linda E
 LAST NAME/COMPANY FIRST NAME
 3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)
 LAST NAME/COMPANY 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 Size 78 X 159 OR 0.00 4B. Subdivision Approval was Required for Transfer ☐
 * FRONT FEET * DEPTH * ACRES 4C. Parcel Approved for Subdivision with Map Provided ☐
 6. Seller Name U.S. Bank National Association as Trustee
 * LAST NAME/COMPANY FIRST NAME
 successor in interest to Bank of America, National
 LAST NAME/COMPANY FIRST NAME

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

A. One Family Residential

Check the boxes below as they apply:

8. Ownership Type is Condominium ☐
 9. New Construction on a Vacant Land ☐
 10A. Property 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 12/31/2015
 * 12. Date of Sale/Transfer 01/28/2016
 *13. Full Sale Price 79,500.00
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

Comment(s) on Condition:

14. Indicate the value of personal property included in the sale .00

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

16. Year of Assessment Roll from which information taken(Y/Y) 16 *17. Total Assessed Value 192,400
 *18. Property Class 210 *19. School District Name Marlboro
 *20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))
 108.12-3-14

CERTIFICATION

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

SELLER SIGNATURE

SELLER SIGNATURE 1/28/16
 DATE
 BUYER SIGNATURE
 DATE
 X Kenneth E. Cool 1/28/16
 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.)

Cool Kenneth E.
 * LAST NAME FIRST NAME
 (845) 594-2044
 * AREA CODE * TELEPHONE NUMBER (Ex: 9999999)
 10 West Street, #880
 * STREET NUMBER * STREET NAME

Marlboro NY 12542
 * CITY OR TOWN * STATE * ZIP CODE

BUYER'S ATTORNEY