

## 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: Lot Line Revision Between Scott D. & Nicole M. Trapani  
and Benjamin III & Susan E. Trapani

Location of Project: Mulberry Lane

Tax Section Block and Lot: 102.4-1-28.2 & 2.1

Zoning District: R-Ag-1

Number of Acres: 1.69 / 49.2+- / conveyance 0.26 Sq. Footage of Building: n/a

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

Ben and Susan Trapani proposed to convey a 0.26 acre parcel to be added to Scott & Nicole Trapani's existing, 1.69 acre, house (under construction) parcel. This 40' x 285' strip of land is being conveyed to accommodate future plans.

EMAIL: \_\_\_\_\_

Name of Property Owner: Scott & Nicole Trapani TM Lot 28.2

Address of Property Owner: 201 Mulberry Lane Milton NY 12547

Telephone Number of Property Owner: 617-818-1181

Name of Property Owner: Ben & Susan Trapani TM Lot 2.1

Address of Property Owner: 818 Lattintown Road Milton 12547

Telephone Number of Owner: 845-590-1181

Name of Surveyor: Brooks & Brooks, Land Surveyors, PC

Address of Surveyor: 11 Main Street Highland, NY 12528

Telephone Number of Surveyor: 845-691-7339 email: pbrooks@bnbpc.biz

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: To receive Planning Board Approval for this Lot Line Revision

Description of Proposal:

TM Lot 2.1, a 49.2 acre parcel, proposes to convey and combine a 0.26 acre parcel to TM Lot 28.2, a 1.69 acre parcel.

Scott & Nicole Trapani  
Applicant's Name

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**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 Data (*Section-Block-Lot*)
5.  Location map at a scale of 1" = 2,000
6.  Zoning table showing what is required in the particular zone and what applicant is proposing.
7.  Show zoning boundary if any portion of proposed subdivision or site is within or adjacent to a different zone
8.  Date of plat preparation and/or plat revisions

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

10.  North Arrow

11.  Surveyor's Certification

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.  x Metes and bounds of all lots

18.  n/a 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.  none Show existing or proposed easements (*note restrictions*)

20.  none 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.  x Lot area acreage. For lots under 2 acres, list in square feet & acres.

23.  x 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.  n/a 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.  x 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.  x 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.  none \_\_\_\_\_ The amount of grading expected or known to be required to bring the site to readiness.

33.  none \_\_\_\_\_ Estimated or known cubic yards of material to be excavated.

34.  none \_\_\_\_\_ Estimated or known cubic yards of fill required.

35.  none \_\_\_\_\_ The amount of grading expected or known to be required to bring the site to readiness.

36.  none \_\_\_\_\_ 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.  none \_\_\_\_\_ 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.  x \_\_\_\_\_ Special district boundaries, agricultural, school, fire, water, sewer, etc.

40.  n/a \_\_\_\_\_ Sight distance of all intersections and driveways.

41.  n/a \_\_\_\_\_ Ridgeline and steep slope notation.

42.  x \_\_\_\_\_ Agricultural setbacks.

43.  x \_\_\_\_\_ After final approval is given by the Planning Board, the Building dept. needs to be contacted for further guidance.

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

By:   
Licensed Professional

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Stamp

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Date

## Legal Notices for Public Hearing

Public Hearings will be held only on the first (1<sup>st</sup>) 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, Scott D. & Nicole M. Trapani, residing at 201 Mulberry 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 Lot Line Revision, 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:

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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: Scott Scott Trapani (Scott) Nicole M. Trapani (Nicole)

Date: 8/3/19 8/3/19

**ACKNOWLEDGMENT**

State of New York  
County of: Ulster

On August 3, 2019, before me personally appeared Scott + Nicole Trapani, 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.



MICHELE GIOMETTA  
Notary Public, State of New York  
Reg #01GI6196223  
Qualified in Ulster County 9  
Commission Expires November 10, 2020

Notary

## Planning Board Fees

*(All Applications Subject To Escrow Fees)*

### Application Fees:

Residential Subdivision – Single Family or Town House	\$750.00, plus \$150.00 per Lot or Unit
Residential Site Plan – Multi Family Apartments or Condos	\$750.00, plus \$100.00 Per Unit
Commercial Subdivision	\$600.00, plus \$200.00 per Lot or Unit
Commercial Site Plan	\$1,000.00, plus \$10.00 per 1,000 sf of Building
All Other Site Plan Reviews	\$550.00
<u>Lot Line Revision</u>	\$600.00

Recreation Fees (Residential Subdivisions & Site Plans – Excludes parent parcel)	\$2,000.00 per Lot or Unit
Recreation Fees Adult Multiple Dwelling Affordable Housing (50 and over)	\$500.00 per Unit

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

Residential Subdivision – Single Family or Town House	\$750.00, plus \$150.00 per Lot or Unit
Residential Site Plan – Multi Family Apartments or Condos	\$750.00, plus \$100.00 per Unit
Commercial Subdivision	\$600.00 per Lot (up to 4 lots,) then \$200.00 per Lot Thereafter
Commercial Site Plan	\$1,000.00 Minimum
All Other Site Plans	\$750.00 Minimum
<u>Lot Line Revision</u>	\$600.00 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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## 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.

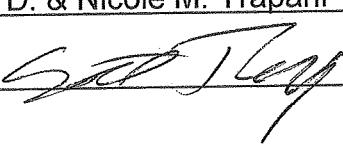
**AFTER FINAL APPROVAL IS GIVEN BY THE PLANNING BOARD, THE BUILDING DEPT. MUST BE CONTACTED FOR FURTHER GUIDANCE.**

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.

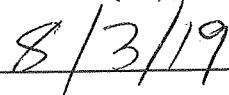
Applicant's Name(Print): Scott D. & Nicole M. Trapani

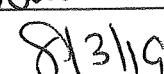
Applicant's Signatures: (Scott)  Scott

Nicole

 Nicole

Date: \*

 8/3/19

 8/3/19

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

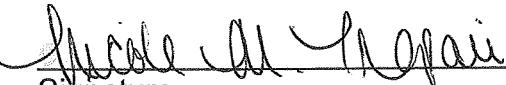
## Letter of Agent

I (We), Scott D. & Nicole M. Trapani am (are) the owner(s) of a parcel of land located on Mulberry Lane in the Town of Marlborough, Tax Map Designated Section 102.4 Block 1 Lot 28.210

hereby authorize Brooks & Brooks, Land Surveyors to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a Lot Line Revision Application.

  
Signature

(Scott)

  
Signature

(Nicole)

8/3/19

Date

8/3/19

Date

State Of New York  
County Of Ulster } SS:

On the 3 day of August in the year 2019 before me, the undersigned, a Notary Public in and for said State, personally appeared

Scott D + Nicole M Trapani, 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

MICHELE GIAMETTA  
Notary Public, State of New York  
Reg #01GI6196223  
Qualified in Ulster County  
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- 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, Benjamin III & Susan E. Trapani, residing at 818 Lattintown Road 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  
Lot Line Revision, 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.

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**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: Ben Trapani, Susan Giampietro (Ben & Susan)

Date: 8/3/19

#### **ACKNOWLEDGMENT**

State of New York

County of: Ulster

On August 3, 2019, before me personally appeared Ben + Susan Trapani, 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.

