

## 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): Alfonso \* Cynthia Lanzetta

Applicant's Signature: *Alfonso Lanzetta \* Cynthia Lanzetta*

Date: 3/20/2021

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

Town of Marlborough  
Planning Board Application

**Application For:**

(Check One)

**Subdivision** \_\_\_\_\_

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

**Lot Line Revision** ✓

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

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

Name of Project: Lanzetta Lot Line Revision

Location of Project: \_\_\_\_\_

Tax Section Block and Lot: 108.1-1-9.1 & 14

Zoning District: R-Ag-1

Number of Acres: 42.65 acrs Sq. Footage of Building: NA

Description of Project (include number of lots/units & bedrooms): Change lot line to make lot 2 smaller (3.8acres) and lot 1 larger (38.85) to serve as buffer and protect watershed of lot 1.

EMAIL: cinpackback@gmail.com

Name of Property Owner: Cynthia + Alphonso Lanzetta

Address of Property Owner: 198 Reservoir Rd Marlboro 02542

Telephone Number of Property Owner: 845-236-7288

Name of Applicant: Same as above

Address of Applicant: \_\_\_\_\_

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

Name of Surveyor: John Post, Jr.

Address of Surveyor: P.O. Box 827, Stone Ridge 12484

Telephone Number of Surveyor: 845-706-7528

Name of Engineer: \_\_\_\_\_

Address of Engineer: \_\_\_\_\_

Telephone Number of Engineer: \_\_\_\_\_

Name of Attorney: \_\_\_\_\_

Address of Attorney: \_\_\_\_\_

Telephone Number of Attorney: \_\_\_\_\_

Reason For Application: To reduce one lot and add to the  
"parent parcel" to increase buffer and protect  
watershed with wetland.

Description of Proposal: Lot line change.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Cynthia + Alfonso Lanzetta

Applicant's Name



### CHECKLIST FOR MAJOR/MINOR SUBDIVISION, SITE PLAN and/or LOT LINE REVISION

- I. The following items shall be submitted for a COMPLETED Planning Board Application Form.
  1. ✓ Completed Application
  2. ✓ Environmental Assessment Form (*May be obtained from Planning Board*)
  3. NA Letter of Agent Statement
  4. ✓ Application Fee (*Separate check from escrow fee*)
  5. ✓ Escrow Fee (*Separate check from application fee*)
  6. ✓ Copy of deed
  7. ✓ Completed checklist (*Automatic rejection of application without checklist*)
  8. NA Agricultural Data Statement (*if applicable*)
  9. ✓ Provide twelve (12) copies of all maps, plans, reports and a PDF computer file on CD of all documentation submitted. Plan sets must be correlated packages.
- II. The following checklist items shall be incorporated on the Subdivision Plat, Site Plan, or Lot Line Revision prior to consideration of being placed on the Planning Board Agenda. Non-Submittal of the checklist will result in application rejection.
  1. ✓ Name and address of applicant
  2. NA Name and address of owner (*if different*)
  3. NA Subdivision name and location
  4. ✓ Tax Map Data (*Section-Block-Lot*)
  5. ✓ Location map at a scale of 1" = 2,000
  6. NA Zoning table showing what is required in the particular zone and what applicant is proposing.
  7. NA Show zoning boundary if any portion of proposed subdivision or site is within or adjacent to a different zone
  8. ✓ Date of plat preparation and/or plat revisions
  9. ✓ Scale the plat is drawn to (Max 1" = 100')
  10. ✓ North Arrow



