

Town of Marlborough Planning Board**Minor Site Plan Application 5-18-2021****Short Term Rentals, Home Occupations, and
Bed and Breakfasts**

Application #

Please refer to the Town of Marlborough Town Code including but not limited to Sections 155-31 O and 155-32.3 on short term rentals, 155-23 on Home Occupations, 155-32 special use permits, and <https://www.ecode360.com/8667578#8667578> to review all relevant local legislation with regards to Site Plan Review.

Failure to accurately complete this application in its entirety may result in delays and additional review costs.

Application requirements include but are not limited to the following materials: (155-31 O 4 for short term rentals)

Project Narrative

Date of Initial Submission and Latest Revision	
Name of Proposed Business and/or nature (if applicable) 155-31 O 4 (b) (iv)	Bed & Breakfast
Address of Project Site 155-31 O 4 (b) (i)	387 Lattintown Rd. Marlboro NY 10542
Tax Section, Block, and Lot Number(s)	108.2-9-30
Zoning District(s) please circle 155-31 O 4 (b) (iii), 155-12	R Residential District, R-1 Residential District, <u>R-Ag-1</u> Rural Agricultural District, other indicate ()
Gross Square Footage of Each Building 155-31 O 4 (b) (ix)	3400 sq ft. Short term rentals not permitted in multifamily houses
Number of Bedrooms to be Rented for Short term rentals and bed and breakfast	5 No increase in bedrooms permitted
Number of Parking spaces 155-31 O 4 (b) (x)	12
Number of Employees 155-31 O 4 (b) (xi)	0
Proposed days and hours of operation are indicated. 155-31 O 4 (b) (xii)	

Project Description Narrative (see checklist item 2)

Home rental as a Bed & Breakfast.

Contacts

Name of Property Owner 155-31 O 4 (b) (ii), 155-1	MARK FRANKOS
Address of Property Owner	387 LaHaintown Rd. Marlboro NY 10542
Telephone Number of Property Owner:	646.248.3713
Email of Property Owner	mark.Frankos@gmail.com
Name of Applicant (if different)	
Address of Applicant	
Telephone Number of Applicant	
Email Address of Applicant	

Professional contacts if applicable

Name of Surveyor	
Address of Surveyor	
Telephone Number of Surveyor	
Email Address of Surveyor	
Name of Engineer	
Address of Engineer	
Telephone Number of Engineer	
Email Address of Engineer	
Name of Attorney	
Address of Attorney	
Telephone Number of Attorney	
Email Address of Attorney	
Name & Profession of Other Involved Personnel	
Address of Other Involved Personnel	
Telephone Number of Other Involved Personnel	
Email of Other Involved Personnel	

Town of Marlborough Planning Board

Checklist for Minor Site Plan Application

The following items shall be submitted for a Planning Board Minor Site Plan Application to be considered complete.

Please check each required item. Use the separate page attached explaining any waivers requested from the checklist. After final approval is given by the Planning Board, the Building Department should be contacted for further guidance regarding permit requirements 155-32.2.

Y / N	Required Items To Be Submitted
1 ✓	Twelve (12) copies of all maps, plans, reports, and a PDF file of all documentation submitted. Any plan sets must be submitted in collated packages.
2 ✓	Complete Narrative Description Page 1 use additional pages if need 155-31 O 4 (b) A description of the existing site and use 155-31 O 4 (b) (v) A description of the intended site development and use 155-31 O 4 (b) (vi) Anticipated impacts on services (i.e. traffic, water, sewer) 155-31 O 4 (b) (vii) 155-23 D The impact on adjoining property (i.e. noise, visual, drainage, other) 155-31 O 4 (b) (viii) 155-23 D An analysis of how the project complies with the requirements contained within this Chapter 155, Zoning, is included. Any waivers or variances needed have been identified.
3 ✓	Completed Minor Site Plan Application (Pages 1 and 2) and Disclaimer page 10.
4	Site Plan Application Checklist Complete (Automatic application rejection without checklist) pages 3 to 4
5 ✓	Home Occupation 155-23 D – “There shall be no structural alteration to the principal building in order to accommodate the home occupation. Home occupations shall generate no noise, odor, vibration, smoke, dust, traffic or other objectionable effects.” Short term rentals and home occupations are classified as Type 2 SEQRA action (No Environmental Assessment Form is required).
6 ✓	Letter of Agent Statement Page 11 if applicable. Notice of Disclosure or Interest pages 6-8 if applicable.
7	Application Fee Paid (Separate check from Escrow Fee) see page 9
8	Initial Escrow Fee Paid (Separate check from Application Fee) see page 9
9 ✓	A copy of the deed to the property as most recently filed and/or a copy of the executed contract of sale is included 155-31 E (aa) (1).
10 ✓	A copy of each covenant, easement or deed restriction in effect or intended to cover all or part of the tract is included 155-31 E (aa) (2).
11 ✓	Agricultural Data Statement (If applicable).
12 ✓	Photographs of the site and buildings and/or aerials thereon are included. They are encouraged, not required by Planning Board. See https://ulstercountyny.gov/maps/parcel-viewer/
13 ✓	Show signing proposed for Home Occupation see 155-27 and 155-28. No signing is permitted for short term rentals.155-32.3 I.

