

Town of Marlborough Planning Board Application

Application For: _____ (Check One)

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

Application Number: _____

Date of Submission: _____

Name of Project: Lot line deletion for Danskammer House, LLC

Location of Project: 5 West Street and 3 King Street, Marlboro, NY

Tax Section Block and Lot: 5 West Street (108.012.3.14); 3 King Street (108.012.3.16)

Zoning District: 5 West Street (zone R); 3 King Street (zone C1)

Number of Acres: 5 West St (0.321 acres); 3 King St (0.126 acres) **Sq. Footage of Building:** 5 West St (2684 sq. ft - primary structure); 3 King St (valant)

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

This project is a lot line deletion only; no new lots are proposed.
The parcels at 5 West Street and at 3 King Street respectively are to be consolidated as one tax lot of record at 5 West Street.

EMAIL: innkeepers@danskammerhouse.com

Name of Property Owner: Danskammer House LLC (both parcels)

Address of Property Owner: 5 West Street (Box 553), Marlboro, NY 12542

Telephone Number of Property Owner: (845) 236-9836

Name of Applicant: Kenneth E. Cool, LLC Secretary/Treasurer; Linda E. Cool, LLC President
(Owner's Agents)

Address of Applicant: Box 553, Marlboro, NY 12542

Telephone Number of Applicant: (845) 236-9836

Name of Surveyor: Margaret Hillriegel, L.S.

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

Telephone Number of Surveyor: (845) 744-2072

Name of Engineer: N.A.

Address of Engineer: /

Telephone Number of Engineer: /

Name of Attorney: Richard Cantor, Esq. Teahan & Constantino, LLP

Address of Attorney: 2780 South Road (Box 1969), Poughkeepsie, NY 12601

Telephone Number of Attorney: (845) 452-1834

Reason For Application: consolidation of two contiguous parcels into a single tax lot of record at 5 West Street, Marlboro, NY, the location of the primary structure

Description of Proposal: seeking approval of lot line deletion only

Linda E. & Kenneth E. Coe
Applicant's Name

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			
Lot line deletion for Danskammer House LLC			
Name of Action or Project: Lot line deletion for Danskammer House LLC			
Project Location (describe, and attach a location map): 5 West Street and 3 King Street, Marlboro, New York			
Brief Description of Proposed Action: This project is a lot line deletion only, no new lots or improvements are proposed. The parcels located at 5 West Street and 3 King Street are to be combined into one new parcel.			
Name of Applicant or Sponsor: <i>Linda Cool</i> Kenneth Cool for Danskammer House LLC		Telephone: 845 236-9836 E-Mail: innkeepers@danskammerhouse.com	
Address: 5 West Street, P.O. Box 553			
City/PO: Marlboro		State: NY	Zip Code: 12542
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.447 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.447 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input 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 services available at or near the site of the proposed action? 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"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<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? 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"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input 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? 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: _____ This was answered yes by the digital mapper, see the summery report at the end of form. There are no wetlands or water bodies. _____ _____	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>

Letter of Agent

I (We), Danskammer House, LLC am (are) the owner(s) of ^{two} ~~1~~ parcels of land located on 5 West Street and 3 King Street, Marlboro in the Town of Marlborough, Tax Map Designation: Section 108.012 Block 3 Lot 14 (15 West Street)

I (We) hereby authorize Linda E. Cool & Kenneth E. Cool 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)

Linda E. Cool

Signature
Kenneth E. Cool

Signature

10/25/2019

Date
10/25/2019

Date

State Of New York }
County Of Ulster } SS:

On the 25 day of October in the year 2019 before me, the undersigned, a Notary Public in and for said State, personally appeared

Linda E. Cool and Kenneth 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

ADAM SCOTT KRAMER
Notary Public - State of New York
No. 01KR6310044
Qualified in Ulster County
My Commission Expires Aug 18, 2022

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.