- |     |           |  |
|-----|-----------|--|
| 11. | <u>✓</u>  | Surveyor's Certification   |
| 12. | <u>✓</u>  | Surveyor's seal and signature  |
| 13. | <u>✓</u>  | Name, SBL and acreage of adjoining owners  |
| 14. | <u>NA</u> | NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements.  |
| 15. | <u>NA</u> | Flood plain boundaries   |
| 16. | <u>✓</u>  | Federal Wetland Boundary   |
| 17. | <u>✓</u>  | Metes and bounds of all lots   |
| 18. | <u>✓</u>  | 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. | <u>NA</u> | Show existing or proposed easements ( <i>note restrictions</i> )   |
| 20. | <u>NA</u> | Right of way width and Rights of Access and utility placement.   |
| 21. | <u>NA</u> | Road profile and typical section including existing proposed grades, vertical curve data, utilities, drainage and other improvements.                    |
| 22. | <u>✓</u>  | Lot area acreage. For lots under 2 acres, list in square feet & acres.   |
| 23. | <u>✓</u>  | Number of lots including residual lot.   |
| 24. | <u>✓</u>  | Show any existing waterways, wetlands, ponds, lakes, streams, drainage courses within 200 feet of parcel boundaries.                                     |
| 25. | <u>NA</u> | A note stating a road maintenance agreement is to be filed in the County Clerk's Office for private roads.   |
| 26. | <u>NA</u> | Applicable note pertaining to owners review and concurrence.   |
| 27. | <u>NA</u> | Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc.  |
| 28. | <u>✓</u>  | Show all existing houses, accessory structures, wells and septic systems on and within 200 feet of the parcel to be subdivided.                          |
| 29. | <u>✱</u>  | 2 Foot Contours  |
| 30. | <u>✓</u>  | Indicate any reference to a previous subdivision, i.e., filed map number, data and previous lot number.  |

31. NA  
If a private road, Town Board approval of name required, and notes on the plan that no Town services will be provided and a street sign (per Town specs) is to be furnished and installed.
32. NA  
The amount of grading expected or known to be required to bring the site to readiness.
33. NA  
Estimated or known cubic yards of material to be excavated.
34. NA  
Estimated or known cubic yards of fill required.
35. NA  
The amount of grading expected or known to be required to bring the site to readiness.
36. NA  
Type and amount of site preparation which falls within the 100 foot buffer strip of wetlands and within the Critical Environmental Area. Please explain in square feet or cubic yards.
37. NA  
Amount of site preparation within a 100-year flood plain or any water course on the site. Please explain in square feet or cubic yards.
38. ✓  
Planning Board approval block 4" x 2"
39. NA  
Special district boundaries, agricultural, school, fire, water, sewer, etc.
40. NA  
Sight distance of all intersections and driveways.
41. \*  
Ridgeline and steep slope notation.
42. NA  
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: John J. Passafium, Jr. L.S.  
Licensed Professional

3/18/21  
Date



Lanzetta lot line revision

### Ulster County Parcel Viewer



March 4, 2021

Override 1

Tax\_Parcels



Lanzetta Lot 2 - dwelling before burned down

Ulster County Parcel Viewer

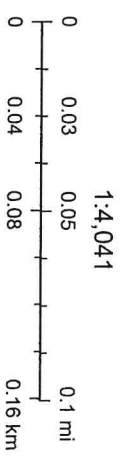


March 4, 2021



Override 1

Tax\_Parcels



3/18/2021

Gmail - State regulated wetlands



Cindy Lanzetta <cinpackback@gmail.com>

State regulated wetlands

1 message

Fisher, Joshua M (DEC) <Joshua.Fisher@dec.ny.gov>  
To: "cinpackback@gmail.com" <cinpackback@gmail.com>

Wed, Aug 19, 2020 at 11:33 AM

Hi Cindy,

There are no wetlands currently regulated by New York State on parcels 108.1-1-14 and 108.1-1-9.100 in the town of Marlborough. There are wetlands that appear on the National Wetland Inventory and could potentially be jurisdictional by US Army Corps of Engineers. If a wetland permit from US Army Corps of Engineers is required then a Water Quality Certificate from New York State Department of Environmental Conservation will also be required. Here is more information on the water quality certificate: <https://www.dec.ny.gov/permits/6546.html>