Michele Giampietro

Notary

MICHELE GIAMPIETRO  
Notary Public, State of New York  
Reg #01GI6196223  
Qualified in Ulster County  
Commission Expires November 10, 2020

## 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.

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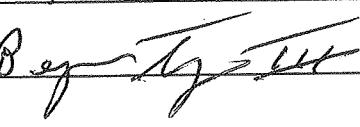
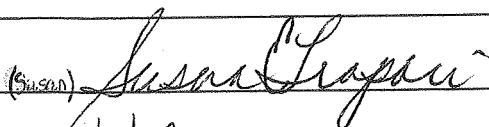
**AFTER FINAL APPROVAL IS GIVEN BY THE PLANNING BOARD, THE BUILDING DEPT. MUST BE CONTACTED FOR FURTHER GUIDANCE.**

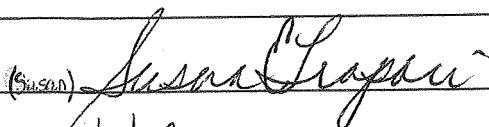
The Town of Marlborough Town Board sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgment of responsibility for payment of these fees to the Planning Board for review of this application including, but not limited to, fees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

Applicant's Signatures: (Ben)  (Susan) 

Date: 8/3/19  8/3/19

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

## Letter of Agent

I (We), Benjamin III & Susan E. Trapani am (are) the owner(s) of a parcel of land located on Lattintown Road in the Town of Marlborough, Tax Map Designated Section 102.4 Block 1 Lot 2.100

hereby authorize Brooks & Brooks, Land Surveyors to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a Lot Line Revision Application.

 (Ben)  
Signature

 (Susan)  
Signature

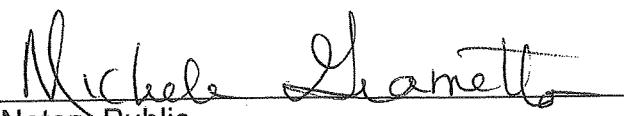
8/3/19  
Date

8/3/19  
Date

State Of New York}  
County Of Ulster } SS:

On the 3 day of August in the year 2019 before me, the undersigned, a Notary Public in and for said State, personally appeared

Benjamin III & Susan E. Trapani 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

MICHELE GIOMETTA  
Notary Public, State of New York  
Reg #01GI6196223  
Qualified in Ulster County  
Commission Expires November 10, 2020

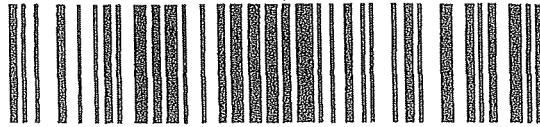


ULSTER COUNTY - STATE OF NEW YORK  
NINA POSTUPACK, COUNTY CLERK  
244 FAIR STREET, KINGSTON, NEW YORK 12401

102.4-1-28.21D

COUNTY CLERK'S RECORDING PAGE

\*\*\*THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH\*\*\*



Recording:

Cover Page	5.00
Recording Fee	30.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

BOOK/PAGE: 6382 / 181  
INSTRUMENT #: 2019-171

Receipt #: 20191679526  
Clerk: SM  
Rec Date: 01/04/2019 12:09:44 PM  
Doc Grp: D  
Descrip: DEED  
Num Pgs: 5  
Rec'd Frm: GREENACRE ABSTRACT LLC

Sub Total:	185.00
Transfer Tax	
Transfer Tax - State	0.00
Sub Total:	0.00

Party1: TRAPANI FARMS LLC  
Party2: TRAPANI SCOTT D  
Town: MARLBOROUGH

Total:	185.00
***** NOTICE: THIS IS NOT A BILL *****	

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
Transfer Tax #: 2663  
Transfer Tax  
Consideration: 0.00

Total:	0.00
--------	------

WARNING\*\*\*

\*\*\* Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a (5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

Record and Return To:

DANIEL J RUSK ESQ  
RUSK WADLIN HEPPNER&MARTUSCELLO LLP  
PO BOX 727  
MARLBORO NY 12542

*Nina Postupack*  
Nina Postupack  
Ulster County Clerk

# *Short Environmental Assessment Form*

## *Part 1 - Project Information*

### **Instructions for Completing**

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

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

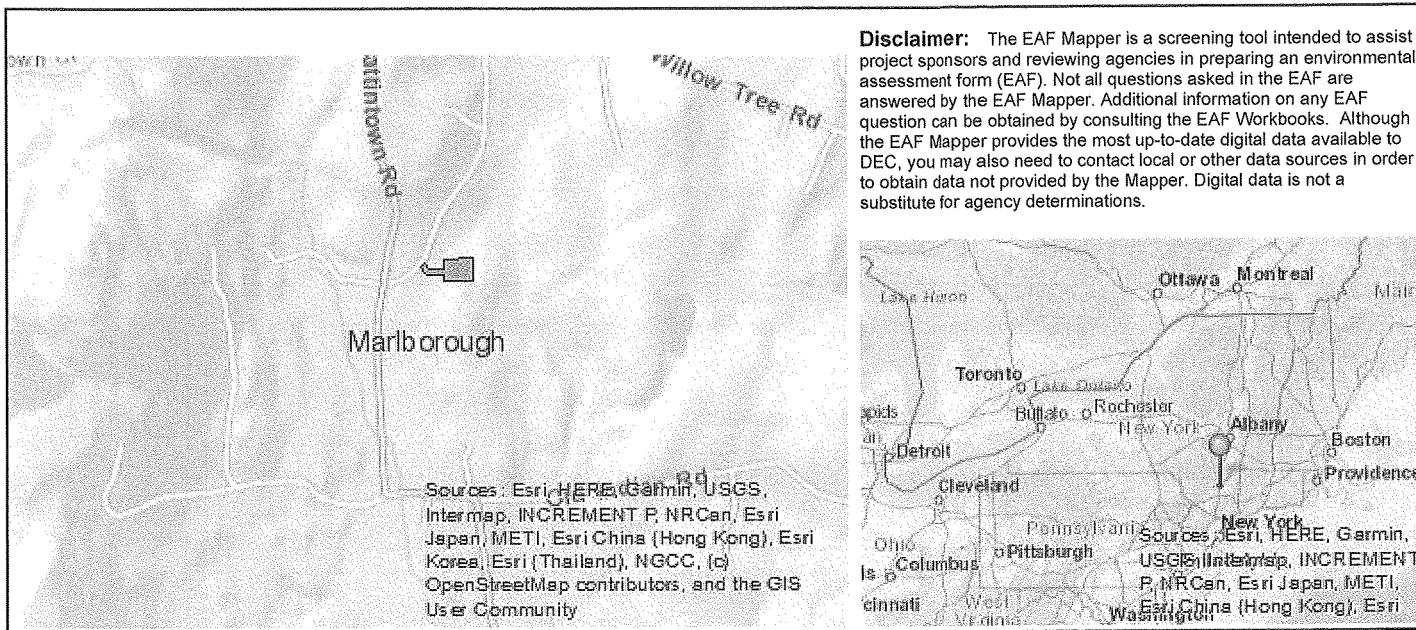
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Lot Line Revision between Scott & Nicole Trapani and Ben & Susan Trapani			
Project Location (describe, and attach a location map): Mulberry Lane Town of Marlboro SBL:102.4-1-2.100 & 28.210			
Brief Description of Proposed Action: Conveyance of 0.26 acres from SBL: 102.4-1-2.100 to 102.4-1-28.210			
Name of Applicant or Sponsor: Brooks & Brooks, Land Surveyors, PC		Telephone: 845-691-7339 E-Mail: pbrooks@bnbpc.biz	
Address: 11 Main Street			
City/PO: Highland		State: NY	Zip Code: 12528
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO <input type="checkbox"/> YES <input type="checkbox"/>
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.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			50.9 acres 0 acres 50.9 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): orchard <input type="checkbox"/> Parkland			

