

Town of Marlborough Planning Board Application

Application For: (Check One)

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

Application Number: _____

Date of Submission: December 3, 2021

Name of Project: Lot Consolidation of Lands of Gisela Grunewald

Location of Project: Southerly side of Old Indian Road, west of Lattintown Road

Tax Section Block and Lot: 102.3-1-17.110 and 17.200

Zoning District: R-Ag-1

Number of Acres: 8.51 Sq. Footage of Building: _____

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

Lot line consolidation of a 5.42 acre and 3.09 parcel into one 8.51 acre parcel

EMAIL: Gilanyc@gmail.com

Name of Property Owner: Gisela Grunewald

Address of Property Owner: 471 Old Indian Road Milton, NY 12547

Telephone Number of Property Owner: 845-444-4374

Name of Applicant: SAME as owner

Address of Applicant: _____

Telephone Number of Applicant: _____

Name of Surveyor: Brooks & Brooks Land Surveyors, P.C.

Address of Surveyor: 11 Main Street Highland, NY 12528

Telephone Number of Surveyor: 845-913-8252

Name of Engineer: N/A

Address of Engineer:

Telephone Number of Engineer

Name of Attorney: N/A

Address of Attorney:

Telephone Number of Attorney:

Reason For Application: Consolidation of two lots in common ownership

Description of Proposal:

Lot line consolidation of a 5.42 acre and 3.09 parcel into one 8.51 acre parcel

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. X Completed Application
2. x Environmental Assessment Form (*May be obtained from Planning Board*)
3. x Letter of Agent Statement
4. x Application Fee (*Separate check from escrow fee*)
5. x Escrow Fee (*Separate check from application fee*)
6. x Copy of deed
7. x Completed checklist (*Automatic rejection of application without checklist*)
8. x Agricultural Data Statement (*if applicable*)
9. x 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. x Name and address of applicant
2. x Name and address of owner (*if different*)
3. x Subdivision name and location
4. x Tax Map Data (*Section-Block-Lot*)
5. x Location map at a scale of 1" = 2,000
6. x Zoning table showing what is required in the particular zone and what applicant is proposing.
7. N/A Show zoning boundary if any portion of proposed subdivision or site is within or adjacent to a different zone
8. x Date of plat preparation and/or plat revisions
9. x Scale the plat is drawn to (Max 1" = 100')

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

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

December 03, 2021
Date

Legal Notices for Public Hearing

Public Hearings will be held only on the first (1st) Monday of the Month.

Procedure for Notice:

1. Planning Board will schedule Public Hearing during a regularly scheduled meeting, after approval for such is granted.
2. Applicant is to obtain surrounding property owner names and addresses from Assessor's Office.
3. Applicant is to send Public Notice Letter, obtained from Planning Board Office, via Certified Mail with Return Receipt to property owners no less than 10 days prior to Public Hearing.
4. Planning Board Office will send notification to the town's official newspaper.
5. All Certified Mail with Return Receipt receipts and a copy of the Assessor's listing of names and addresses must be submitted at Public Hearing.

Any questions regarding procedures may be answered at 845-795-5243.

Ethics Code

TOWN OF MARLBOROUGH NOTICE OF DISCLOSURE OF INTEREST

In accordance with the Town of Marlborough Code of Ethics, Article 13-3 (E) and Public Officers Law § 209, the following disclosure notice ("notice") must be completed and signed by any individual, including any officer or employee of the Town of Marlborough, who has an application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, special use permit, site plan, subdivision, exemption from a plat or official map, license or permit, pursuant to the provisions of the zoning and planning regulations of the Town of Marlborough before any Town of Marlborough Board, Agency or Department ("decision-making authority"), in which a Town officer or employee has an interest in the subject of the application. The purpose of the disclosure notice is to identify and disclose any potential or actual conflict of interest for the Town employee or officer, which may compromise his/her ability to make decisions solely in the public interest. Please refer to the Town of Marlborough Code of Ethics for further information.