Josh Fisher

Biologist, Bureau of Ecosystem Health

New York State Department of Environmental Conservation

21 South Putt Corners Road, New Paltz, NY 12561

P: (845) 256-3113 | Cell: (845) 220-8570 | [joshua.fisher@dec.ny.gov](mailto:joshua.fisher@dec.ny.gov)

[www.dec.ny.gov](http://www.dec.ny.gov) |  |  | 



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

Lanzetta Lot Line Change

Name of Action or Project:

Lot Line Change

Project Location (describe, and attach a location map):

SBL 108.1-1-9.1& 14

Brief Description of Proposed Action:

Change lot line to enlarge buffer and protect watershed/wetland

Name of Applicant or Sponsor:

Alphonso & Cynthia Lanzetta

Telephone: 845-236-7288

E-Mail: cimpackback@gmail.com

Address:

198 Reservoir Rd.

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 YES

YES

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 YES

YES

3. a. Total acreage of the site of the proposed action?

42.65 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?

42.65 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)

☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):

☐ Parkland



5. Is the proposed action,		NO	YES	N/A
	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. Will the proposed action result in a substantial increase in traffic above present levels?	a.	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:		<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	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____				

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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____ _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor/name: Cynthia Lanzetta      Date: 4/5/2021			
Signature: Cynthia Lanzetta      Title: Owner / Applicant			

# EAf Mapper Summary Report

Monday, April 5, 2021 4:32 PM

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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National 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



Ulster County  
Nina Postupack  
County Clerk  
Kingston, NY 12401



60 2017 00001694

Volm-6119 Pg-304

Instrument Number: 2017- 00001694

Recorded On: February 01, 2017

As  
D01 - Deed

Parties: SCHOENBERG STEVEN

To  
LANZETTA ALPHONSO

Recorded By: GRAFF LAW

Comment:

Billable Pages: 4  
Num Of Pages: 4

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

D01 - Deed	60.00	RP5217-250	250.00	Tax Affidavit TP 584	5.00
Recording Charge:	315.00				
Tax-Transfer	Amount	Consideration Amount	RS#/CS#	Basic	0.00
MARLBOROUGH	292.00	73,000.00	2938	Local	0.00
				Additional	0.00
Tax Charge:	292.00			Transfer	292.00

**\*\* 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: 2017- 00001694

Receipt Number: 1558079

Recorded Date/Time: February 01, 2017 02:15:22P

Book-Vol/Pg: Bk-D VI-6119 Pg-304

Cashier / Station: r rsec / Cashier Station 2

**Record and Return To:**

ALPHONSO&CYNTHIA LANZETTA  
198 RESERVOIR ROAD

MARLBORO NY 12542



*Nina Postupack*

Nina Postupack Ulster County Clerk

**SCHEDULE A**

All that certain lot, piece or parcel of land situate in the Town of Marlborough, County of Ulster and State of New York being more particularly bounded and described as follows:

BEGINNING at a point on the Southerly bounds of Reservoir Road;

Thence along bounds of lands of now or formerly Jackson L.1479 P.176 the following six courses and distances:

- 1) S 34°12'00" W 536.76 feet to a point ;
- 2) S 75°22'00" W 52.20 feet to a point ;
- 3) N 68°10'25" W 236.62 feet to a point ;
- 4) S 43°24'25" W 138.20 feet to a point ;
- 5) N 74°10'20" W 125.70 feet to a point ;
- 6) S 09°57'50" W 368.94 feet to a point ;

Thence along the bounds of lands of now or formerly Greiner L.1398 P.677, N 70°50'00" W 314.00 feet to a point;

Thence along the bounds of lands of now or formerly Lanzetta and Reservoir Road, S 70°22'05" E 602.75 feet to a point;

Thence along the bounds of lands of now or formerly David L.4210 P.08, N 10°41'20" E 812.33 feet to a point;

Thence along bounds of lands of now or formerly Lanzetta and Reservoir Road, S 70°22'05" E 602.75 feet to a point, S 01°17'00" W 684.00 feet to a point and S 82°50'25" E 271.02 feet to the point and place of beginning.