	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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: no new construction _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ no wetlands are located on parcel as per current NYSDEC mapping _____	<input 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 checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> 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"/>			
16. Is the project site located in the 100-year flood plan?			
<input checked="" type="checkbox"/> <input type="checkbox"/>			
17. Will the proposed action create storm water discharge, either from point or non-point sources?			
<input type="checkbox"/> YES If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <hr/> <hr/>			
<input type="checkbox"/> YES 			
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?			
If Yes, explain the purpose and size of the impoundment: <hr/> <hr/>			
<input checked="" type="checkbox"/> <input type="checkbox"/>			
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?			
If Yes, describe: <hr/> <hr/>			
<input checked="" type="checkbox"/> <input type="checkbox"/>			
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?			
If Yes, describe: <hr/> <hr/>			
<input checked="" type="checkbox"/> <input type="checkbox"/>			
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>			
Applicant/sponsor/name:		Date:	
Brooks & Brooks, Land Surveyors, PC		Aug 7, 2018	
Signature: 		Title: CST II	

# EAF Mapper Summary Report

Wednesday, August 07, 2019 9:41 AM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local 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: Scott Trapani / Ben Trapani

Mailing address: 818 Lattintown Road Milton, NY 12547

B. Description of the proposed project: Lot Line Revision

C. Project site address: 818 Lattitntown Road Town: Marlborough

D. Project site tax map number: 102.4-1-28.21 & 2.1

E: The project is located on property:

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

F. Number of acres affected by project: 0.26 acres

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

X Yes. If yes, how many acres 34 +/- or square feet                   ?  
 D 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.

Ben & Susan Trapani 818 Lattintown Road Milton, NY 12547 SBL: 102.4-1-2.1 Fruit Crop

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**

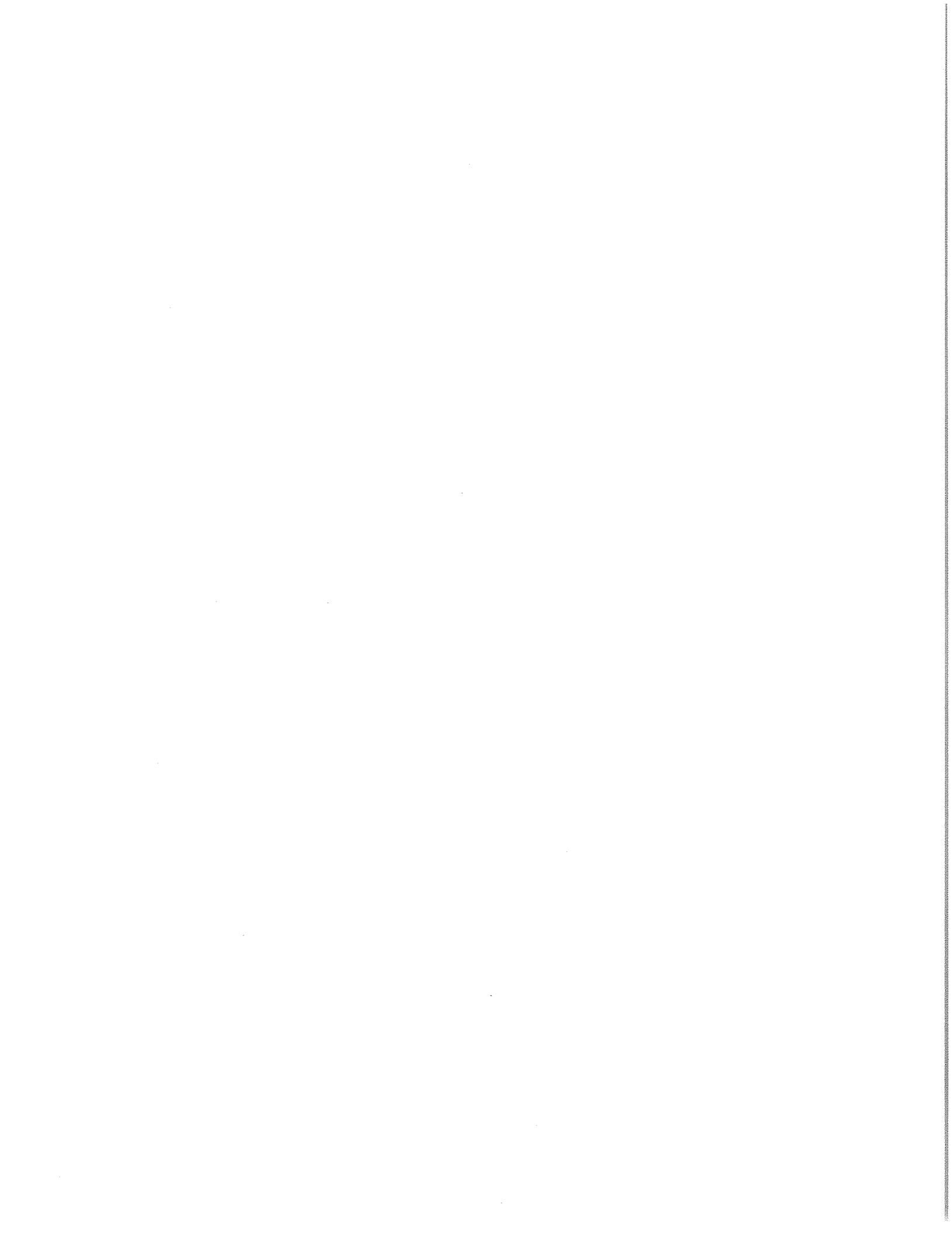
Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts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

