

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 Lattintown Rd.
Marlboro NY 12542

Phone : 646-240-3713

Cell Phone : 646-240-3713

Email : markfrankos@gmail.com

Section-Block-Lot

Property Information :

Section-Block-Lot 108.2.9.86

Address : 387 Lattintown Rd.
Marlboro NY 12542

District Location : R R-1 RAG-1

Is this a : Single Family Home Detached Dwelling Bed & Breakfast

Is this property directly next door across the street same property to the OWNER

Number of bedrooms : 6 Number of bathrooms : 7

WATER Private Municipal

SEWER Private Municipal

Number of parking spaces available : 6

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

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 _____

Signature of Owner MMF

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401



60 2017 00001065

Volm-6115 Pg-119

Instrument Number: 2017-00001065

As

D01 - Deed

Recorded On: January 20, 2017

Parties: FANNIE MAE

To

FRANKOS MARK C

Billable Pages: 5

Recorded By: HUDSON UNITED TITLE SERVICES LLC

Num Of Pages: 5

Comment:

** Examined and Charged as Follows: **

D01 - Deed	65.00	RP/5217-125	125.00	Tax Affidavit TP 584	5.00
Recording Charge:	195.00				
		Consideration			
	Amount	Amount	RS#/CS#		
Tax-Transfer	632.00	158,0100.00	2769	Basic	0.00
MARLBOROUGH				Local	0.00
				Additional	0.00
Tax Charge:	632.00			Transfer	632.00

** 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: 2017-00001065

HUDSON UNITED TITLE SERVICES LLC

Receipt Number: 1556123

95 S MIDDLETOWN RD

Recorded Date/Time: January 20, 2017 04:39:23P

NANUET NY 10954

Book-Vol/Pg: Bk-D VI-6115 Pg-119

Cashier / Station: k ktsc / Cashier Workstation 7



Nina Postupack Ulster County Clerk

S 108.2

HAS-22655

B 9 5
tn:

L 26 30

BARGAIN AND SALE DEED

THIS INDENTURE, dated as of 12/13/, 2016

Effective as of 12-13-2016

BETWEEN

Fannie Mae A/K/A Federal National Mortgage Association
Having an address at: PO Box 650043, Dallas, TX 75265

party of the first part,

C.
Mark Frankos

residing at: 239 East 33rd St., Apt 1B, New York, NY 10016

party of the second part,

WITNESSETH, that the party of the first part, in consideration of \$ 158,000.00 (One Hundred Fifty-Eight Thousand and 00/100 Dollars) and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being in the County of Ulster, State of New York, bounded and described as follows:

Town of Marlborough

See Attached Schedule A, annexed hereto and made a part hereof, said property being commonly known as: 387 Lattintown Road, Marlboro, NY 12542

Being and intended to be the same as in deed dated May 27, 2016 from Asaf Ahmet to Federal National Mortgage Association recorded on June 23, 2016 in the Ulster County Clerk's Office in Instrument Number: 2016-0000 8216.

This transaction is made in the regular course of grantors business.

This conveyance has been made with the unanimous consent in writing of all the stockholders of the party of the first part.

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

1

CHECKED (K)

ENTERED (K)

MARKOFF (K)

anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$189,600.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$189,600.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

Fannie Mae A/K/A Federal National Mortgage Association By:
Rosicki, Rosicki & Associates, PC as Attorney in Fact

By:

Janet Ward
Name: Janet Ward, Esq.

Title: Managing Attorney

STATE OF NEW YORK)
)
COUNTY OF NASSAU)
) ss.

On the 7 Day of December the year 2016 before me, the undersigned, personally appeared Janet Ward, Esq. of Rosicki, Rosicki & Associates, P.C. as Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) described in the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), 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 City of Plainview, State of New York.