Under the Town of Marlborough Code of Ethics an interest is defined as: a participation, connection or involvement of any sort whether direct or indirect, pecuniary or non-pecuniary, personal or professional, which may result in a benefit. For the purposes of the Town of Marlborough Code of Ethics, the "interests" of a Town officer or employee shall be deemed to include the "interest" of:

- A. An immediate family member. Immediate family member is defined as: grand parents, parents, spouse, significant other, children, grand children, brother, sister, dependent, or any household member of a Town officer, Town Board member or employee.
- B. Any person other than a bank, trust company or other lending institution with whom he/she has a substantial debtor-creditor or other financial relationship.
- C. Any person by whom he/she is employed or of which he/she is an officer, director or member having a controlling interest in any business or enterprise in which the Town employee or officer holds stock or has any other profit-bearing or beneficial relationship.
- D. An officer or employee shall also be deemed to have an interest in a matter if he/she or any person described in A through C above is a party to an agreement, expressed or implied, with any applicant before any Board of the Town, whereby he/she may receive any payment or other benefit whether or not for services rendered, dependent or contingent upon the favorable approval of any such application, petition or request by any Town body.

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

I, Gisela Grunewald, residing at 471 Old Indian Road, Milton, NY 12547, make the following statements about interests in the real property which is the subject of this application, petition or request for a lot consolidation, before the Planning Board of The Town of Marlborough.

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

A. Individuals with an interest in the property.

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

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

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

C. Stockholder or controlling interest

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

D. Party to an agreement with the applicant

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

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

None -

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

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

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

Signed: Gisela Greenwald
Date: 1 December 2021

ACKNOWLEDGMENT

State of New York
County of: Ulster

On 12/1/2021, before me personally appeared Gisela Greenwald, 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

SUZANNE DEMSKIE
Notary Public, State of New York
Reg. No. 01DE6240448
Qualified in Ulster County
Commission Expires May 02, 2023

Suzanne

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	<u>\$600.00</u>
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	<u>\$600.00</u> Minimum

Engineer Inspection Fees (All Town Road Installation Inspections)

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

The applicant is advised that the Town of Marlborough Town Code, which contains the Town's Zoning Regulations, is subject to amendment. Submission of an application to the Planning Board does not grant the applicant any right to continued review under the code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new code requirements made while the application is pending.

An approval by the Planning Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer or water. It is the applicant's responsibility to apply for and obtain Town of Marlborough and other agency approvals not within this Board's authority to grant.

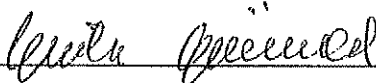
AFTER FINAL APPROVAL IS GIVEN BY THE PLANNING BOARD, THE BUILDING DEPT. MUST BE CONTACTED FOR FURTHER GUIDANCE.

The Town of Marlborough Town Board sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgment of responsibility for payment of these fees to the Planning Board for review of this application including, but not limited to, fees for professional services (Planners/Consultants, Engineers, Attorneys,) public hearings and site inspections. Applicant's submissions and re-submissions that are not complete will not be considered by the Planning Board or placed upon its agenda unless all outstanding fees have been paid.

The undersigned applies for subdivision, site plan, or lot line approval as described above under the rules and procedures of the Town of Marlborough, New York as duly authorized by the Town Board of Marlborough, New York.

The undersigned also acknowledges receipt of the "Disclaimer" above.

Applicant's Name(Print): Gisela Grunewald

Applicant's Signature: 

Date: December 01, 2021

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

Letter of Agent

I, Gisela Grunewald, am the owner of parcels of land located on Old Indian Road in the Town of Marlborough, Tax Map Designation: Section 102.3, Block 1, Lots 17.110 & 17.200.

I hereby authorize Brooks & Brooks Land Surveyors, P.C. to act as my agent to represent my interest in applying to the Town of Marlborough Planning Board for a lot consolidation.

Gisela Grunewald
Signature

1 November 2021
Date

State Of New York

County Of Ulster

SS:

On the 1st day of December in the year 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared

Gisela Grunewald, 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.

[Signature]
Notary Public

SUZANNE DEMSKIE
Notary Public, State of New York
Reg. No. 01DE6240448
Qualified in Ulster County
Commission Expires May 02, 2023

December 1, 2021

LETTER OF INTENT

Owner/Applicant, Gisela Grunewald, is seeking approval for a Lot Consolidation of two contiguous parcels of land located on Old Indian Road in the Town of Marlboro. Property has the Tax Map designation of SBL: 102.3-1-17.110 & 17.200. Both parcels are located in the R-AG-1 zoning district. Tax Map Parcel 102.3-1-17.110 is 3.09-acres in size and contains a several accessory structures which include a barn, garage and two sheds.

Tax Map Parcel 102.3-1-17.200 is 5.42-acres in size and contains a house, detached garage, well and septic system.

It is proposed these two Tax map Parcels will be combined to create one 8.51-acre parcel.