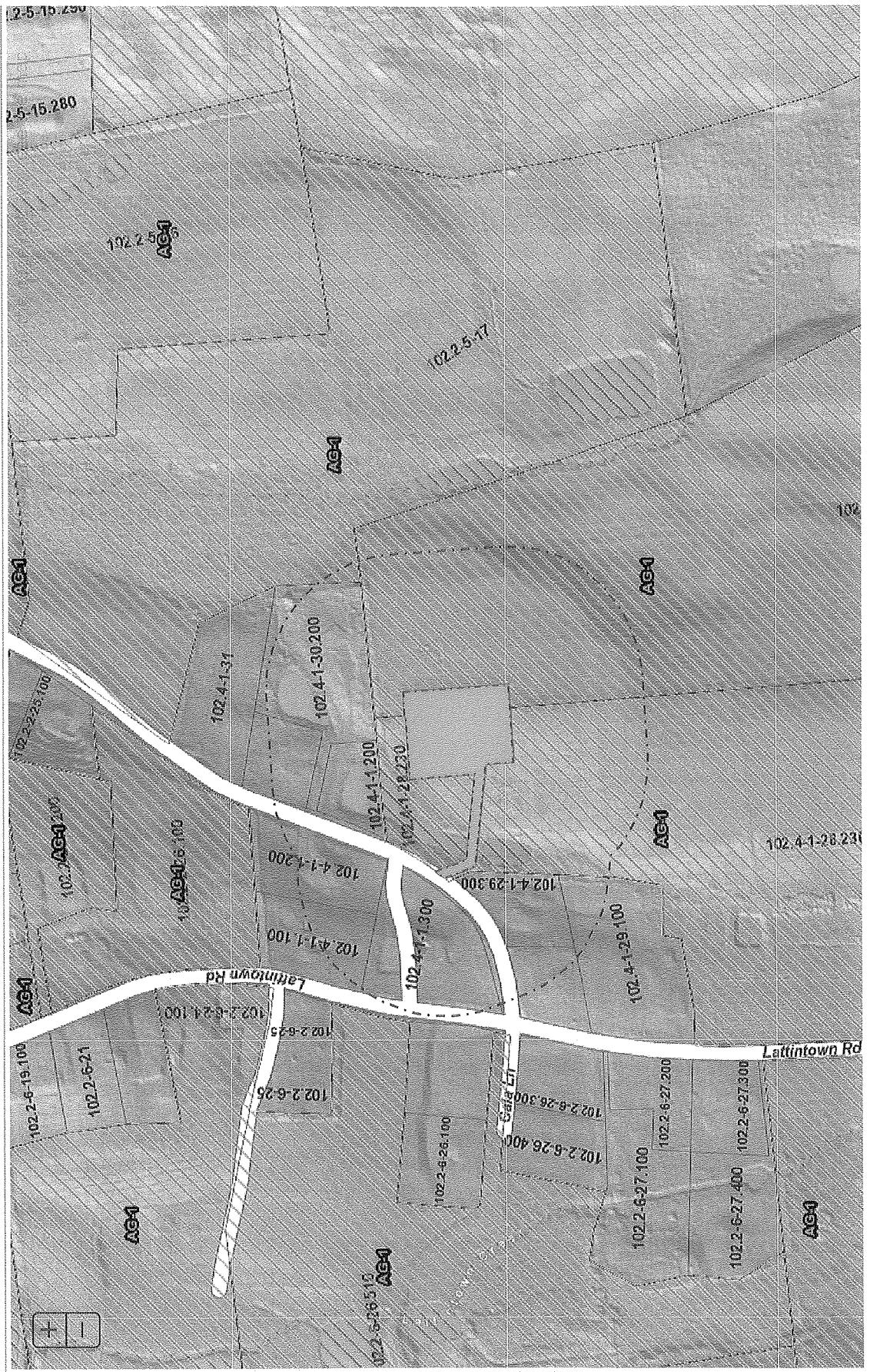
Steven R. Pauli, CST II

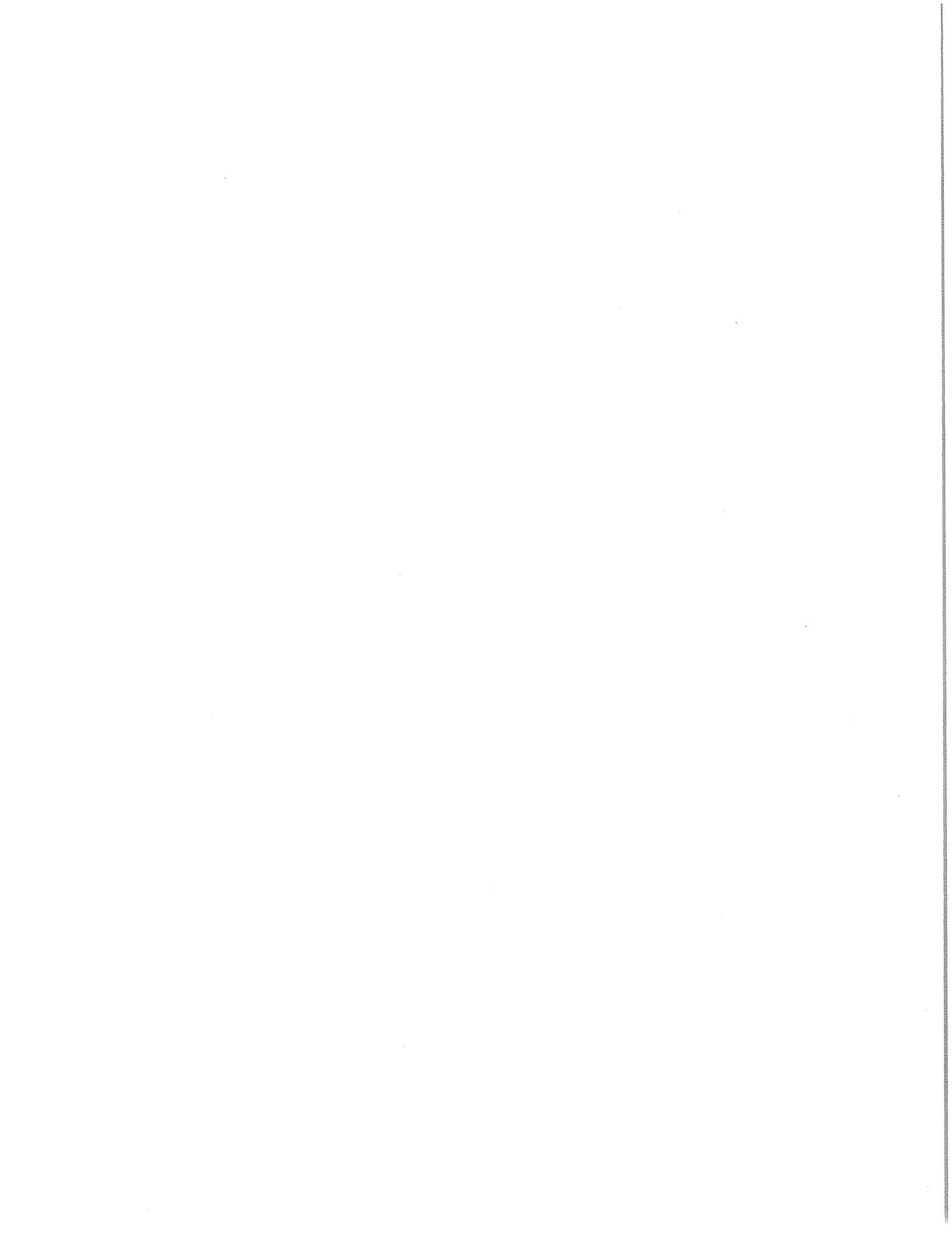
7/31/19

Name and Title of Person Completing Form

Date







THIS INDENTURE, made this 27<sup>th</sup> day of December, Two Thousand Eighteen

**BETWEEN** **Trapani Farms, LLC**, a Limited Liability Company duly formed in the State of New York, with a business address of 818 Lattintown Road, Milton, New York 12547,

party of the first part, and

**Scott D. Trapani and Nicole M. Trapani**, as husband and wife, residing at 201 Mulberry Lane, Milton, New York 12547,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration 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,

SEE ATTACHED SCHEDULE A

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration 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:

## TRAPANI FARMS, LLC

By: Scott Trapani, Member

By: Benjamin Trapani, III, Living Trust dated April 27,  
2006, Member

By Benjamin Trapani, III

STATE OF NEW YORK )  
O<sup>o</sup> Oversee ss  
COUNTY OF ULSTER )

On December 27, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Scott Trapani and Benjamin Trapani, III, 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 acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

Notary Public

DERRICK SAUNDERS

Notary Public, State of New York

No. 01SA6114961

**Qualified in Ulster County**

Commission Expires August 30, 2020

R & R to: *Daniel J. Rusk, Esq.  
Rusk Wadlin Heppner & Martuscello, LLP  
PO Box 727  
Marlboro, NY 12542*

v Greenano Abstract

## ***SCHEDULE A***

Title Company: GreenAcre Abstract, LLC  
Title Number: GA-185276-U

ALL THAT PARCEL OF LAND SITUATE in the Town of Marlborough, County of Ulster, and State of New York, being designated as Lot 1 on a map entitled "Final Map of Subdivision of Lands of Trapani Farms, LLC and Lot Line Revision with lands of Trapani Living Trust and Lands of Lattintown Baptist Church", filed with the office of the Ulster County Clerk on December 29, 2017 as map #17-243, said lot being more particularly bounded and described as follows:

BEGINNING at a point on the easterly bounds of Mulberry Lane being North 36°25'36" East 14.41 feet from the northeast corner of lands conveyed to James and Kimberly Howlett as recorded in Deed Liber 1796 at page 093 and designated as Lot #3 on map #7015 on file with the office of the Ulster County Clerk, thence along the easterly bounds of said Mulberry Lane North 36°25'36" East 29.82 feet to a point, thence leaving said roadway and running along the northerly bounds of a twenty-five foot wide access strip, along the division line between the herein described Lot #1 and Lot #3 as shown on said filed map #17-243, South 20°32'50" East 88.70 feet to a point and South 84°11'31" East 242.10 feet to a rebar to be set at the northeast corner of the access strip, thence continuing along the division line between the herein described Lot #1 and said Lot #3 North 06°05'51" West 178.29 feet to a rebar to be set, thence continuing in part through lands of Trapani Farms, LLC and in part through lands of Benjamin Trapani III and Susan Trapani Living Trust North 84°06'16" East 236.45 feet to a rebar to be set, thence continuing through said lands of Benjamin Trapani III and Susan Trapani Living Trust, South 05°53'44" East 285.00 feet to a rebar to be set, thence in part through lands of Benjamin Trapani III and Susan Trapani Living Trust and in part through lands of Trapani Farms LLC, South 84°06'16" West 210.00 feet to a rebar to be set, thence continuing through lands of Trapani Farms LLC North 05°53'44" West 75.83 feet to a rebar to be set on the southerly bounds of the aforementioned twenty-five foot access strip, thence along the southerly bounds of said strip North 84°11'31" West 289.17 feet to a point and North 20°32'50" West 87.96 feet to the place of beginning

Containing 1.69 acres

Together with and subject to all right of ways and easements of record.