Containing 23.590± Acres

QUIT CLAIM DEED—TAX SALE

Parcel #43 from 1993 Public Auction

IR# 2302PAC0225

## Quit Indenture

Made the 28th  
Ninety-Three

day of June

Nineteen Hundred and

BETWEEN THE COUNTY OF ULSTER, a Municipal Corporation of the State of New York,  
party of the first part, and RAYMOND SCHOENBERG AND STEVEN SCHOENBERG,  
both residing at 32 Sabbath Day Road, South Salem, NY 10590

WITNESSETH, that the party of the first part, in consideration of  
SIXTEEN THOUSAND FOUR HUNDRED AND 00/100-----

(\$16,400.00), lawful money of the United States,  
hereby remise, release, and quitclaim unto the parties of the second part, does  
their heirs and assigns forever,

ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate in the  
Town of Marlboro

County of Ulster, State of New York,

Bounded and described as follows:

24.74 acres, described as residential, Mountain Rd., against  
which the words "Brooks, Daniel G. & Barbara L." appear on  
the tax roll of the town of Marlboro for the levy and  
collection of the 1989 taxes.

Tax Map #108.001-01-14.000



LIR 2302 PAGE 0226

Said above described property having been sold at a Tax Sale heretofore held and bid in by the County of Ulster, State of New York, and for which the County Treasurer of Ulster County has heretofore made and delivered a Tax Sale Deed to said County of Ulster, which deed was recorded in the Ulster County Clerk's Office on the 16th day of April, 1993.

This conveyance is made pursuant to a Resolution of the County Legislature of Ulster County, New York, adopted on the 10th day of June, 1993 and is made, executed and delivered subject to the condition and covenant that the said County of Ulster, shall in no event be or become liable for any defects in the title so conveyed for any cause whatsoever, or that no claim or demand of any nature, shall ever be made against the said County of Ulster, arising from such sale or any proceedings leading thereto.

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 parties of the first part, their heirs and assigns forever.

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

THE COUNTY OF ULSTER  
By *Gerald Benjamin*  
GERALD BENJAMIN, Chairman, Ulster County Legislature

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

On this 28th day of June, 1993, before me, the subscriber personally came Gerald Benjamin to me personally known and being by me duly sworn, deposes and says; that he resides in the Town of New Paltz, County of Ulster, New York; that he is the Chairman of the County Legislature of the County of Ulster, State of New York, the Municipal Corporation described in and which executed the above instrument; that he knows the seal of said Corporation; that the seal affixed to said instrument is such corporate seal; that it was affixed by order of the County Legislature of said Corporation and that he signed his name thereto by like order.

PHYLLIS A. MCCABE  
Notary Public, State of New York  
Qualified in Ulster County  
My Commission Expires Dec. 31, 1994

*Phyllis A. McCabe*

# Quit-Claim Deed

TAX SALE

COUNTY OF ULSTER  
A Municipal Corporation  
of  
The State of New York  
to

RAYMOND SCHOENBERG &  
STEVEN SCHOENBERG

32 Sabbath Day Rd.  
South Taten, N.Y. 10590

Dated June 28, 1993

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

RECORDED ON THE

day of A. D., 19

at o'clock M.

in LIBER of DEEDS

at PAGE and examined.

Clerk

"WITNESSETH, WHEREAS, the said party of the first part, on the 10th day of October, 1918, One thousand nine hundred and eighteen, recovered a judgment in the Supreme Court, Ulster County, against Michael J. Fleming, of Kingston, N. Y., for \$183.42.

NOW THIS INDENTURE, WITNESSETH, That the said party of the first part, in consideration of ONE DOLLAR, (\$1.00), to me duly paid, have sold and by these presents do assign, transfer, and set over, unto the said party of the second part, and his assigns, the said judgment and all sum and sums of money that may be had or obtained by means thereof, or on any proceedings to be had thereupon.