S:\PROJECTS\8800\DOCUMENTS\12.1.21 LetterofIntent.doc

A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise
and a NY City Certified Women's Business Enterprise

Member:

National Society of Professional Surveyors - New York State Association of Professional Land Surveyors
American Planning Association - New York Planning Federation
NYS GIS Association

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

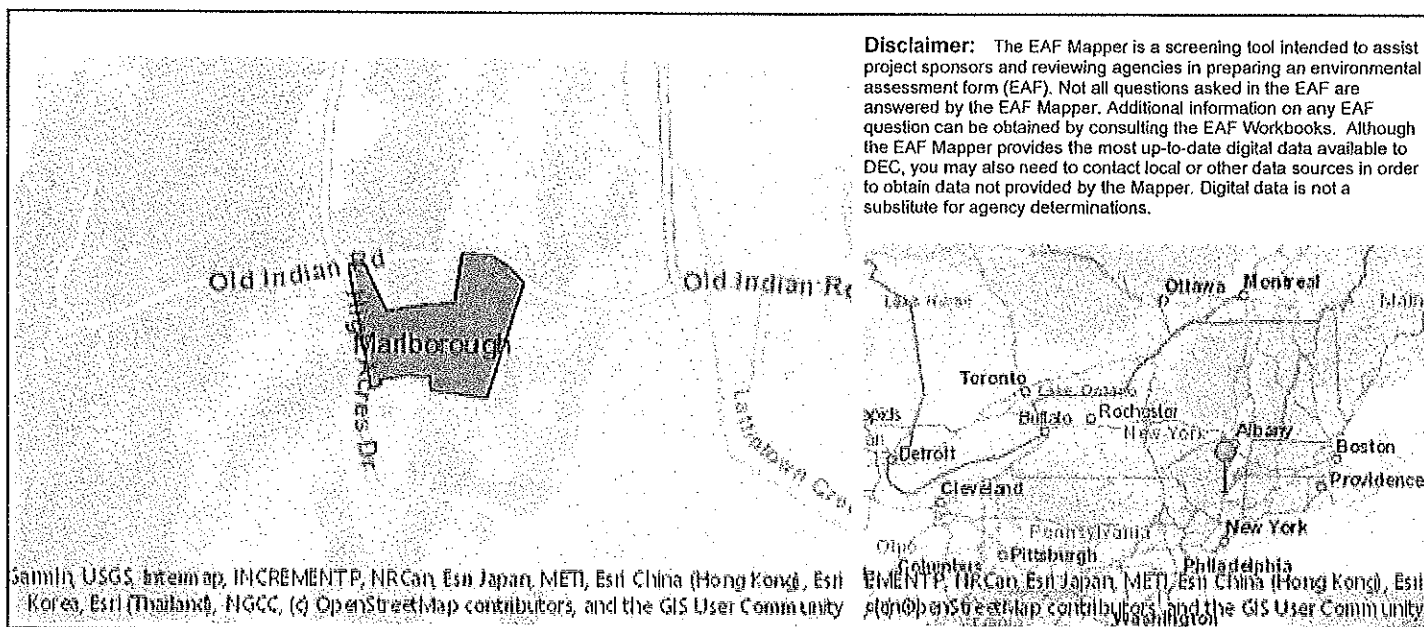
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information							
Name of Action or Project: Lot Consolidation of lands of Gisela Grunewald							
Project Location (describe, and attach a location map): 471 Old Indian Road Town of Marlborough SBL: 102.3-1-17.110 & 17.200							
Brief Description of Proposed Action: Lot consolidation of SBL: 102.3-1-17.100, a 3.09-acre parcel and SBL: 102.3-1-17.200, a 5.42-acre parcel into one 8.51-acre parcel.							
Name of Applicant or Sponsor: Brooks & Brooks, Land Surveyors, PC		Telephone: 845-691-7339 E-Mail: pbrooks@bnbpc.biz					
Address: 11 Main Street							
City/PO: Highland		State: NY	Zip Code: 12528				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; padding: 2px;">NO</td> <td style="text-align: center; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; padding: 2px;">NO</td> <td style="text-align: center; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? 8.51 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? 8.51 acres							
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> 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. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: no new construction is proposed.	<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: _____ no new water connection is proposed.	<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: _____ no new septic system connection is proposed.	<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	
Lattintown Baptist Church - NYSOPRHP USN# 11109.000029	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	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: _____ There are no mapped wetlands on or near the site			