Subject to all provisions as noted on above referenced Final Map of Subdivision of Lands of Trapani Farms, LLC and Lot Line Revision with lands of Trapani Living Trust and Lands of Lattintown Baptist Church, filed with the office of the Ulster County Clerk on December 29, 2017 as map #17-243.

Being and intending to be a portion of the premises conveyed in a deed dated June 5, 2012 from Linda Nardone, Richard Nardone and Tracy Nardone d/b/a Crystal Joy to Trapani Farms, LLC, and recorded in the Ulster County Clerk's Office on June 12, 2012 in Liber 5338 at page 63, Instrument # 2012-8840.

Also, being and intending to be the same premises conveyed in a deed dated December 27, 2018 from Benjamin Trapani III as Trustee of the Benjamin Trapani III Living Trust and Susan E. Trapani as Trustee of the Susan E. Trapani Living Trust to Trapani Farms, LLC, and to be recorded in the Ulster County Clerk's Office simultaneously herewith.

Being known and designated as:  
p/o 700 Lattintown Road, Milton, New York  
Section 102.4, Block 1, p/o Lot 28.200

AND

Being known and designated as:  
p/o 390 Old Indian Road, Milton, New York  
Section 102.4, Block 1, p/o Lot 2

FOR COUNTY USE ONLY

C1. SWIS Code

513600

C2. Date Deed Recorded

1/4/19

C3. Book

638.1

C4. Page



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

Plot 700

Lattintown Road

\*STREET NUMBER

Marlborough

12547

\*CITY OR TOWN

2. Buyer Name

Trapani

Scott D.

\*ZIP CODE

\*LAST NAME/COMPANY

Trapani

Nicole M.

\*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

# 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

X OR 1.69

\*DEPTH

\*ACRES

4B. Subdivision Approval was Required for Transfer



4C. Parcel Approved for Subdivision with Map Provided



6. Seller Name

Trapani Farms, LLC

FIRST NAME

\*LAST NAME/COMPANY

FIRST NAME

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

C. Residential Vacant Land

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

12/27/2018

\*12. Date of Sale/Transfer

\*13. Full Sale Price

0.00

( 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

0.00

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

16. Year of Assessment Roll from which information taken(YY) 18

\*17. Total Assessed Value

101,200

\*18. Property Class 151

\*19. School District Name

Marlboro

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

p/o 102.4-1-28.200

## 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.

## BUYER CONTACT INFORMATION

## SELLER SIGNATURE



DATE

## BUYER SIGNATURE



DATE

(Enter information for the buyer. Note: If buyer is LLC, partnership, 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.)

Trapani

Scott D. &amp; Nicole M.

\*LAST NAME

FIRST NAME

(617)

818-1181

\*AREA CODE

\*TELEPHONE NUMBER (Ex: 9999999)

201

Mulberry Lane

\*STREET NUMBER

\*STREET NAME

Milton

NY

12547

\*CITY OR TOWN

\*STATE

ZIP CODE

## BUYER'S ATTORNEY

Rusk

Daniel J.

LAST NAME

FIRST NAME

(845)

236-4411

AREA CODE

TELEPHONE NUMBER (Ex: 9999999)

## Real Property Transfer Report

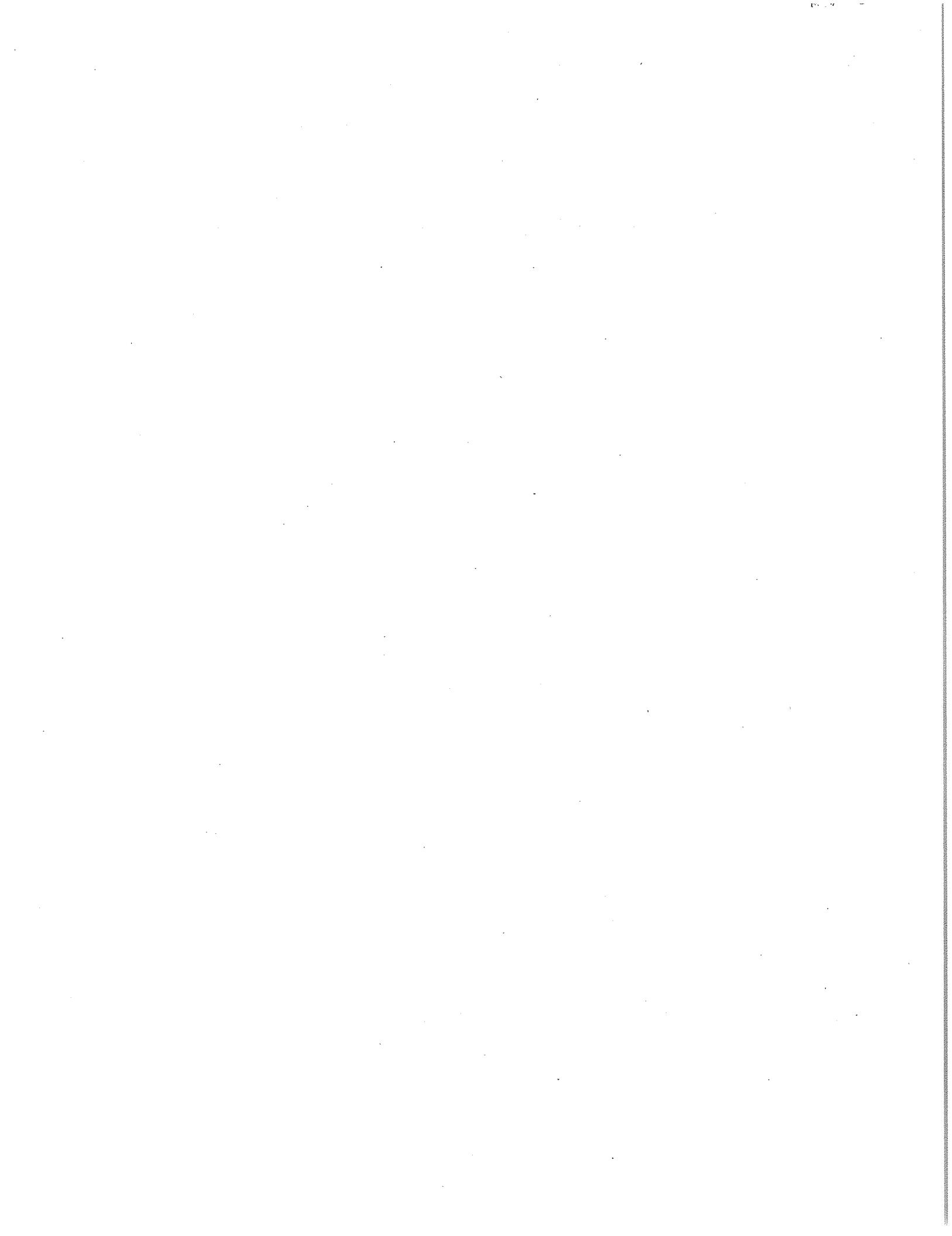
1. Property Location:  
④ p/o 390 Old Indian Road  
Marlborough 12547