AND the said party of the first part, does hereby constitute and appoint the said party of the second part, and his assigns, his true and lawful attorney, irrevocable, with power of substitution and revocation, for the use, and at the proper costs and charges of the said party of the second part, to ask, demand, and receive, and to sue out executions, and take all lawful ways for the recovery of the money due or to become due on the said judgment; and on payment to acknowledge satisfaction, or discharge the same; and attorneys one or more, under him for the purpose aforesaid, to make and substitute, and at pleasure to revoke, hereby ratifying and confirming all that his said attorney or substitute shall lawfully do in the premises.

AND the said party of the first part, does covenant that there is now due on the said judgment the sum of One Hundred Eighty-three & 42/100 Dollars, and that he will not collect or receive the same, or any part thereof, nor release, or discharge the said party of the second part, but will own and allow all lawful proceedings therein, the said party of the second part, saving the said party of the first part, harmless of and from any costs and charges in the premises.

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

Sealed and Delivered  
in the Presence of:  
Hermon T. Wood.

Harry H. Fleming (L. S.)

STATE OF NEW YORK,  
COUNTY OF ULSTER, SS:

On this 10th day of October, in the year One thousand nine hundred and eighteen, before me, the subscriber, personally came,

-----HARRY H. FLEMING,-----

to me known to be the person described in, and who executed the within instrument, and he duly acknowledged that he executed the same.

Hermon T. Wood,  
Notary Public.

A true record entered  
Nov. 15, 1918, at 2-25 P. M.

Clerk.

THIS INDENTURE, Made the Ninth day of October, in the year Nineteen Hundred and Eighteen, BETWEEN THOMAS COLLINS and MARGARET COLLINS, of the Town of Marlborough, County of Ulster, and State of New York, parties of the first part, and

THE TOWN OF MARLBOROUGH, Ulster County, State of New York, party of the second part.

WITNESSETH, That the said parties of the first part, in consideration of FIFTEEN DOLLARS, (\$15.00), lawful money of the United States, paid by Bouck White, for the party of the second part, do hereby grant and release, unto the said party of the second part, its successors and assigns forever,

A tract of ground in said Town of Marlborough, situated between the properties of said Thomas Collins, Margaret Collins and Bouck White, as follows:- COMMENCING at the Southwest corner of Bouck White's property; thence fifteen feet Westwardly; thence North to a line at the rear of Bouck White's barn, (a distance of three hundred feet or thereabouts); thence fifteen feet Eastwardly; thence along the middle of the wall, on a line parallel with the West boundary of this tract, to the Southwest corner of Bouck White's property again. Thus widening the road by the space of said fifteen feet.

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

TO HAVE AND TO HOLD the above Granted premises, unto the said party of the second part, its successors and assigns forever.

4669 341

Dec 11/16/1918

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

THIS INDENTURE, made the as of 31<sup>st</sup> day of JANUARY, 2017, BETWEEN

STEVEN SCHOENBERG, 1101 Glendora Road, Poinciana, FL 34759 individually And PAMELA SCHOENBERG, 32 Sabbathday Hill Road, South Salem, NY 10590

as administrator of the Estate of RAYMOND SCHOENBERG late of WESTCHESTER COUNTY who died intestate on the 11<sup>th</sup> day of April, 2016 party of the first part, and

ALPHONSO LANZETTA and CYNTHIA LANZETTA, husband and wife, 194 Reservoir Road, Marlboro, NY 12542 party of the second part,

WITNESSETH, that the party of the first part, to whom letters of administration were issued by the Surrogate's Court, Westchester County, New York on September 23, 2016 File #2016-2047 and by virtue of the power and authority given by Article II of the Estates, Powers and Trusts Law, and in consideration of \$73,000.00 dollars, paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Ulster and Town of Marlborough more particularly described as:

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 also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or otherwise; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the distributees 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.