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 checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Brooks & Brooks, Land Surveyors, PC</u> Date: <u>December 2, 2021</u> Signature: <u><i>Daniel J. Brooks</i></u> Title: <u>Land Surveyor/Agent</u>		



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]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

- A. Name of applicant: Gisela Grunewald
Mailing address: 471 Old Indian Road Milton, NY 12547

- B. Description of the proposed project: Lot Consolidation

- C. Project site address: 471 Old Indian Road Town: Marlborough
- D. Project site tax map number: 102.3-1-17.110 & 17.200
- E. The project is located on property:
O - within an Agricultural District containing a farm operation, or
X - with boundaries within 500 feet of a farm operation located in an Agricultural District.
- F. Number of acres affected by project: 8.51 acres
- G. Is any portion of the project site currently being farmed?
O Yes. If yes, how many acres _____ or square feet _____?
X No.
- H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.
102.3-1-12.100 – Lynn Faurie & Barbara Masterson – Fruit Crop

- I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

~~~~~  
**FARM NOTE**

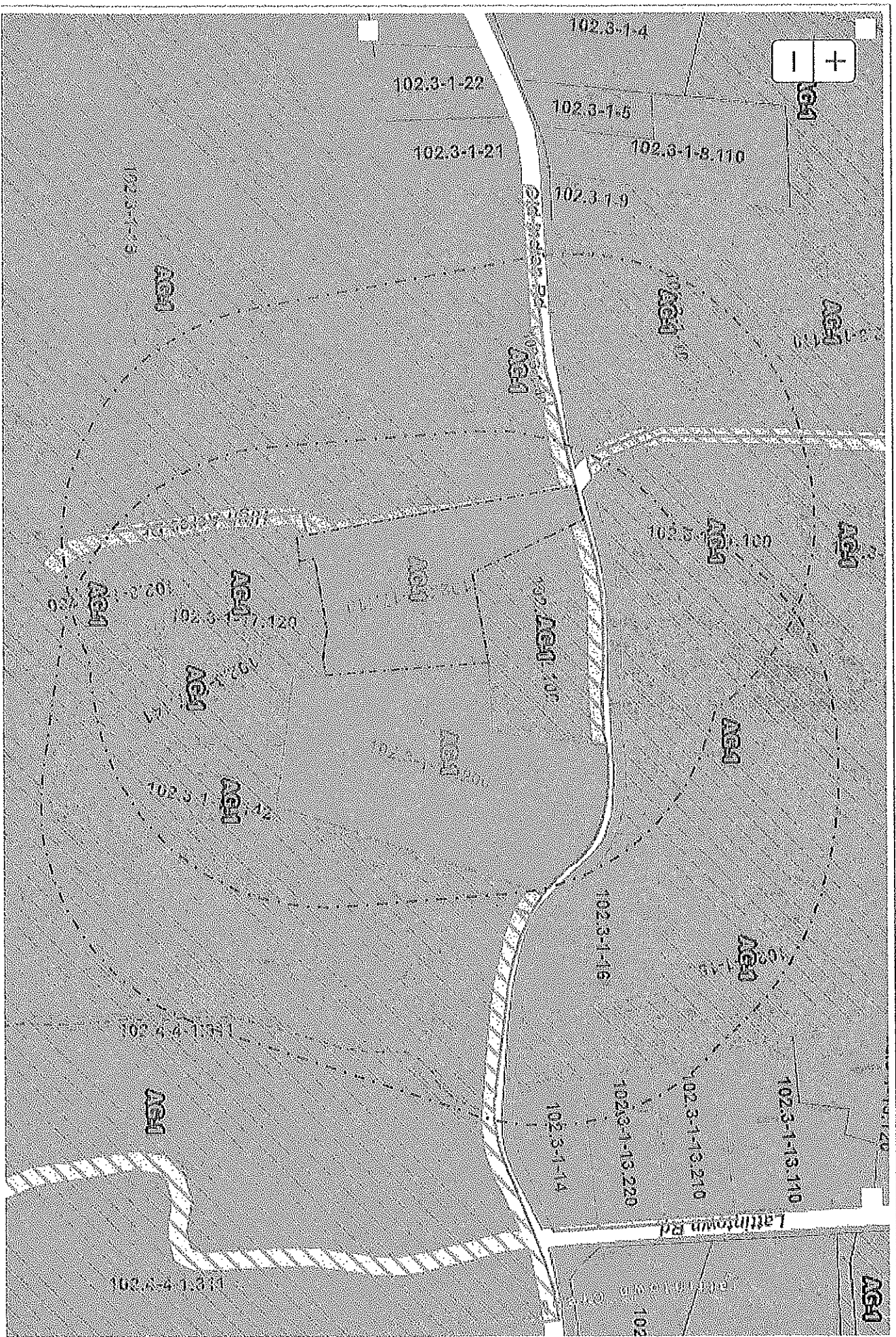
Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts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