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

17. Total Assessed Value:  
158,500

18. Property Class:  
151

20. Tax Map Identifier(s):  
p/o 102.4-1-2



Ulster County  
Nina Postupack  
County Clerk  
Kingston, NY 12401

102.4-0-2.1

60 2006 00017953

Instrument Number: 2006-00017953

Recorded On: July 17, 2006

As  
D01 - Deed

Parties: TRAPANI BENJAMIN III

To  
BENJAMIN TRAPANI III LIVING TRUST

Billable Pages: 3

Recorded By: RUSK WADLIN HEPPNER

Num Of Pages: 3

Comment: MARLBORO

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

D01 - Deed	34.00	RP5217-75	75.00	Tax Affidavit TP 584	5.00
Recording Charge:	114.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	0.00	0.00	7009	Basic	0.00
				Additional	Special Additional
					0.00
Tax Charge:	0.00			0.00 Transfer	0.00

\*\* 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:

Document Number: 2006-00017953

Record and Return To:

RUSK WADLIN HEPPNER

Receipt Number: 440243

PO BOX 727

Recorded Date/Time: July 17, 2006 11:53:53A

MARLBORO NY 12542

Book-Vol/Pg: Bk-D VI-4287 Pg-243

Cashier / Station: s smar / Cashier Workstation 6



*Nina Postupack*

Nina Postupack Ulster County Clerk

THIS INDENTURE, made this 27th day of April, Two Thousand Six

BETWEEN

BENJAMIN TRAPANI, III and SUSAN TRAPANI, husband and wife, residing at 818 Lattintown Road, Milton, New York 12547, as tenants by the entirety, party of the first part, and

BENJAMIN TRAPANI III LIVING TRUST dated April 27, 2006 and SUSAN E. TRAPANI LIVING TRUST dated April 27, 2006, residing at 818 Lattintown Road, Milton, New York 12547, as tenants in common, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration 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,

SEE ATTACHED SCHEDULE A

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.

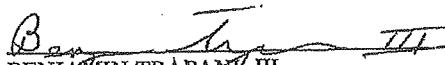
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration 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:

  
BENJAMIN TRAPANI, III  
  
SUSAN TRAPANI

STATE OF NEW YORK )  
ss:  
COUNTY OF ULSTER )

On the 27th day of April, 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared BENJAMIN TRAPANI III and SUSAN TRAPANI, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacities, and that by his/her/their signature on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Notary Public

PAMELA D. RUSK  
Notary Public, State Of New York  
Qualified In Ulster County  
No. 6016984  
Commission Exp.: 11/30/2006

R & R to: ✓ *Rusk, Wadlin, Heppner & Martuscello, LLP*  
Pamela D. Rusk, Esq.  
1390 Route 9W, P.O. Box 727  
Marlboro, New York 12542

SBL Reference: 102.4-1-2

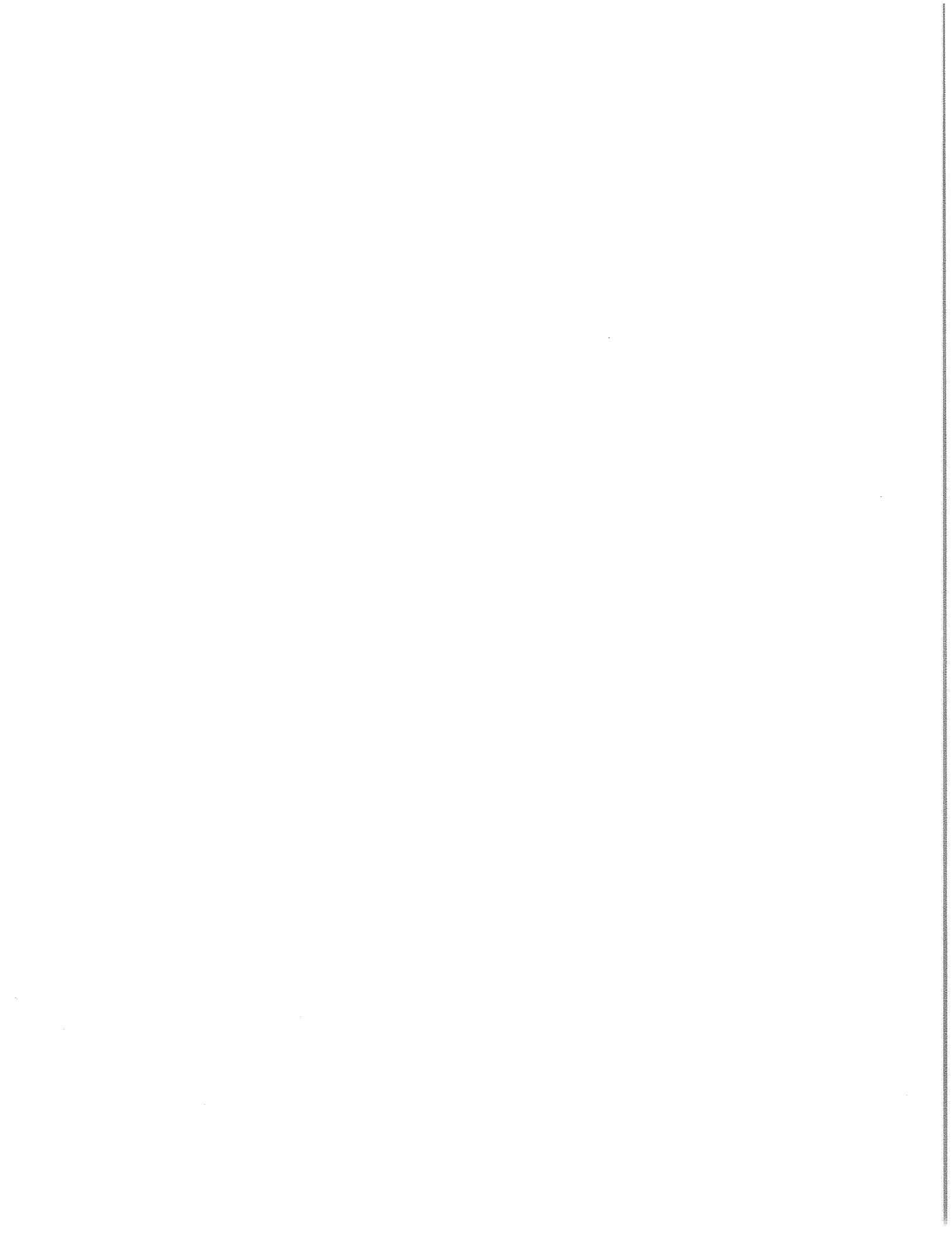
CHECKED SM  
ENTERED SM  
MARK/OFF

SCHEDULE "A"