Owner: Danstammer House, LLC

Applicant's Name (Print): Linda E. Cool, LLC, President Kenneth E. Cool, LLC, Secretary/Treasurer
(Owner's Agent)

Applicant's Signature: Linda E. Cool Kenneth E. Cool

Date: 10/24/2019

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

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
Lot Line Revision	\$600.00
Recreation Fees <i>(Residential Subdivisions & Site Plans – Excludes parent parcel)</i>	\$2,000.00 per Lot or Unit
Recreation Fees Adult Multiple Dwelling Affordable Housing <i>(50 and over)</i>	\$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
Lot Line Revision	\$600.00 Minimum

Engineer Inspection Fees (All Town Road Installation Inspections)

Improvements as approved by Town Engineer	5% of the estimated cost to construct
---	---------------------------------------

5 West Street

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401



Volm-6327 Pg-183

Instrument Number: 2018- 00010945

As

D01 - Deed

Recorded On: August 08, 2018

Parties: COOL KENNETH E

To

DANSKAMMER HOUSE LLC

Billable Pages: 3

Recorded By: RUSK WADLIN HEPPNER&MARTUSCELLO

Num Of Pages: 3

Comment:

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

001 - Deed	55.00	RP5217-125	125.00	Tax Affidavit TP 584	5.00
Recording Charge:	185.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	0.00	0.00	138	Basic	0.00
MARLBOROUGH				Local	0.00 Special Additional
EXEMPT				Additional	0.00 Transfer
Tax Charge:	0.00				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: 2018- 00010945
Receipt Number: 1654091
Recorded Date/Time: August 08, 2018 01:19:22P
Book-Vol/Pg: Bk-D VI-6327 Pg-183
Cashier / Station: k ktsc / Cashier Workstation 7

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



Nina Postupack

Nina Postupack, Ulster County Clerk

3
th.
36

Section 108.12, Block 3, Lot 14

Bargain and Sale Deed with Covenant against Grantor's Acts

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

THIS INDENTURE, made this 29th day of September, Two Thousand Seventeen

BETWEEN Kenneth E. Cool and Linda E. Cool, husband and wife, residing at 10 West Street, Marlboro, New York 12542,

party of the first part, and

Danskammer House, LLC, a Limited Liability Company duly formed in the State of New York, with a business address of PO Box 553, Marlboro, New York 12542,

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:



Kenneth E. Cool



Linda E. Cool

STATE OF NEW YORK)

ss:

SCHEDULE A

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.

Being and intending to be the same premises conveyed in a deed dated January 12, 2016 from 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 to Kenneth E. Cool and Linda E. Cool, and recorded in the Ulster County Clerk's Office on January 28, 2016 as Document Number 2016-1249, Liber 5972, page 212.

FOR COUNTY USE ONLY

C1. SWIS Code 5,1,3,6,0,0
 C2. Date Deed Recorded 8 / 8 / 18
 C3. Book 6,3,2,7 C4. Page 1,0,3



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 5 West Street
* STREET NUMBER * STREET NAME
Marlboro 12542
* CITY OR TOWN * ZIP CODE

2. Buyer Name Danskammer House, LLC
* LAST NAME/COMPANY FIRST NAME
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
* FRONT FEET * DEPTH * ACRES
 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name Cool Kenneth E.
* LAST NAME/COMPANY FIRST NAME
Cool Linda E.
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. Date of Sale/Transfer 09/29/2017
 *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

14. Indicate the value of personal property included in the sale 0.00
 change in identity or form of ownership

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

16. Year of Assessment Roll from which information taken(Y) 17 *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))

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 Shale A BUYER CONTACT INFORMATION _____



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

3 King Street

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



BOOK/PAGE: 6440 / 82
 INSTRUMENT #: 2019-6835

Receipt#: 20191709440
 Clerk: KT
 Rec Date: 06/04/2019 02:51:42 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: HILL-N-DALE

Party1: FADDE REALTY CORP
 Party2: DANSKAMMER HOUSE LLC
 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 270.00

Sub Total: 270.00

Total: 455.00

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

***** Transfer Tax *****
 Transfer Tax #: 4950
 Transfer Tax
 Consideration: 67500.00

Transfer Tax - State 270.00

Total: 270.00

Record and Return To:

SOBO&SOBO LLP
 JEANA PINTO ESQ
 ONE DOLSON AVE
 MIDDLETOWN NY 10940

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.