~~~~~  
Steven R. Pauli, CST II

December 3, 2021

Name and Title of Person Completing Form

Date



8800

Gisela Grunewald

ajoining owners / addresses
within 500' of subject parcel
SBL: 102.3-1-17.110 and 17.200

Parcel	Owner	Mailing_Address	Mailing_City	Mailing_Property_Class
102.3-1-17.200	Roushdi El-Heneidi & Gisela Grunewald	471 Old Indian Rd	Milton NY	12547 1 Family Res
102.3-1-17.110	Gisela Grunewald	471 Old Indian Road	Milton NY	12547 Vac w/imprv
102.3-1-17.142	Richard J Palermo	25 High Acres Dr	Milton NY	12547 Res vac land
102.3-1-17.130	Stephen Lewis Jr	481 Old Indian Rd	Milton NY	12547 1 Family Res
102.3-1-15	Karl J & Jeanne A Fred	448 Old Indian Rd	Milton NY	12547 1 Family Res
102.3-1-13.220	Christine Gattuso	705 Lattintown Rd	Milton NY	12547 1 Family Res
102.3-1-19	H&H Property Development	1519 Route 9W	Marlboro NY	12542 Abandoned ag
102.3-1-17.120	William B & Gina M Atkins	505 Old Indian Rd	Milton NY	12547 1 Family Res
102.3-1-13.210	Michael & Eliana Gattuso	707 Lattintown Rd	Milton NY	12547 1 Family Res
102.3-1-16	Stephen Rivieccio	464 Old Indian Rd	Milton NY	12547 1 Family Res
102.3-1-14	John R Weed	444 Old Indian Road	Milton NY	12547 2 Family Res
102.3-1-11.100	Karen L Mosca Living Trust	480 Old Indian Rd	Milton NY	12547 1 Family Res
102.3-1-10	Fred & Claire Moak	500 Old Indian Rd	Milton NY	12547 1 Family Res
102.3-1-18	H&H Property Development	1519 Route 9W	Marlboro NY	12542 Abandoned ag
102.3-1-11.200	Tracy A Mackey	488 Old Indian Rd	Milton NY	12547 1 Family Res
102.3-1-7.110	Jerome & Rosalie Berletti	490 Old Indian Rd	Milton NY	12547 1 Family Res
102.3-1-12.100	Lynn Faurie & Barbara Masterson	561 Old Indian Rd	Milton NY	12547 Fruit crop
102.3-1-17.141	Richard J Palermo	25 High Acres Dr	Milton NY	12547 2 Family Res
102.4-4-1.311	Weed Orchards LLC	444 Old Indian Road	Milton NY	12547 Inn/lodge
102.3-1-40	Oliver Mackey Jr	491 Old Indian Rd	Milton NY	12547 1 Family Res



60 2018 00012703

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401

Volm-6339 Pg-206

Instrument Number: 2018- 00012703

As

Recorded On: September 12, 2018

D01 - Deed

Parties: EL-HENEIDI ROUSHDI BY EX

To

GRUNEWALD GISELA

Billable Pages: 3

Recorded By: RUSK WADLIN HEPPNER&MARTUSCELLO

Num Of Pages: 3

Comment:

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

D01 - Deed	55.00	RP5217-250	250.00	Tax Affidavit TP 584	5.00
Recording Charge:	310.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	0.00	0.00	718	Basic	0.00
MARLBOROUGH				Local	0.00 Special Additional 0.00
				Additional	0.00 Transfer 0.00
Tax Charge:	0.00				

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County,

File Information:**Record and Return To:**

Document Number: 2018- 00012703

RUSK WADLIN HEPPNER&MARTUSCELLO

Receipt Number: 1659872

PO BOX 727

Recorded Date/Time: September 12, 2018 03:09:52P MARLBORO NY 12542

Book-Vol/Pg: Bk-D VI-6339 Pg-206

Cashier / Station: s smat / Cashier Station 4



Nina Postupack Ulster County Clerk

THIS INDENTURE, made the 6th day of September, Two Thousand Eighteen

BETWEEN **GISELA GRUNEWALD**, residing at 471 Old Indian Road, Milton, NY 12547

as Executor of the Last Will and Testament of **Roushdi El-Heneidi**, late of the Town of Marlborough, Milton Hamlet, Ulster County, New York, deceased,

party of the first part, and

GISELA GRUNEWALD, individually, residing at 471 Old Indian Road, Milton, NY 12547

party of the second part:

WITNESSETH, That the party of the first part, by virtue of the power and authority to her given in and by the said Last Will and Testament, and in satisfaction of devise under Item IV of the Last Will and Testament of **ROUSHDI EL-HENEIDI**,

does hereby grant and release unto the party of the second part, her heirs, distributees and assigns forever,

SEE ATTACHED SCHEDULE A

TOGETHER with the appurtenances, and also all the estate which the said Testator had at the time of her decease, in said premises, and also the estate therein, which the party of the first part has or had 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 party of the second part, her heirs, distributees and assigns forever.

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

That, in compliance with Sec. 13 of the Lien Law, the grantor will receive 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 hereunto set her hand and seal the day and year first above written.

IN PRESENCE OF

STATE OF NEW YORK)

ss.:

COUNTY OF ULSTER)

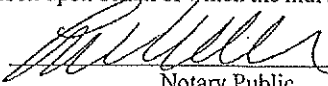

GISELA GRUNEWALD, as Executor
 of the Last Will and Testament of
Roushdi El-Heneidi

CHECKED Smm

ENTERED Smm

MARK/OFF _____

On September 6, 2018 before me, the undersigned, a Notary Public in and for said State, personally appeared **GISELA GRUNEWALD**, as Executor, 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.


 Notary Public

R & R to: Pamela D. Rusk, Esq.
 Rusk Wadlin Heppner & Martuscello
 P.O. Box 727, Marlboro NY 12542

PAMELA D. RUSK
 Notary Public, State of New York
 Qualified in Ulster County
 No. 6016984
 Commission Exp.: 11/30/2018

SCHEDULE A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Marlboro, Ulster County, New York, designated as Lot #1 on a map entitled "Weed Subdivision, Town of Marlborough, Ulster County, New York", filed in the Ulster County Clerk's Office on the 23rd day of May, 1990, as Map#8565 and more particularly bounded and described as follows:

BEGINNING at a point on the southerly line of Old Indian Road, said point being the northeast corner of the herein described parcel and the northwest corner of lands now or formerly of Mosca, running thence along the said Old Indian Road South 88° 35' 37" West 66 feet to a point; running thence along lands now or formerly of Preziosi and Lot 3 on Filed Map #8565, the following three (3) courses and distances; South 3° 32' 34" West 580 feet, South 84° 04' 42" East 7.01 feet, South 3° 32' 34" West 25.12 feet to a point; running thence along Lots 2 & 4 on Filed Map #8565, the following five (5) courses and distances; South 83° 23' 23" East 50.06 feet, North 3° 32' 34" East 25.04 feet, South 83° 23' 23" East 160.28 feet, South 61° 13' 13" East 42.93 feet, thence 83° 56' 22" East 38.93 feet to a point; running thence along lands now or formerly of Kurek North 11° 18' 01" East 354.84 feet to a point; running thence along the said lands now or formerly of Mosca the following three (3) courses and distances: North 79° 27' 16" West 78.35 feet, North 87° 33' 09" West 137.93 feet, North 9° 46' 08" West 265.98 feet to the point or place of beginning.

SUBJECT to a right of way 7 foot in width along the entire westerly bounds of the above described premises to be used in common with the owner of lands now or formerly owned by Preziosi.

SUBJECT also to the right of a Private Road Maintenance Agreement between Charles J. Weed, Jr., Bruce Kurek, Rose Kurek and Thomas Morris and more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Old Indian Road, said point being North 88° 35' 37" east 7.03 feet from the northeasterly corner of the lands now or formerly of Preziosi and running thence south 3° 32' 34" west 606.01 feet to a point; thence south 83° 23' 23" east 50.06 feet to a point; thence north 3° 32' 34" east 613.02 feet to a point on the southerly side of Old Indian Road; thence south 88° 35' 37" west 50.18 feet to the point or place of beginning. Said area is designated future road on the aforesaid map.