Subject to the trust fund provisions of section thirteen of the Lien Law.

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.

  
STEVEN SCHOENBERG

  
PAMELA SCHOENBERG, administrator  
of the Estate of RAYMOND SCHOENBERG

CHECKED  
ENTERED  
MARKOFF

**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE**

State of New York, County of Westchester

ss:

State of New York, County of

ss:

On the 27 day of January in the year 2017 before me, the undersigned, personally appeared **PAMELA SCHOENBERG** personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

**Paul E. Denbaum**  
**NOTARY PUBLIC, State of New York**  
No. 02DE6245957  
Qualified in Putnam County  
Commission Expires August 8, 2019

**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE**

State of Florida, County of Oceola

ss:

On the 26<sup>th</sup> day of January in the year 2017 before me, the undersigned, personally appeared **STEVEN SCHOENBERG** personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

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

(signature and office of individual taking acknowledgment)

(signature and office of individual taking acknowledgment)



**ADMINISTRATOR'S DEED**

DISTRIBUTED BY



**THOROUGHbred TITLE SERVICES**  
AN AFFILIATE OF HOULIHAN LAWRENCE  
800 Westchester Avenue Suite S434, Rye Brook, NY 10573  
Phone: (914) 644-6100 Fax: (914) 644-6159  
[www.thoroughbredtitleservices.com](http://www.thoroughbredtitleservices.com)

SECTION	108.1
BLOCK	1
LOT	14
COUNTY	Ulster
TOWN	Marlborough
STREET ADDRESS	191 Reservoir Road

Recorded at Request of  
Thoroughbred Title Services, LLC  
RETURN BY MAIL TO:

**ALPHONSO and CYNTHIA LANZETTA**  
198 Reservoir Road  
Marlboro, NY 12542



1444  
**Deed**  
EXECUTOR'S

LIS LEONARDI a/k/a FELICIA  
LARDI, the Executrix of the  
: Will and Testament of  
: IN LANZETTA, deceased,  
TO  
NINO LANZETTA,

ated.  
February 28, 1981

RECORD AND RETURN TO:

RACA, MORIELLO, CANINO & DI STASI

Attorneys at Law  
er North Road, Route 9-W  
P.O. Box 915  
hland, N.Y. 12528

DAVID M. GORMAN  
XATIDBNEWATLWXX  
NEW YORK  
XXXXXXXXXXXX

No Stamp

Recorded on the  
27 Feb 28 1981  
1442  
\$51  
of records as per  
100-5-6-10

RECEIVED  
\$ 21.00  
REAL ESTATE  
FEB 27 1981  
TRANSFER TAX  
ULSTER  
COUNTY

FILED  
12H42M  
FEB 27 1981  
ALBERT SPADA  
ULSTER COUNTY CLERK  
3099

# Deed

Made the 28<sup>th</sup> day of February  
Nineteen Hundred and Eighty-one

Between PHYLLIS LEONARDI a/k/a FELICIA LEONARDI residing at 121 Fairfax Avenue,  
Hawthorne, New York 10532,

as Executrix of  
Helen Lanzetta  
Marlboro, Ulster County, New York  
deceased,

the last Will and Testament of  
, late of  
party of the first part, and

ALFONSO LANZETTA residing at Reservoir Road, Marlboro, New York,

Witnesseth, That the party of the second part;  
authority to her given in and by the said last Will and Testament,  
and in consideration of

( \$ 1.00----- ) lawful money of the United States, paid by the party of the second part,  
do es hereby grant and release unto the party of the second part, his heirs and assigns forever, ~~all~~

ALL THAT TRACT OR PARCEL OF LAND, with the buildings and improvements thereon  
situate in the Town of Marlboro, County of Ulster and State of New York, bounded  
and described as follows, to wit:

BEGINNING at a point on the southerly side of a private road leading westerly to  
the mountain, said point being in the northerly line of formerly Staples' land,  
running from thence as the magnetic needle now points north 20 degrees 30 minutes  
east 21 chains to the northwest corner of formerly Henry J. Bye's meadow; thence  
along said Henry J. Bye's and formerly William J. Dygert's line north 89 degrees  
42 minutes west 10 chains and 74 links to the corner of the east side of the mountain  
road, running from thence north 20 degrees 30 minutes east 4 chains and 25 links to  
an oak sapling at the corner of said Dygert and J. C. and S. L. Quimby; thence along  
said Quimby and formerly James Norton's line, north 89 degrees, 42 minutes west  
8 chains and 21 links to a stake in said Norton's line; thence south 7 degrees 17  
minutes west 7 chains to a stone lying on a large rock at the corner of land formerly  
of Dennis W. Carpenter, deceased; thence along said Carpenter's line south 18 degrees  
45 minutes west 5 chains and 75 links to a heap of stones at a corner of said  
Carpenter and David Staple's lands; thence along said David Staple's line south  
77 degrees 38 minutes east 8 chains and 75 links to an oak stump in a ledge of rocks  
and corner of said Staple's land; thence along the same south 8 degrees 15 minutes  
east 10 chains and 97 links to the center of stone wall on the westerly side of the  
aforesaid road; at the angle of the same and corner of said Staple's land; thence  
along the southerly side of said road south 86 degrees 30 minutes east 2 chains and  
34 links to the place of beginning, containing 24-1/10 acres of land, be the same  
more or less, and

BEING the same premises that were conveyed to Bouck White by J. Foster Wygant and  
M. Louise Wygant, his wife, by deed dated July 20, 1918 and recorded in Ulster County  
Clerk's Office on July 25, 1918, in Book 465 of Deeds, at page 201.

EXCEPTING, however, about seven (7) acres on the northeasterly corner of said premises  
which were conveyed by Bouck White to William T. Nicklin by deed dated November 10th,  
1921, and recorded November 13th, 1922 in said Ulster County Clerk's Office in Book  
486 of Deeds at page 465,

AND EXCEPTING also, about one acre on the northwest corner of said premises which was  
conveyed to William Sanger by Bouck White by deed dated August 13th, 1920 and recorded  
in said Ulster County Clerk's Office on June 8th, 1921 in Book 482 of deeds at page  
426.

ALSO, all that tract or parcel of wood land situate in the Town of Marlborough afore-  
said, bounded and described as follows, to wit:

BOUNDED on the north by lands of Richard Norton, formerly James Norton; on the south

by lands of James Barry; on the east by lands of formerly James Foster Wygant; and on the west by lands of the heirs of John DuBois, deceased, containing about 7 acres of land, be the same more or less; and being the same premises which were conveyed by Bouck White to William T. Nicklin and Sarah A. Nicklin, his wife, by deed dated April 13th, 1918, and recorded in the Ulster County Clerk's Office on April 18th, 1918 in Book 464 of Deeds at page 207, excepting, however, about three acres on the northerly side of said premises which were likewise conveyed to William Sanger by Bouck White by said deed dated August 13, 1920, and recorded as aforesaid.

ALSO, ALL that tract or parcel of land, situate in the Town of Marlboro aforesaid, bounded and described as follows:

BEGINNING at a point in the northerly side of highway, being the southeast corner of the aforesaid lands of Bouck White and the southwest corner of lands of formerly William T. Nicklin, and running thence along a wall and easterly side of the aforesaid lands of Bouck White to a wall, being the southeast corner of lot conveyed to William T. Nicklin by Bouck White as aforesaid; thence south 86 degrees 20 minutes east 158.0 feet to corner of walls; thence southerly along a wall through lands of William T. Nicklin 571.0 feet to northerly side of highway; thence westerly along northerly side of said highway to point or place of beginning, containing all the lands within said bounds.

BEING the same premises which were conveyed to Frank W. Lorimer by Bouck White by deed July 13, 1923, and recorded in Ulster County Clerk's Office in Liber 497 of deeds at page 454.