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, Ulster County, New York, and being part of the farm formerly owned and occupied by John Shorter, being part of the farm whereon John Hait resided at the time of his decease, bounded and described as follows, viz: BEGINNING at a point in the center of the road leading from Lattintown to Milton and eighteen feet south from the foot of an Elm Tree on the north side of the road near formerly Arthur Desroches's shop, and twenty-five feet ten inches from a small Elm Tree on the south side of the road; running from thence along the center of the said road as the needle pointed on July 25, 1878 south eighty and one-half degrees east, two chains and fifty-three links to a point in the center of road; thence south eighty-three and three quarter degrees east eight chains and nine links to a point in center of road and southwest corner of formerly William D. Wooley's land; thence along the same north sixteen and one half degrees east five chains and forty-five links to corner of wall and W.D. Wooley's land; thence north eighty-eight and one half degrees east two chains and fifty-nine links to corner of wall on the east side of a brook; thence north twenty and one half degrees east five chains and one line; thence north eighteen degrees and twenty minutes east two chains and thirty-two links; thence north four and one half degrees east two chains and fifty two links to a corner of wall; thence north seventeen and three quarter degrees west three chains and six links; thence north eighteen and three quarter degrees west seven chains and fifty-two links; thence north twenty-one and three quarter degrees west two chains and eighty-six links; thence north ten degrees and fifty-three minutes west thirteen chains and ninety-two links to corner of wall and large rock and corner of formerly Stephen Taber's land; thence along said Taber's land and formerly Leonard M. Wygant's lands north eighty-eight and one half degrees west seven chains and sixty links to corner of wall and formerly David Craft's land thence along said Craft's land south three degrees and twenty minutes west forty chains and seventeen links to the place of beginning. Containing fifty and sixty-seven hundredths acres of land as surveyed by William Carpenter, Surveyor.

ALSO BEING the same premises as conveyed by Deed dated June 18, 1999 from Rosemary F. Nardone to Benjamin Trapani, III and Susan TRAPANI, as husband and wife, recorded in the Ulster County Clerk's Office on July 2, 1999 as Liber 2940, Page 16.







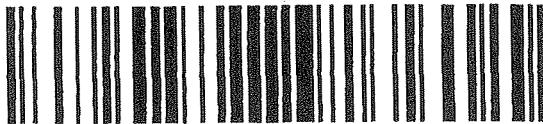
ULSTER COUNTY - STATE OF NEW YORK  
NINA POSTUPACK, COUNTY CLERK  
244 FAIR STREET, KINGSTON, NEW YORK 12401

Subject

102.4-1-28,210

COUNTY CLERK'S RECORDING PAGE

\*\*\*THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH\*\*\*



BOOK/PAGE: 6382 / 181  
INSTRUMENT #: 2019-171

Receipt #: 20191679526  
Clerk: SM  
Rec Date: 01/04/2019 12:09:44 PM  
Doc Grp: D  
Descrip: DEED  
Num Pgs: 5  
Rec'd Frm: GREENACRE ABSTRACT LLC

Party1: TRAPANI FARMS LLC  
Party2: TRAPANI SCOTT D  
Town: MARLBOROUGH

Recording:

Cover Page	5.00
Recording Fee	30.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 185.00

Transfer Tax  
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 185.00  
\*\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
Transfer Tax #: 2663  
Transfer Tax  
Consideration: 0.00

Total: 0.00

WARNING\*\*\*

\*\*\* Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a (5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

Record and Return To:

DANIEL J RUSK ESQ  
RUSK WADLIN HEPPNER&MARTUSCELLO LLP  
PO BOX 727  
MARLBORO NY 12542

*Nina Postupack*

Nina Postupack  
Ulster County Clerk

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

THIS INDENTURE, made this 27<sup>th</sup> day of December, Two Thousand Eighteen  
BETWEEN **Trapani Farms, LLC**, a Limited Liability Company duly formed in the State of New York,  
with a business address of 818 Lattintown Road, Milton, New York 12547,

party of the first part, and

**Scott D. Trapani and Nicole M. Trapani**, as husband and wife, residing at 201 Mulberry  
Lane, Milton, New York 12547,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration 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,

**SEE ATTACHED SCHEDULE A**

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first  
part will receive the consideration 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:

**TRAPANI FARMS, LLC**

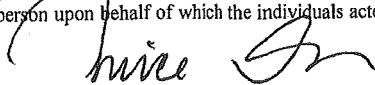
  
By: Scott Trapani, Member

  
By: Benjamin Trapani, III, Living Trust dated April 27,  
2006, Member

  
By: Benjamin Trapani, III, Trustee

STATE OF NEW YORK )  
© Orange ss:  
COUNTY OF ULSTER )

On December 27, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Scott Trapani and  
Benjamin Trapani, III, 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 acknowledged to me that they executed the same in their capacities, and that  
by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the  
instrument.

  
Notary Public

**DERRICK SAUNDERS**  
Notary Public, State of New York  
No. 01SAG114966  
Qualified in Ulster County  
Commission Expires August 30, 2020

R & R to: **Daniel J. Rusk, Esq.**  
**Rusk Wadlin Heppner & Martuscello, LLP**  
**PO Box 727**  
**Marlboro, NY 12542**

*v Greenano Abstract*

## ***SCHEDULE A***

Title Company: GreenAcre Abstract, LLC  
Title Number: GA-185276-U

ALL THAT PARCEL OF LAND SITUATE in the Town of Marlborough, County of Ulster, and State of New York, being designated as Lot 1 on a map entitled "Final Map of Subdivision of Lands of Trapani Farms, LLC and Lot Line Revision with lands of Trapani Living Trust and Lands of Lattintown Baptist Church", filed with the office of the Ulster County Clerk on December 29, 2017 as map #17-243, said lot being more particularly bounded and described as follows:

BEGINNING at a point on the easterly bounds of Mulberry Lane being North 36°25'36" East 14.41 feet from the northeast corner of lands conveyed to James and Kimberly Howlett as recorded in Deed Liber 1796 at page 093 and designated as Lot #3 on map #7015 on file with the office of the Ulster County Clerk, thence along the easterly bounds of said Mulberry Lane North 36°25'36" East 29.82 feet to a point, thence leaving said roadway and running along the northerly bounds of a twenty-five foot wide access strip, along the division line between the herein described Lot #1 and Lot #3 as shown on said filed map #17-243, South 20°32'50" East 88.70 feet to a point and South 84°11'31" East 242.10 feet to a rebar to be set at the northeast corner of the access strip, thence continuing along the division line between the herein described Lot #1 and said Lot #3 North 06°05'51" West 178.29 feet to a rebar to be set, thence continuing in part through lands of Trapani Farms, LLC and in part through lands of Benjamin Trapani III and Susan Trapani Living Trust North 84°06'16" East 236.45 feet to a rebar to be set, thence continuing through said lands of Benjamin Trapani III and Susan Trapani Living Trust, South 05°53'44" East 285.00 feet to a rebar to be set, thence in part through lands of Benjamin Trapani III and Susan Trapani Living Trust and in part through lands of Trapani Farms LLC, South 84°06'16" West 210.00 feet to a rebar to be set, thence continuing through lands of Trapani Farms LLC North 05°53'44" West 75.83 feet to a rebar to be set on the southerly bounds of the aforementioned twenty-five foot access strip, thence along the southerly bounds of said strip North 84°11'31" West 289.17 feet to a point and North 20°32'50" West 87.96 feet to the place of beginning

Containing 1.69 acres

Together with and subject to all right of ways and easements of record.

Subject to all provisions as noted on above referenced Final Map of Subdivision of Lands of Trapani Farms, LLC and Lot Line Revision with lands of Trapani Living Trust and Lands of Lattintown Baptist Church, filed with the office of the Ulster County Clerk on December 29, 2017 as map #17-243.

Being and intending to be a portion of the premises conveyed in a deed dated June 5, 2012 from Linda Nardone, Richard Nardone and Tracy Nardone d/b/a Crystal Joy to Trapani Farms, LLC, and recorded in the Ulster County Clerk's Office on June 12, 2012 in Liber 5338 at page 63, Instrument # 2012-8840.

Also, being and intending to be the same premises conveyed in a deed dated December 27, 2018 from Benjamin Trapani III as Trustee of the Benjamin Trapani III Living Trust and Susan E. Trapani as Trustee of the Susan E. Trapani Living Trust to Trapani Farms, LLC, and to be recorded in the Ulster County Clerk's Office simultaneously herewith.