BEING and intended to be the same premises conveyed from Bruce D. Kurek and Rose Kurek to Roushdi El-Heneidi by a deed dated 1/13/2004 and recorded in the Ulster County Clerk's Office on 1/30/2004 as Instrument No.: 2004-00002752 in Liber 3819 of Deeds at page 83.

Roushdi El-Heneidi died testate on September 27, 2017 as resident of Ulster County, New York, leaving surviving his wife, Gisela Grunewald, as his residuary beneficiary under Item IV of his Last Will and Testament which was admitted to probate in the Ulster County Surrogate's Court on June 1, 2018 under file#2018-25.

FOR COUNTY USE ONLY

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

C1. SWIS Code

513600

C2. Date Deed Recorded

9/12/18

C3. Book

6339

C4. Page

206

12703

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

21

HIGH ACRES DRIVE

* STREET NUMBER

* STREET NAME

MARLBOROUGH

MILTON

* CITY OR TOWN

VILLAGE

12547

* ZIP CODE

2. Buyer
Name

GRUNEWALD, individually

GISELA

* LAST NAME/COMPANY

FIRST NAME

* LAST NAME/COMPANY

FIRST NAME

3. Tax
Billing
AddressIndicate where future Tax Bills are to be sent
if other than buyer address(at bottom of form)

GRUNEWALD

GISELA

471 Old Indian Road

Milton

NY

12547

* 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

* FRONT FEET

X

* DEPTH

OR

3.09

* ACRES

6. Seller
Name

GRUNEWALD, as Executor

GISELA

* LAST NAME/COMPANY

FIRST NAME

El-Heneidi

Roushdi

* LAST NAME/COMPANY

FIRST NAME

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

C. Residential Vacant Land

Check the boxes below as they apply:

8. Ownership Type is Condominium

☐

9. New Construction on a Vacant Land

☐

10A. Property Located within an Agricultural District

☐10B. Buyer received a disclosure notice indicating that the property is in an
Agricultural District☐

SALE INFORMATION

11. Sale Contract Date

* 12. Date of Sale/Transfer

09/06/2018

* 13. Full Sale Price

.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:

Executor's Deed - satisfies devise under will

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

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

*17. Total Assessed Value

82,500

*18. Property Class

312

*19. School District Name

Marlboro

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

102.3-1-17.110

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

El-Heneidi

9/6/2018

Executor

BUYER SIGNATURE

Gisela

9/6/2018

DATE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or
entity that is not an individual agent or fiduciary, then a name and contact information of an individual responsible
party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Grunewald

Gisela

* LAST NAME

FIRST NAME

(845)

444-4374

* AREA CODE

* TELEPHONE NUMBER (EX. 9999999)

471

Old Indian Road

* STREET NUMBER

* STREET NAME

Milton

NY

12547

* CITY OR TOWN

* STATE

* ZIP CODE

BUYER'S ATTORNEY

Rusk

Pamela D.

LAST NAME

FIRST NAME

(845)

236-4411

AREA CODE

TELEPHONE NUMBER (EX. 9999999)

Ulster County
Albert Spada
County Clerk
Kingston, NY 12401



60 2004 80002751

Instrument Number: 2004- 00002751

Recorded On: January 30, 2004

As
D01 - Deed

Parties KUREK ROSE

To

EL-HENEIDI ROUSHDI

Billable Pages 4

Recorded By: HUDSON VALLEY ABSTRACT

Num Of Pages: 4

Comment: MARLBOROUGH

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

D01 - Deed	37 00	RP5217	50 00	Tax Affidavit TP 584	5 00
Recording Charge	92 00				
		Consideration			
	Amount	Amount	RS#/CS#		
Tax-Transfer	1,800 00	450,000 00	3913	Basic	0 00
				Additional	0 00
				Special Additional	0 00
				Transfer	1,800 00
Tax Charge	1,800 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 2004- 00002751

JOSEPH MORRISSEY III

Receipt Number 117008

243 MAIN ST SUITE 290

Recorded Date/Time January 30, 2004 01 52P

NEW PALTZ NY 12561

Book-Vol/Pg Bk-D VI-3819 Pg-79

Cashier / Station jjcac / Cashier Workstation 4



Albert Spada

ALBERT SPADA, ULSTER COUNTY CLERK

4
TN 513600

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

THIS INDENTURE, made the 13th day of January, 2004

BETWEEN

ROSE KUREK, residing at 8 Jacobs Lane within the Town of New Paltz, County of Ulster, State of New York 12561

party of the first part, and

ROUSHDI EL-HENEIDI and GISELA GRUNEWALD, as tenants by the entirety, residing at 415 East 52nd Street within New York, New York 10022