	MINOR PLAN REQUIREMENTS
14 ✓	Outline the proposed design showing Title of the drawing, including the name and address of the owner of record 155-31 O (c) (i).
15 ✓	Outline the proposed design showing boundary lines of the property. 155-31 O (c) (ii).
16 ✓	Outline the proposed design North arrow, scale, and date. 155-31 D (4) (b).

17	✓	Outline the proposed design showing names and uses of all owners of record adjacent to the applicant's property. 155-31 O 4 (c) (iii).
18		Outline the proposed design showing existing zoning district 155-31 O 4 (c) (v).
19		Outline the proposed design showing location of all existing and proposed buildings and other improvements. 155-31 O 4 (c) (vi).
20		Outline the proposed design depicts floor plans, A table indicating square footage of building areas to be used for a particular use, such as home Occupation 155-23 A bed and breakfast 155-1 definition: maximum number of employees 155-23 E.
21	✓	Outline the proposed design showing existing and proposed parking, number of parking spaces and analysis of parking requirement. 155-31 O 4 (c) (vii) (viii). Number of off-street parking spaces. short term rental 55-31 O 4 (b) (x) Bed and breakfast 155-27 (minimum of 200 square feet each. See 155-27 A (1) (a)).
22	✓	Outline the proposed design showing the names of existing streets, other access ways and site ingress and egress. 155-31 O 4 (c) (iv) and 155-31 O 4 (c) (ix).

The proposed Site Plan has been prepared in accordance with this checklist.

APPROVAL BY THE PLANNING BOARD IS NOT PERMISSION TO START OPERATION. CONTACT THE BUILDING DEPT. FOR SHORT TERM RENTALS ALSO SEE SECTION 155-32.3 FOR PERMIT AND SAFETY INSPECTION REQUIREMENTS.

By:



Date

8/5/21

Town of Marlborough Planning Board

Legal Notices for Public Hearing

Public Hearings are generally held only on the first (1st) Monday of the Month.

Procedure for Legal Notices:

1. The Town of Marlborough Planning Board will schedule Public Hearings during a regularly scheduled meeting after approval for the Public Hearing has been granted.
2. Applicants are required to obtain surrounding property owner names and addresses from the Ulster County Parcel viewer for 500 feet from the parcel. See <https://ulstercountyny.gov/maps/parcel-viewer/>.
3. Applicants are required to send a Public Notice Letter, obtained from the Town of Marlborough Planning Board Office, via Certified Mail with Return Receipt to property owners no less than 10 days prior to Public Hearing.
4. The Town of Marlborough Planning Board Office will send notification to the Town's official newspaper.
5. All Certified Mail with Return Receipt receipts, in addition to a copy of the Ulster County Parcel viewer's listing of names and addresses, must be submitted at the Public Hearing.

Any questions regarding procedures should be directed to The Town of Marlborough Planning Board Office.

Phone: 845-795-6167

Email: marlboroughplanning@marlboroughny.us

Town of Marlborough 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:

An immediate family member. Immediate family member is defined as: grandparents, parents, spouse, significant other, children, grandchildren, brother, sister, dependent, or any household member of a Town officer, Town Board member or employee.

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.

Any person by whom he/she is employed or of which he/she is an officer, director or member having a controlling interest in any business or enterprise in which the Town employee or officer holds stock or has any other profit-bearing or beneficial relationship. D. An officer or employee shall also be deemed to have an interest in a matter if he/she or any person described in A through C above is a party to an agreement, expressed or implied, with any applicant before any Board of the Town, whereby he/she may receive any payment or other benefit whether or not for services rendered, dependent or contingent upon the favorable approval of any such application, petition or request by any Town body.

This notice must be completed and included with the application, petition or request to the appropriate Town of Marlborough Board, Agency or Department.

I, _____, residing at

_____, make the following statements about interests in the real property which is the subject of this application, petition or request for a Site Plan Application, before the Town of Marlborough Planning Board.

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

A. Individuals with an interest in the property.

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

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

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

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

C. Stockholder or controlling interest

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

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

D. Party to an agreement with the applicant

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

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

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

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

ANY QUESTIONS REGARDING THIS DISCLOSURE NOTICE OR THE CODE OF ETHICS ARE TO BE DIRECTED TO THE TOWN SUPERVISOR AT (845) 795-6167.

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

Signed: _____

Date: _____

ACKNOWLEDGMENT

State of New York

County of:

On _____, before me personally appeared

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

Notary

**Town of Marlborough Planning Board
Planning Board Fees Minor Site Plan
5-18-2021**

Application Fees

Minor Site Plan Reviews- \$350.00 plus \$50.00 per extra bedroom for short term rentals and home occupations including bed and breakfasts.

Escrow Fees

Escrow fee is \$750.00.

Escrow Deposit are to be replenished to 75% of original escrow when level drops to 25% remaining in account.

Contact the Building Department for safety inspection, permit, and other applicable fees.

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.

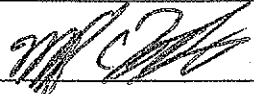
AFTER FINAL APPROVAL IS GIVEN BY THE PLANNING BOARD, THE BUILDING DEPT. MUST BE CONTACTED FOR FURTHER GUIDANCE.

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): MARK FRANKOS

Applicant's Signature: 

Date: 8/5/21

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

TOWN OF MARLBOROUGH

Building Department

PO BOX 305 - MILTON N.Y. 12547

(845) 795-2406 Ext # 7

APPLICATION FOR SHORT TERM RENTAL CERTIFICATION

* This application must be filled out completely and a approval letter from the Town of Marlborough Planning board must be attached.