Being known and designated as:  
p/o 700 Lattintown Road, Milton, New York  
Section 102.4, Block 1, p/o Lot 28.200

AND

Being known and designated as:  
p/o 390 Old Indian Road, Milton, New York  
Section 102.4, Block 1, p/o Lot 2

FOR COUNTY USE ONLY

C1. SWIS Code

513600

C2. Date Deed Recorded

1/4/19

C3. Book

6382 C4. Page

181

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

Pla 700

\*STREET NUMBER

Lattintown Road

\*STREET NAME

Marlborough

\*CITY OR TOWN

12547

\*ZIP CODE

2. Buyer Name

Trapani

Scott D.

\*LAST NAME/COMPANY

FIRST NAME

Trapani

Nicole M.

\*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

# 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

X \*FRONT FEET

OR 1.69 \*DEPTH \*ACRES

4B. Subdivision Approval was Required for Transfer

4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name

\*LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

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

C. Residential Vacant Land

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

12/27/2018

\*12. Date of Sale/Transfer

12/27/2018

\*13. Full Sale Price

0.00

( 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

0.00

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

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

\*17. Total Assessed Value

101,200

\*18. Property Class

151

\*19. School District Name

Marlboro

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

p/o 102.4-1-28.200

## 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



DATE

## BUYER SIGNATURE



DATE

Trapani

Scott D. &amp; Nicole M.

\*LAST NAME

FIRST NAME

(617)

\*AREA CODE

818-1181

\*TELEPHONE NUMBER (Ex: 9999999)

201

Mulberry Lane

\*STREET NUMBER

\*STREET NAME

Milton

NY

12547

\*CITY OR TOWN

STATE

ZIP CODE

## BUYER'S ATTORNEY

Rusk

Daniel J.

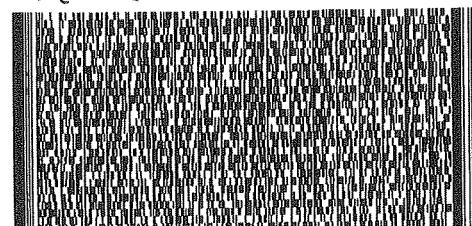
LAST NAME

FIRST NAME

(845)

236-4411

\*TELEPHONE NUMBER (Ex: 9999999)



**Real Property Transfer Report**

1. Property Location:  
 p/o 390 Old Indian Road  
Marlborough 12547

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

17. Total Assessed Value:  
158,500

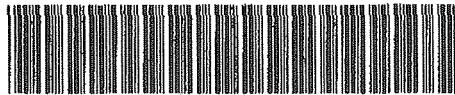
18. Property Class:  
151

20. Tax Map Identifier(s):  
p/o 102.4-1-2



Ulster County  
Nina Postupack  
County Clerk  
Kingston, NY 12401

102.4-①-2.1



60 2006 00017953

Instrument Number: 2006-00017953

As

D01 - Deed

Recorded On: July 17, 2006

Parties: TRAPANI BENJAMIN III

To

BENJAMIN TRAPANI III LIVING TRUST

Billable Pages: 3

Recorded By: RUSK WADLIN HEPPNER

Num Of Pages: 3

Comment: MARLBORO

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

D01 - Deed	34.00	RP5217-75	75.00	Tax Affidavit TP 584	5.00
Recording Charge:	114.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	0.00	0.00	7009	Basic	0.00
				Special Additional	0.00
				Additional	0.00
				Transfer	0.00
Tax Charge:	0.00				

\*\* 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: 2006-00017953

RUSK WADLIN HEPPNER

Receipt Number: 440243

PO BOX 727

Recorded Date/Time: July 17, 2006 11:53:53A

MARLBORO NY 12542

Book-Vol/Pg: Bk-D VI-4287 Pg-243

Cashier / Station: s smar / Cashier Workstation 6



*Nina Postupack*

Nina Postupack Ulster County Clerk

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

THIS INDENTURE, made this 27th day of April, Two Thousand Six

BETWEEN

BENJAMIN TRAPANI, III and SUSAN TRAPANI, husband and wife, residing at 818 Lattintown Road, Milton, New York 12547, as tenants by the entirety, party of the first part, and

BENJAMIN TRAPANI III LIVING TRUST dated April 27, 2006 and SUSAN E. TRAPANI LIVING TRUST dated April 27, 2006, residing at 818 Lattintown Road, Milton, New York 12547, as tenants in common, party of the second part.

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration 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,

SEE ATTACHED SCHEDULE A

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.

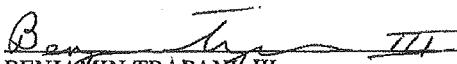
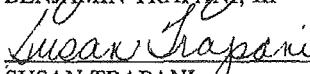
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration 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:

  
BENJAMIN TRAPANI, III  
  
SUSAN TRAPANI

STATE OF NEW YORK )  
ss:  
COUNTY OF ULSTER )

On the 27th day of April, 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared BENJAMIN TRAPANI III and SUSAN TRAPANI, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacities, and that by his/her/their signature on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Notary Public

R & R to:

Rusk, Wadlin, Heppner & Martuscello, LLP  
Pamela D. Rusk, Esq.  
1390 Route 9W, P.O. Box 727  
Marlboro, New York 12542

PAMELA D. RUSK  
Notary Public, State Of New York  
Qualified In Ulster County  
No. 6016984  
Commission Exp.: 11/30/20 06

SBL Reference: 102.4-1-2

CHECKED SM  
ENTERED SM  
MARK/OFF

SCHEDULE "A"

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, Ulster County, New York, and being part of the farm formerly owned and occupied by John Shorter, being part of the farm whereon John Hait resided at the time of his decease, bounded and described as follows, viz: BEGINNING at a point in the center of the road leading from Lattintown to Milton and eighteen feet south from the foot of an Elm Tree on the north side of the road near formerly Arthur Degrotte's shop, and twenty-five feet ten inches from a small Elm Tree on the south side of the road; running from thence along the center of the said road as the needle pointed on July 25, 1878 south eighty and one-half degrees east, two chains and fifty-three links to a point in the center of road; thence south eighty-three and three quarter degrees east eight chains and nine links to a point in center of road and southwest corner of formerly William D. Wooley's land; thence along the same north sixteen and one half degrees east five chains and forty-five links to corner of wall and W.D. Wooley's land; thence north eighty-eight and one half degrees east two chains and fifty-nine links to corner of wall on the east side of a brook; thence north twenty and one half degrees east five chains and one line; thence north eighteen degrees and twenty minutes east two chains and thirty-two links; thence north four and one half degrees east two chains and fifty two links to a corner of wall; thence north seventeen and three quarter degrees west three chains and six links; thence north eighteen and three quarter degrees west seven chains and fifty-two links; thence north twenty-one and three quarter degrees west two chains and eighty-six links; thence north ten degrees and fifty-three minutes west thirteen chains and ninety-two links to corner of wall and large rock and corner of formerly Stephen Taber's land; thence along said Taber's land and formerly Leonard M. Wygant's lands north eighty-eight and one half degrees west seven chains and sixty links to corner of wall and formerly David Craft's land thence along said Craft's land south three degrees and twenty minutes west forty chains and seventeen links to the place of beginning. Containing fifty and sixty-seven hundredths acres of land as surveyed by William Carpenter, Surveyor.

ALSO BEING the same premises as conveyed by Deed dated June 18, 1999 from Rosemary F. Nardone to Benjamin Trapani, III and Susan TRAPANI, as husband and wife, recorded in the Ulster County Clerk's Office on July 2, 1999 as Liber 2940, Page 16.