Nina Postupack
 Nina Postupack
 Ulster County Clerk

3
m: 36

HN 63120

Bargain & Sale with Covenant Against Grantor

THIS INDENTURE

Section:
108.12
Block: 3
Lot: 16

MADE the 10th day of May, 2019 between **FADDE REALTY CORP.** with an address at 1406 Pondview Loop, Wappingers Falls, New York 12590, party of the first part, and **DANSKAMMER HOUSE, LLC**, with an address at 5 West Street, Box 553, Marlboro, New York, 12542 party of the second part:

WITNESSETH:

That the party of the first part, in consideration of Ten and 00/100 (\$10.00) Dollars lawful money of the United States, AND OTHER GOOD AND VALUABLE CONSIDERATION paid by the party of the second part, does hereby grant and release unto the party of the second part, its heirs, successors and assigns forever,

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 found 1" iron pin buried 4" deep in the Westerly line of King Street, said point also being the Northeastly most corner of lands now or formerly IRES, LLC, Liber 6338, Page 168, said point also being the Southerly most corner of the herein described parcel;

Thence said lands now or formerly IRES, LLC, Liber 6338, Page 168, North Sixty-Nine Degrees, Eleven Minutes, Forty-Four Seconds West One Hundred Twenty-One and Twenty Hundredths Feet (N 69° 11' 44" W 121.20') to a found survey marker in a tree root;

Thence along lands now or formerly Danskammer House, LLC, Liber 6327, Page 183, North Twenty-Five Degrees, Sixteen Minutes, Sixteen Seconds East Forty-Eight Feet (N 25° 16' 16" E 48.00') to a 1/2" iron rod set;

Thence along lands now or formerly Brickhouse of Marlboro, LLC, Liber 4048, Page 269, South Sixty-Seven Degrees, Eighteen Minutes, Forty-Four Seconds East One Hundred Seventeen and Twenty Hundredths Feet (S 67° 18' 44" E 117.20') to a rail road spike set in the Westerly line of King Street;

Thence along the Westerly line of said King Street, South Twenty Degrees, Twenty-Three Minutes, Sixteen Seconds West Forty-Four Feet (S 20° 23' 16" W 44.00') to the point or place of beginning and containing 0.126 acres of land, as surveyed by Margaret M. Hillriegel, L.S.

BEING and intended to be the same premises described in a Deed dated January 29, 2016 from Winton J. Morrison to Fadde Realty Corp. and recorded in the Office of the Ulster County Clerk on March 10, 2016 in Instrument # 2016-3259.

TOGETHER with all right, title and interest, if any, of the party of the first part in an 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 the said premises,

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

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

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 same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has hereunto set hand and seal the day and year first above written.

FADDE REALTY CORP.

By: Cathryn Fadde
Cathryn Fadde, Authorized Signer

ACKNOWLEDGEMENT

STATE OF NEW YORK)
) SS:
COUNTY OF ORANGE)

On the 10th day of May, in the year 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Cathryn Fadde personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Elizabeth A. Stradar
Notary Public

ELIZABETH A. STRADAR
Notary Public, State of New York
No. 02070018000
Qualified in Orange County
Commission Expires November 1, 2021

Record & Return To:
Elizabeth A. Stradar, Esq.
Northrop & Stradar, P.C.
One Corywin Court, Suite 100
P.O. Box 2395
Newburgh, New York 12550

RJR
Jeanne Pinto Esq
Sobo & Sobo LLP
One Dilson Ave
Middletown NY 10940

√ HILL-N-DALE ABSTRACTERS, INC.
(MCT) 20 SCOTCHTOWN AVENUE
P.O. BOX 547
GOSHEN, NEW YORK 10924
(845) 294-5110
FAX (845) 294-9581

FOR COUNTY USE ONLY

C1. SWS Code 5,1,3,6,0,0
 C2. Date Deed Recorded 6/4/19
 C3. Book 644,0 C4. Page 8,2