Property Owner Contact Information :

Owners Name : MARK FRANKOS
Address : 387 Lathimtown Rd
Marlboro NY 12542
Phone : 646 248 3713
Cell Phone : 646 248 3713
Email : mark.frankos@gmail.com
Section-Block-Lot 108, 2-9-30

Property Information :

Section-Block-Lot 108-2-9-30

Address : 387 Lathimtown Rd.
Marlboro NY 12542

District Location : R R-1 RAG-1 (circle one)

Is this a : Single Family Home Detached Dwelling Bed & Breakfast (circle one)

Is this property : directly next door across the street same property (circle one) to the OWNER

Number of bedrooms : 6 Number of bathrooms : 7

WATER: Private or Municipal - (circle one) SEWER: Private or Municipal - (circle one)

Number of parking spaces available : 11

Maximum Occupancy for overnight guest : 10

Any other structures on the property ? yes, An old poolhouse

Is approval from the Town of Marlborough Planning Board attached : YES NO (circle one)

CHECKLIST FOR SHORT TERM RENTAL CERTIFICATION

I. The following shall be submitted to the Building Department for a Annual Short Term Rental Certification

1. _____ Completed Application
2. _____ Application Fee (\$500.00 Payable to Town of Marlborough - waived first year)
* Plus \$50.00 per bedroom over one bedroom
3. _____ Fire Inspection Fee (\$100.00 Payable to the Town of Marlborough)
4. ✓ _____ Copy of deed (Proof of Ownership)
5. ✓ _____ Copy of Tax Bill (Proof of address)
6. _____ Planning Board approval letter (attached)

II. The following items shall be required with submittal for Short Term Rental Certificate :

1. ✓ _____ Exterior Plot Plan Showing all existing structures on the property including :
 - a. ✓ _____ Property Boundaries
 - b. ✓ _____ Parking Layout
2. ✓ _____ Floor Plan of Home - all floors including basement
3. ✓ _____ Copy of Safety Egress Plan - To be posted in rental unit on back of each bedroom door
4. ✓ _____ Emergency Contact Information and 911 Address - To be posted in rental unit
5. ✓ _____ Proof of registration of the Short Term rental with Ulster County

Notice : Only those structures and uses that have received a Certificate of Occupancy may be legally occupied pursuant to the Marlborough Town Code. The issuance of the Short Term Certificate does not mean that ALL structures , or portions thereof, on said property may be legally occupied. Only structures permitted by this application shall be deemed legally occupied.

Acknowledgment : This Short Term Rental Certificate application is a annual application and is subject to a annual renewal fee set forth by the Town of Marlborough and listed in the town fee schedule. This application is also subject to revocation or non-renewal if applicant fails to adhere to the Codes of the Town of Marlborough (examples but not limited to : noise, property maintenance, parking, signs, snow removal etc.)

Under penalties of perjury, I declare that I have completed this application and to the best of my knowledge and belief it is true, correct and complete, and I further declare that I have the authority to sign this application and that I am the owner of the said property.

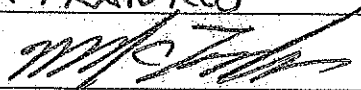
Print Name

MARK FRANKOS

Date

8/5/21

Signature of Owner



SHORT TERM RENTAL CERTIFICATION FIRE INSPECTION CHECKLIST

The following inspection of items shall meet Town Code requirements prior to Certificate being issued

EXTERIOR OF HOME

1. ☒ House number is posted in numerals at a minimum of 4 inches tall
2. ☐ House number is visual from the street
3. ☐ Property free of all physical and fire hazards
4. ☐ All refuse-rubbish is regularly removed from property
5. ☐ All egress exits are free from obstruction
6. ☐ Parking spaces clearly marked

INTERIOR OF HOUSE

1. ☐ Are there handrails on all stairways
2. ☐ The electrical panel is properly marked
3. ☐ Smoke detectors & carbon monoxide detectors installed and working on every level
4. ☐ Smoke detectors are installed and working in every bedroom
5. ☐ Smoke / Carbon monoxide detector installed and working within 12 feet of every bedroom
6. ☐ Burglar / Fire alarm system installed and connected to a central station
7. ☐ Is the Safety egress plan posted on the back of every bedroom door
8. ☐ Is the Emergency contact information and 911 address posted
9. ☐ Is there a *fire extinguisher (ABC) installed and maintained on every floor
10. ☐ Is there a *fire extinguisher (K) installed in the kitchen

Under penalties of perjury, I declare that I have completed and met all requirements listed above and to the best of my knowledge and belief it is true, correct and complete, and I further declare that I have the authority to sign this application and that I am the owner of the said property.