Margaret A. Gangi
Notary Public, State of New York
No. 01GA6149498
Qualified in Nassau County
Commission Expires 2-19-13

Margaret A. Gangi
Notary Public

Fannie Mae A/K/A Federal National Mortgage Association

TO

Mark Frankos

0

BARGAIN AND SALE DEED

SEC.: 108.2
BLOCK: 9
LOT: 26

RECORD AND RETURN TO:

Hudson United Hns 22655

Michael McCann Esq
25 Main Street
Goshen NY 10925

RER ✓ HUDSON UNITED
TITLE SERVICES, LLC
95 S. MIDDLETOWN RD.
NANUET, NY 10954

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.

FOR COUNTY USE ONLY

C1. SWIS Code

513600

C2. Date Deed Recorded

1/20/17

C3. Book

6115

c4. Page

119

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

Mark C. Frankos

12542

* CITY OR TOWN

VILLAGE

* 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.

239 EAST 33RD ST APT 1B NEW YORK NY 10016
 STREET NUMBER AND NAME CITY OR TOWN STATE ZIP CODE

LAST NAME/COMPANY

LAST NAME

STATE

ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed

1 # of Parcels

OR

(Only If Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists

5. Deed Property Size

* FRONT FEET

X

* DEPTH

OR

2.00

ACRES

4B. Subdivision Approval was Required/Not Required 4C. Parcel Approved for Subdivision with Map Provided

6. 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 or 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

1553,000.00

(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.

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

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

Comment(s) on Condition:

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

.00

Deed

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

16. Year of Assessment Roll from which information is taken(YY) 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
 SELLER SIGNATURE
 12/13/16
 BUYER SIGNATURE

Mark C. Frankos
 BUYER SIGNATURE
 12/13/16

BUYER CONTACT INFORMATION

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

* AREA CODE

* TELEPHONE NUMBER (Ex: 9999999)

239

East 33rd st apt 1B

* STREET NUMBER

* STREET NAME

New York

NY 10016

* CITY OR TOWN

* STATE

* ZIP CODE

BUYER'S ATTORNEY

O'Keeffe & McCann LLP

FIRST NAME

(845)

615-8500

AREA CODE

TELEPHONE NUMBER (Ex: 9999999)

2T ANYONE COMPANY
Milton, NY 12547

Tax RECEIPT Enclosed

BANK CODE	001164	1 OF 1	1	101875.120
FISCAL YEAR		WARRANT DATED		SWIS CODE
				543600
ESTIMATED STATE AID				0
				SEARCH RESULTS MORE INFORMATION
FOR YOUR INFORMATION				

*513600 108.2-9-26 001164

28156 Frankos Mark C
239 East 33rd St Apt 1B
New York, NY 10016

** 28156

PROPERTY DESCRIPTION & LOCATION		EXEMPTION	TAX PURPOSE	VALUE	EXEMPTION	TAX PURPOSE	VALUE
MAP NO.	513600 108.2-9-26						
LOCATION	387 Lattintown Rd						
DIMENSIONS	ACRES: 2.00						
SCHOOL DIST	MARLBORO CENTRAL						
PROPERTY ASS	220						
Lazzia Lattintown Rd Cilea Cilea		THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT: 271264 THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENTS IS: 87.00% THE ASSESSED VALUE OF THIS PROPERTY IS: 0					
LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE PRIOR YEAR	TAXABLE ASSESSED VALUE	TAX RATE PER \$1.000	TAX AMOUNT		
Marlboro Central Marlboro Public Libr	35162638 969778	-3.1 3.3	236,000.00 236,000.00	28.59930700 0.78876100	6,749.44 186.15		
An estimated STAR check will be mailed to you upon issuance by the NY State Tax Department. Any overpayment or underpayment can be reconciled on your next tax return or STAR credit check.							
6,935.59							

TAX PAYER'S COPY

BILL NO. 001164 TAX MAP NO. 513600 ACCOUNT 101875.120 BANK CODE
LOCATION 387 Lattintown Rd

TAXES PAID BY CHECK ARE SUBJECT TO COLLECTION

AMOUNT
6,935.59

*513600 108.2-9-26
Frankos Mark C
239 East 33rd St Apt 1B
New York, NY 10016

Taxes Paid: \$6,935.59
Penalty Paid: \$0.00
Service Charge Paid: \$0.00
Payment Date: 09/30/2021
Batch: 66