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

_____TEN (\$10 00)_____ dollars
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,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the

See Schedule A attached hereto

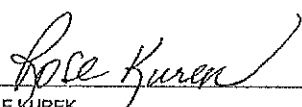
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads
abutting the above described premises to the center lines thereof, TOGETHER with the appurtenances and all
the estate and rights of the party of the first part in and to said premises, 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" when ever 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



ROSE KUREK

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

State of New York, County of Ulster

ss

State of New York, County of

ss

On the 13th day of January in the year 2004
before me, the undersigned, personally appeared
Rose Kurek

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

On the day of in the year
before me, the undersigned, 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 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)

Notary Public, State of New York Peter M. Corabona

Residing in Ulster County

Reg # 02CO4910204

Commission Expires October 5, 2005

(signature and office of individual taking acknowledgment)

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

State (or District of Columbia, Territory, or Foreign Country) of

ss

On the day of in the year

before me, the undersigned, 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 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, and that such individual made such appearance before the undersigned in the

(insert the City or other political subdivision)

in

(and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

DISTRICT

SECTION 102.3

BLOCK 1

LOT 17.200

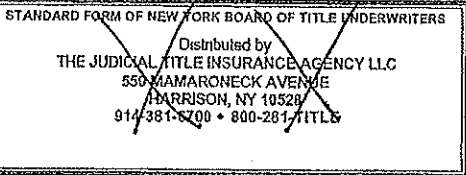
COUNTY OR TOWN T/Marlborough, C/Ulster

STREET ADDRESS Old Indian Road

Milton, NY 12547

Recorded at Request of
THE JUDICIAL TITLE INSURANCE AGENCY LLC

RETURN BY MAIL TO



Joseph Morrissey, III
243 Main Street, Suite 290
New Paltz, NY 12561

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

Title No. 750-U-7501
HUDSON VALLEY ABSTRACT
COMPANY, INCORPORATED
Seven Janis Avenue, PO Box 220
New Paltz, NY 12561
Telephone 845-255-0007
18,741

CHECKED
ENTERED
MARK/OFF

SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Marlborough, County of Ulster, State of New York, designated as Lot #1 on a map entitled "Kaley Subdivision" dated October 3, 1986, and revised on November 20, 1986, and filed in the Ulster County Clerk's Office on February 3, 1987, as Map #6727, beginning at a point on the south side of Old Indian Road, said point marking the northeast corner of Lot #1 as shown on said map and running thence along the lands now or formerly of Weed through a stonewall fence the following courses and distances; south 33 degrees, 20' 33" west 58.97 feet, south 28 degrees, 53' 55" west 77 feet, south 36 degrees, 45' 54" west 19.65 feet and south 27 degrees, 30' 43" west 462.77 feet to a point; thence through the lands of Elizabeth C. Kaley, north 67 degrees, 59' 02" west 293.49 feet to an iron rod set in the ground; thence continuing through the lands of Elizabeth C. Kaley north 11 degrees, 18' 01" east 421.12 feet to a point in a stonewall; thence through said stonewall south 71 degrees, 21' 46" east 27.76 feet to a point; thence south 78 degrees, 21' 08" east 99.41 feet to an intersection of stonewalls and an iron rod set in the ground, thence through said stonewall north 9 degrees, 51' 25" east 58.47 feet to a point; thence north 18 degrees, 28' 03" east 72.48 feet to an iron rod set in said wall; thence north 23 degrees, 33' 27" east 41.08 feet to a point; thence north 20 degrees, 29' 37" east 53.78 feet and north 12 degrees, 08' 29" east 33.52 feet to an iron rod set in the southerly bounds of Old Indian Road; thence along Old Indian Road the following courses and distances: south 80 degrees, 52' 06" east 69.50 feet to a point, south 79 degrees, 18' 41" east 94.25 feet and south 58 degrees 35' 55" east 31.67 feet to a point; thence south 51 degrees, 51' 21" east 36.96 feet to a point; thence south 24 degrees, 27' 33" east 27.87 feet and south 28 degrees, 25' 40" east 119.57 feet to the point or place of BEGINNING.

BEING and intended to be the same premises conveyed from John W. Morehead to Rose Kurek by a deed dated 8/26/88 and recorded in the Ulster County Clerk's Office on 9/8/88 in Liber 1853 of Deeds at page 69.