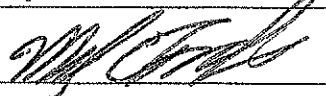
Print Name

MARK FRANKES

Date

10/15/21

Signature of Owner



* We recommend all fire extinguishers in the structure be a minimum of 5 pounds each

TOWN OF MARLBOROUGH

Building Department
PO BOX 305 - MILTON N.Y. 12547
(845) 795-2406 Ext. # 7

PLANNING BOARD - SHORT TERM RENTAL CERTIFICATION

Property Owner Contact Information :

Owners Name : MARK FRANKOS
Address : 387 Lattintown RD
Marlboro NY 12542
Phone : 646 248 3713
Cell Phone : 646 248 3713
Email : mark.frankos@gmail.com
Section-Block-Lot 108-2-9-30 0

Property Information :

Section-Block-Lot 108-2-9-30
Address : 387 Lattintown RD.
Marlboro NY 12542

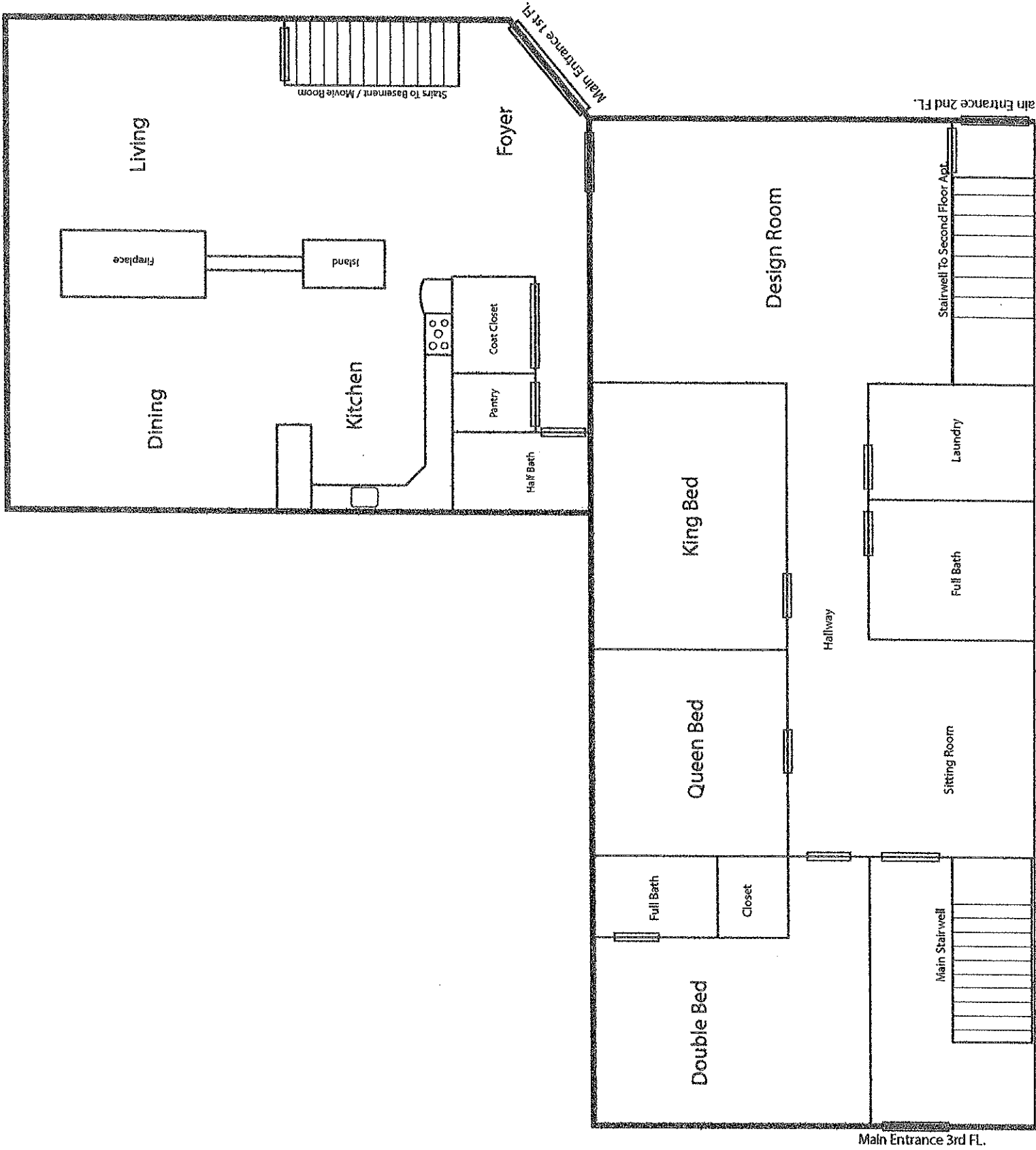
Please be advised the Town of Marlborough Planning Board has approved the above application
for short term rental on _____ 20 _____

At this time it can be presented to the Town of Marlborough Building Department for review
and annual application for short term rental certification and certificate.