SECOND: ALSO, ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Marlborough, County of Ulster and State of New York, bounded and described as follows, to wit:

BEGINNING at a set stake at a corner between the lands of William T. Nicklin and the swail lot of Frank W. Lorimer, as also shown on survey of George E. Wilbur, dated November 29, 1926, and near the southerly corner of a pond now existing, running from said stake southwesterly 215 feet six inches, more or less, to a stake set in the stone wall by the highway; thence northwesterly along the westerly line of said William T. Nicklin's land and adjacent to said highway, 93 feet to a set stake, at a point in the former stone wall, being the northwesterly corner of said William T. Nicklin's land, thence easterly across said pond and on the line between the lands of said William T. Nicklin and the swail lot of said Frank W. Lorimer 166 feet to the point or place of beginning, and being a triangular piece of land at the northwesterly part of said William T. Nicklin's land, and at or part of said existing pond, containing one-fifth of an acre, more or less.

BEING the same premises which were conveyed to Frank W. Lorimer by William T. Nicklin and Augusta Nicklin, his wife, by deed dated August 24, 1928 and recorded in Ulster County Clerk's Office in Liber 533 of Deeds at page 273.

BEING the same premises which were conveyed by Frank W. Lorimer and Faith M. Williams, his wife, to Camp Chambers Association, Inc. by deed dated June 2, 1937 and recorded in the office of the Clerk of Ulster County on June 4, 1937 in Liber 588 of deeds at page 335.

BEING the same premises conveyed to Philip Lanzetta by Michael Vasti by deed dated July 2, 1948 and recorded in the Ulster County Clerk's Office on the 8th day of July, 1948 in Liber 705 of deeds at page 225.

SUBJECT to any state of facts an accurate survey might show provided the title is not rendered unmarketable.

The said Philip Lanzetta died intestate a resident of the Town of Marlboro, Ulster County, New York on the 11th day of March, 1956 and left him surviving as his only distributees his wife Helen Lanzetta and son Alfonso Lanzetta whose date of birth is October 18, 1945.

BEING the same premises conveyed to Helen Lanzetta by Helen Lanzetta (Administratrix and surviving spouse of Philip Lanzetta, Deceased) and Alfonso Lanzetta (Distributee and son of Philip Lanzetta, deceased) deed dated July 22nd, 1967 and recorded in the Ulster County Clerk's Office on the 28th day of February, 1968 in Liber 1208 of Deeds at page 1041.


Together with the appurtenances, and also all the estate which the said Testatrix had at the time of her decease, in said premises, And also the estate therein, which the part of the first part has or has power to convey or dispose of, whether individually, or by virtue of said Will or otherwise.

To have and to hold the premises herein granted unto the part y of the second part, and his heirs and assigns forever.

And the part y of the first part covenant that she has not done or suffered anything whereby the said premises have been incumbered in any way whatever.

In Witness Whereof, the part y of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of


  
\_\_\_\_\_  
PHYLLIS LEONARDI a/k/a  
FELICIA LEONARDI  
\_\_\_\_\_  
Executrix of the Last Will and  
Testament of Helen Lanzetta

State of New York } ss. On this 23<sup>rd</sup> day of February  
County of Westchester } ss. Nineteen Hundred and eighty-one  
before me, the subscriber, personally appeared  
PHYLLIS LEONARDI a/k/a FELICIA LEONARDI

the ~~XXXXXXXX~~ Executrix  
HELEN LANZETTA

of the last Will and Testament of

to me personally known and known to me to be the same person described in and who executed the within Instrument, and she acknowledged to me that she executed the same as such Executrix aforesaid for the purposes therein mentioned.

  
\_\_\_\_\_  
REBECCA SACHONITZ Public  
Notary Public, State of New York  
No. 41-8734950  
\_\_\_\_\_  
Commission Expires March 30, 1982.