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 3 King Street
 *STREET NUMBER *STREET NAME
Marlboro *CITY OR TOWN 12542 *ZIP CODE
 *VILLAGE
 2. Buyer Name DANSKAMMER HOUSE, LLC
 *LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address Danskammer House, LLC
 Indicate where Adverse Tax Bills are to be sent if other than buyer address (at bottom of form)
5 West Street Box 553 Marlborough NY 12542
 *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
 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided
 5. Deed Property Size 4.4 X 121 ' OR 0.00 ACRES
 *FRONT FEET *DEPTH *ACRES

6. Seller Name FADDE REALTY CORP.
 *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:

D. Residential One Family

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 02/25/2019
 *12. Date of Sale/Transfer 05/10/2019
 *13. Full Sale Price 67,500.00

(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.

14. Indicate the value of personal property included in the sale 0.00

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

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

Comment(s) on Condition:

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

16. Year of Assessment Roll from which information taken (YY) 19 *17. Total Assessed Value 60,000
 *18. Property Class 210 *18. School District Name Marlboro CSD
 *20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))
108.12-3-16

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
Fadde Realty Corp.

Cathryn Fadde DATE 5/10/2019

BUYER SIGNATURE
Danskammer House, LLC

Linda Cool and Kenneth E. Cool DATE 5/10/2019

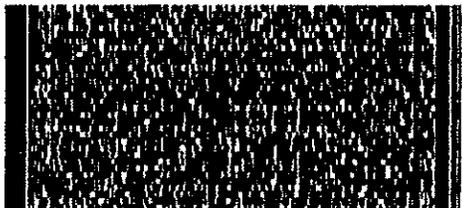
BUYER CONTACT INFORMATION

(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.)

Danskammer House, LLC
 *LAST NAME FIRST NAME
(845) 236-9836 *TELEPHONE NUMBER (EX: 999999)
 *AREA CODE
5 West Street Box 553
 *STREET NUMBER *STREET NAME
Marlboro NY 12542
 *CITY OR TOWN *STATE *ZIP CODE

BUYER'S ATTORNEY

Pinto Jeana
 LAST NAME FIRST NAME
(845) 343-7626
 *AREA CODE *TELEPHONE NUMBER (EX: 999999)



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) (short)
3. Letter of Agent Statement (N.A.)
4. Application Fee (Separate check from escrow fee)
5. Escrow Fee (Separate check from application fee)
6. Copy of deeds (2)
7. Completed checklist (Automatic rejection of application without checklist)
8. N/A 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. ✓ Surveyor's seal and signature
13. ✓ Name, SBL and acreage of adjoining owners
14. N/A NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements.
15. N/A Flood plain boundaries
16. N/A Federal Wetland Boundary
17. ✓ Metes and bounds of all lots
18. ✓ Name and width of adjacent streets, include dedication parcels. The road boundary is to be a minimum of 25 feet from the centerline of the paved street.
19. NONE ✓ Show existing or proposed easements (*note restrictions*)
20. ✓ Right of way width and Rights of Access and utility placement.
21. N/A Road profile and typical section including existing proposed grades, vertical curve data, utilities, drainage and other improvements.
22. ✓ Lot area acreage. For lots under 2 acres, list in square feet & acres.
23. ✓ Number of lots including residual lot.
24. N/A ✓ 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. ✓ Applicable note pertaining to owners review and concurrence.
27. ✓ Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. ✓ Show all existing houses, accessory structures, wells and septic systems on and within 200 feet of the parcel to be subdivided.
29. ✓ 2 Foot Contours → ASKING TO BE WAIVED AS NO CONSTRUCTION IS PROPOSED
30. NONE ✓ 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. ✓ Planning Board approval block 4" x 2"
- 39. ✓ Special district boundaries, agricultural, school, fire, water, sewer, etc.
- 40. ✓ Sight distance of all intersections and driveways. - EXISTING
- 41. NONE ✓ Ridgeline and steep slope notation.
- 42. N/A ✓ Agricultural setbacks.
- 43. ✓ 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: Margaret M. Hillier
 Licensed Professional

10/22/2019
 Date