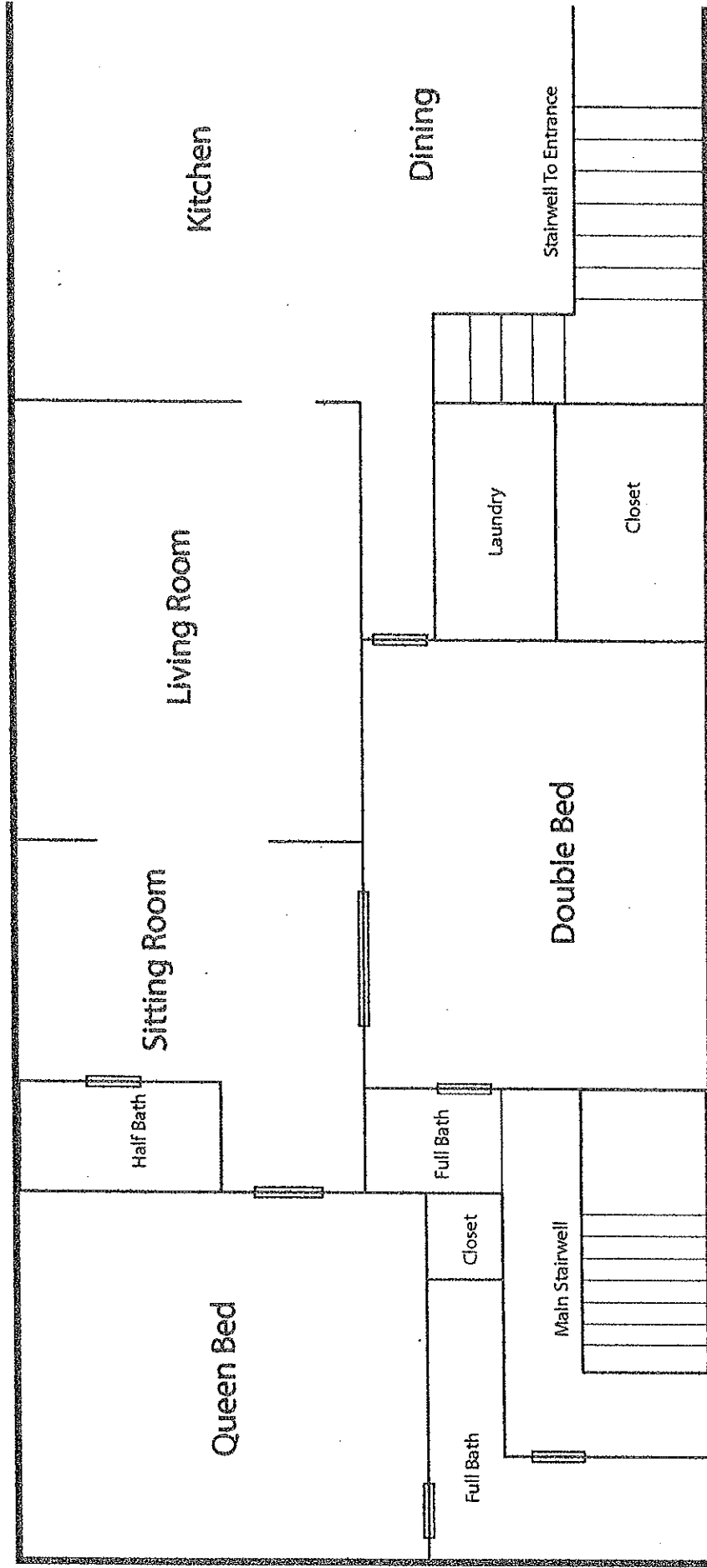
** First year application fee will be waived but the annual fire inspection fee will be required*

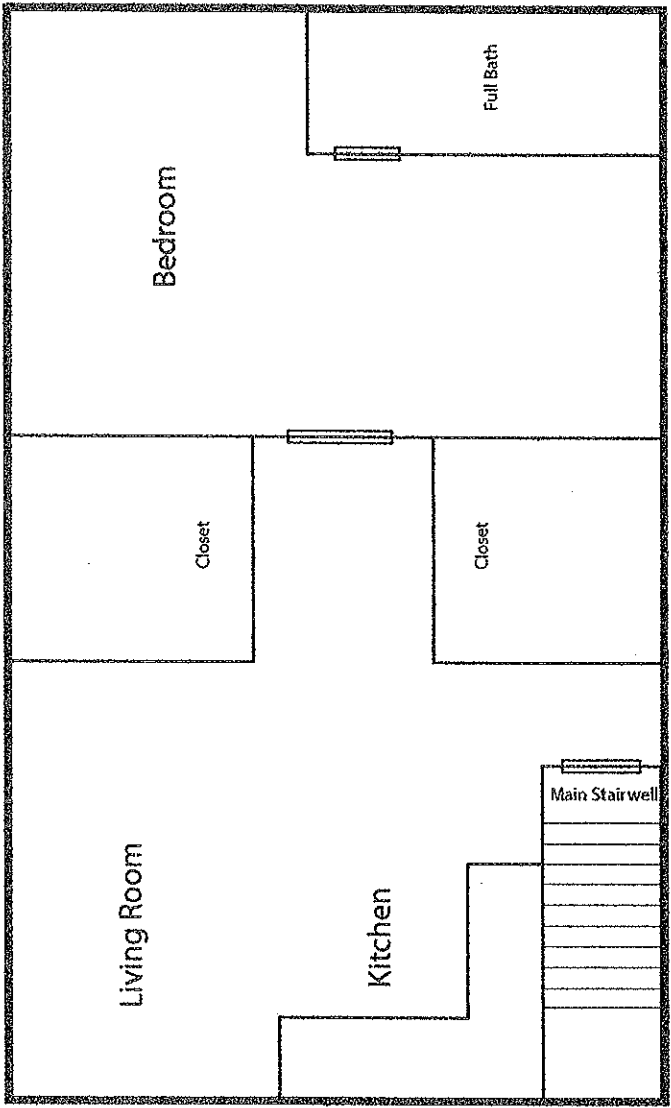
Planning Board Chairman

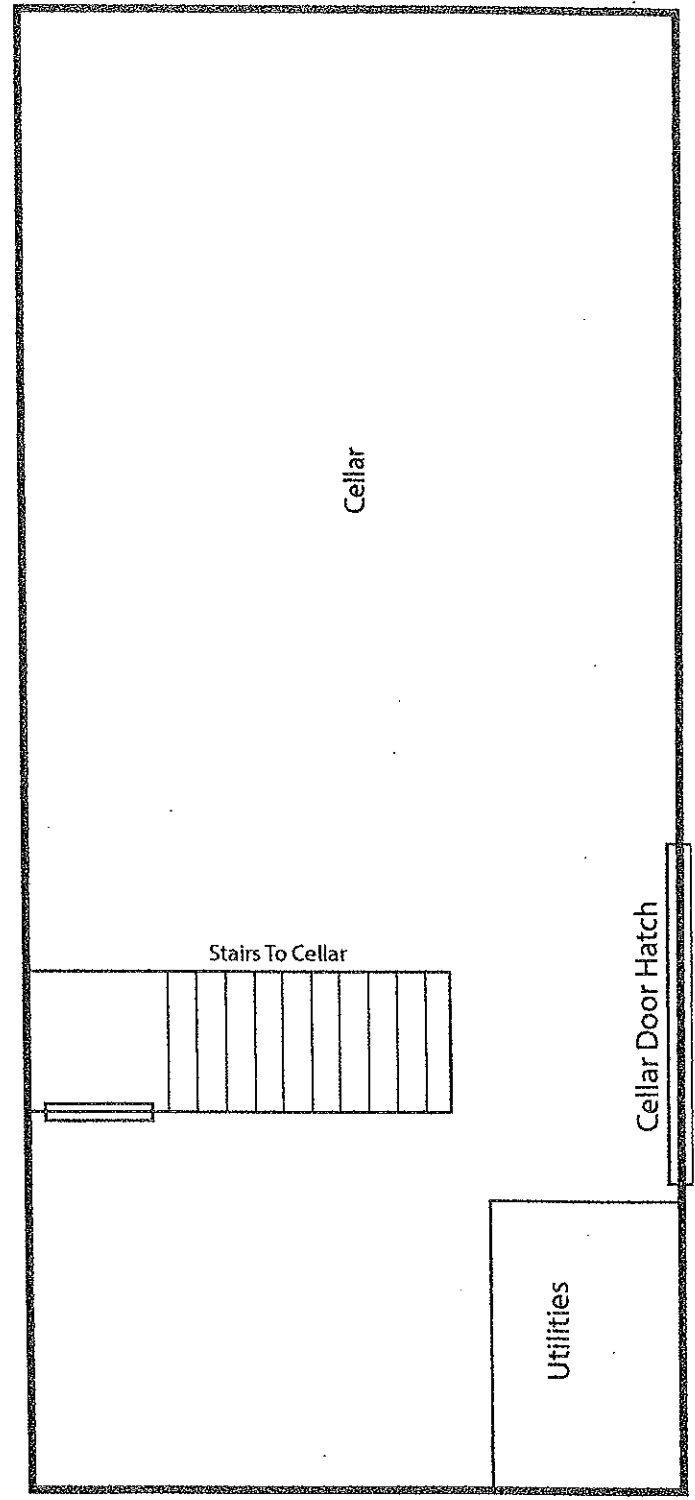
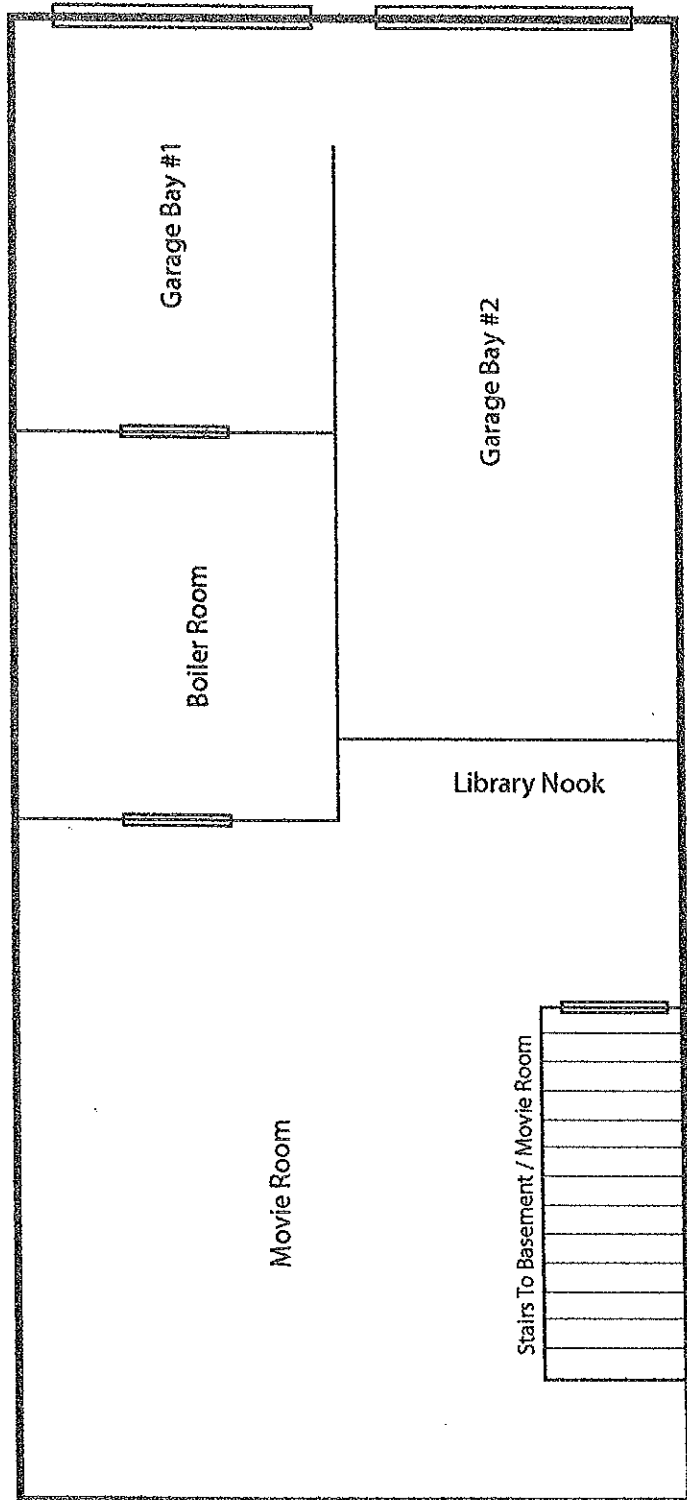
STAMP



Second Floor







FOR COUNTY USE ONLY

C1. SWS Code

5,1,3,6,0,0

C2. Date Deed Recorded

1 / 20 / 17

C3. Book

6,1,1,5

C4. Page

1,1,9



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 387 Lattintown Road
* STREET NUMBER * STREET NAME
Marlborough 12542
* CITY OR TOWN * ZIP CODE

2. Buyer Name Frankos Mark C.
* 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)
FRANKOS MARK C.
* LAST NAME/COMPANY FIRST NAME
239 East 33rd St Apt 1B New York NY 10016
* 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. Seller Name Federal National Mortgage Association
* LAST NAME/COMPANY FIRST NAME

*7. Select the description which most accurately describes the use of the property at the time of sale:
B. 2 or 3 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 10/11/2016

* 12. Date of Sale/Transfer 12/13/2016

*13. Full Sale Price 158,000.00
(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 .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(YV) 16

*17. Total Assessed Value 236,000

*18. Property Class 220

*19. School District Name Marlboro

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

108.2-9-26

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
Janet Ward, Managing Attorney
12/13/16

BUYER SIGNATURE
Mark C. Frankos
12/13/16

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.)

Frankos Mark
* LAST NAME FIRST NAME
(845) 615-8500 * TELEPHONE NUMBER (Ex: 8999999)
239 East 33rd st apt 1B
* STREET NUMBER * STREET NAME
New York NY 10016
* CITY OR TOWN * STATE * ZIP CODE

BUYER'S ATTORNEY
O'Keefe & McCann LLP
* LAST NAME FIRST NAME
(845) 615-8500 * TELEPHONE NUMBER (Ex: 8999999)
* AREA CODE * TELEPHONE NUMBER (Ex: 8999999)

Title Resources Guaranty Company

Title Number: HAS-22655

SCHEDULE A DESCRIPTION

ALL that certain plot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being in the Town of Marlborough, County of Ulster and State of New York, designated as Lot 1 as shown on a map entitled "Minor Subdivision Prepared For Joseph Rapisardi & Rose Gilberti", filed in the Ulster County Clerk's Office on October 26, 1979 as map #4041 and being more particularly bounded and described as follows;

BEGINNING at a point marked by an iron pipe found in the northerly line of Lattintown Road, also being County Road No. 85, at the division line of the herein described Lot 1 and Lot 3 of the aforementioned filed map;

THENCE South 48 degrees 27 minutes 24 seconds West for a distance of 33.13 feet along the northerly line of Lattintown Road to a point;

THENCE South 52 degrees 34 minutes 09 seconds West for a distance of 160.02 feet along the same to a point in or near a stone headwall for 36" cast iron culvert;

THENCE North 49 degrees 38 minutes 41 seconds West for a distance of 193.78 feet along the northeasterly bounds of lands now or formerly of Tamburri, Liber 2463, Page 266 to a point in or near a drainage ditch;

THENCE North 15 degrees 08 minutes 26 seconds West for a distance of 115.89 feet continuing along said bounds of Tamburri and along a drainage ditch to a point;

THENCE North 37 degrees 52 minutes 37 seconds West for a distance of 348.91 feet along said bounds of lands of Tamburri passing through an iron pipe found on line at a distance of 101.70 feet, to a point in or near a macadam spillway;

THENCE North 74 degrees 31 minutes 08 seconds East for a distance of 194.32 feet across said spillway and continuing across and through an earth dam being the southerly line of Lot 4 as shown on a map entitled "Survey Map And Subdivision Map Of Lands Of Hassan Abie", filed in the Ulster County Clerk's Office on September 23, 1987 as map #7108A and being the southerly bounds of lands now or formerly of Cavoli, Liber 2800, Page 118 to a point marked by an iron pipe & iron rod found;

THENCE South 09 degrees 29 minutes 48 seconds West for a distance of 129.66 feet along the division line of the herein described lot 1 and Lot 2 of filed map #4041, being the westerly bounds of lands now or formerly of Marquis, Liber 3417, Page 139 to a point;

THENCE South 03 degrees 58 minutes 52 seconds East for a distance of 103.08 feet along the same to a point marked by an iron pipe & iron rod found;

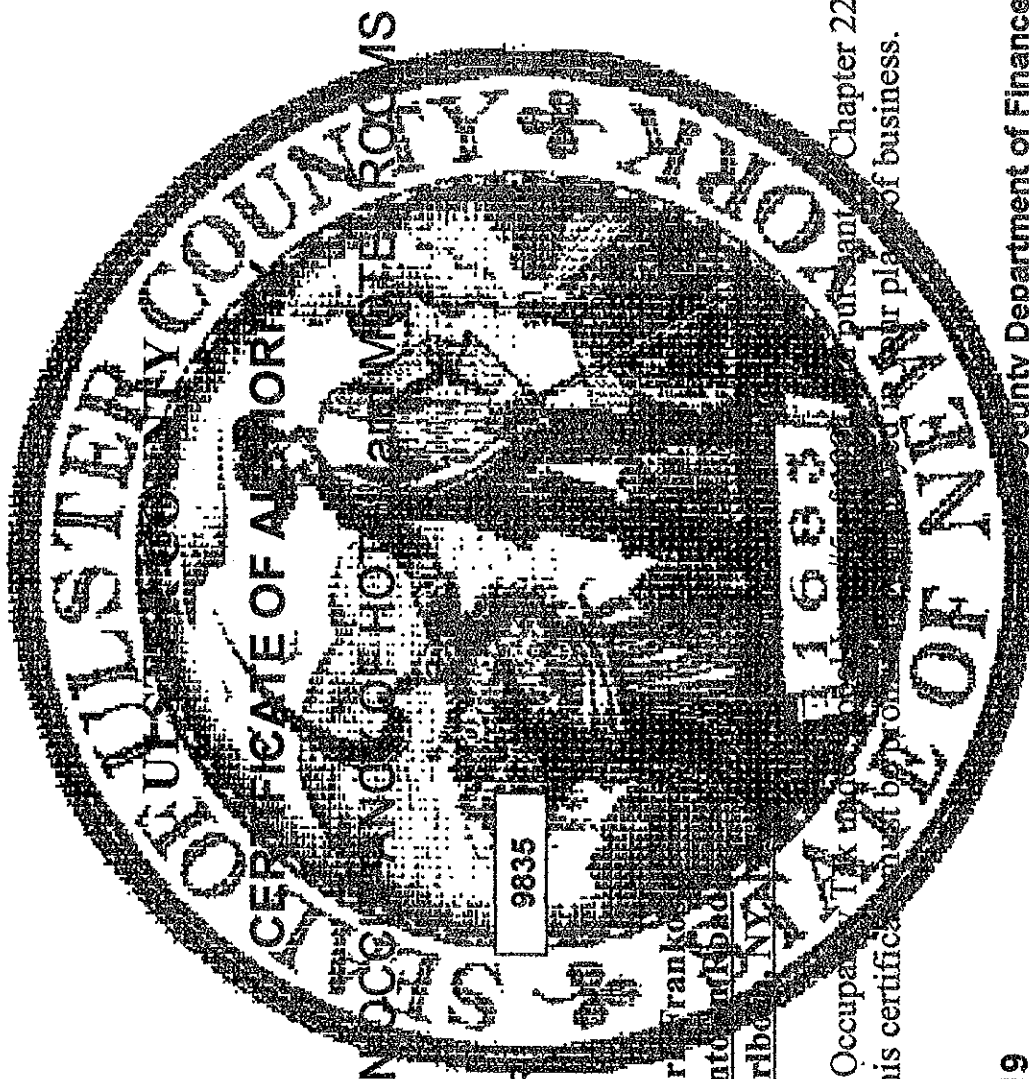
THENCE South 81 degrees 33 minutes 21 seconds East for a distance of 216.12 feet along said division line being the southerly bounds of said lands of Marquis to a point;

THENCE South 11 degrees 52 minutes 51 seconds East for a distance of 68.77 feet along the division line of Lot 1 and Lot 3 of said filed map #4041, being the southwesterly bounds of lands now or formerly of Piazza, Liber 4648, Page 113 to a point;

THENCE South 56 degrees 51 minutes 45 seconds East for a distance of 115.00 feet along the same and along a wood stockade fence to a point;

THENCE South 41 degrees 32 minutes 36 seconds East for a distance of 70.51 feet along said division line and southwesterly bounds of said lands of Piazza to the POINT OR PLACE OF BEGINNING.

Being and intended to be the same premises conveyed to the grantor by deed dated 5/27/2016 and recorded 6/23/2016 in the Ulster County Clerk's Office in Document Number 2016-00008216.



TAX ON OCCUPANCY OF HOTELS

REGISTRATION NUMBER
(use this number on ALL returns and
Correspondence)

Business Name: Marlboro
Address: 387 Latinto
Marlboro, NY

is authorized to collect Hotel Occupancy Tax under Section 11-01 of the Tax Law, Chapter 221 of the Laws of 1991 of the State of New York. This certificate must be prominently displayed in your place of business.

DATE ISSUED: 04/15/2019

Sullivan County Department of Finance

SEAL

Burton Gulnick Jr.
Commissioner of Finance