NEALS

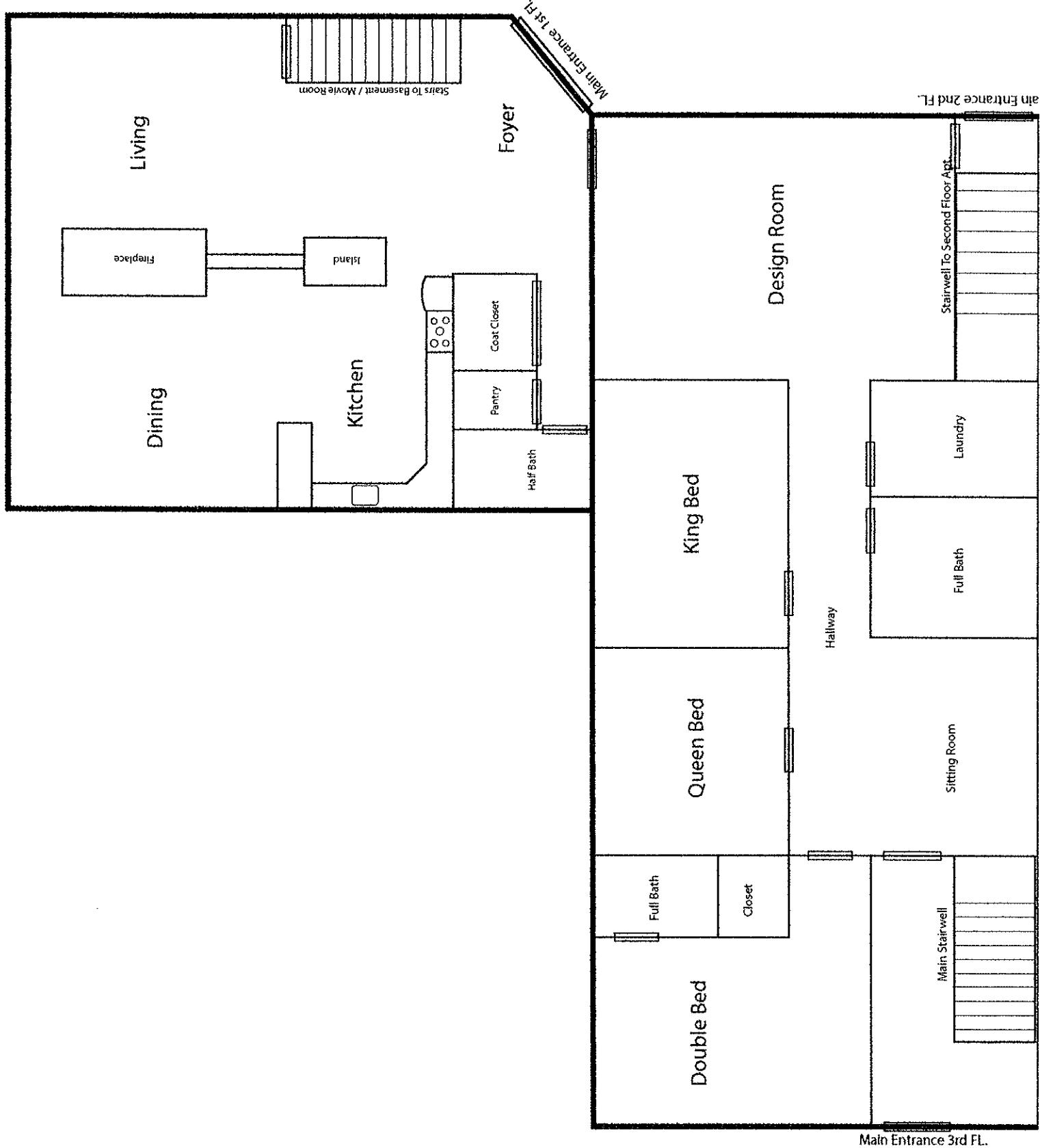
Denotes
Parking Space

Supplementary *Or Population*

W.F. DUFFY
SEP 26 1965

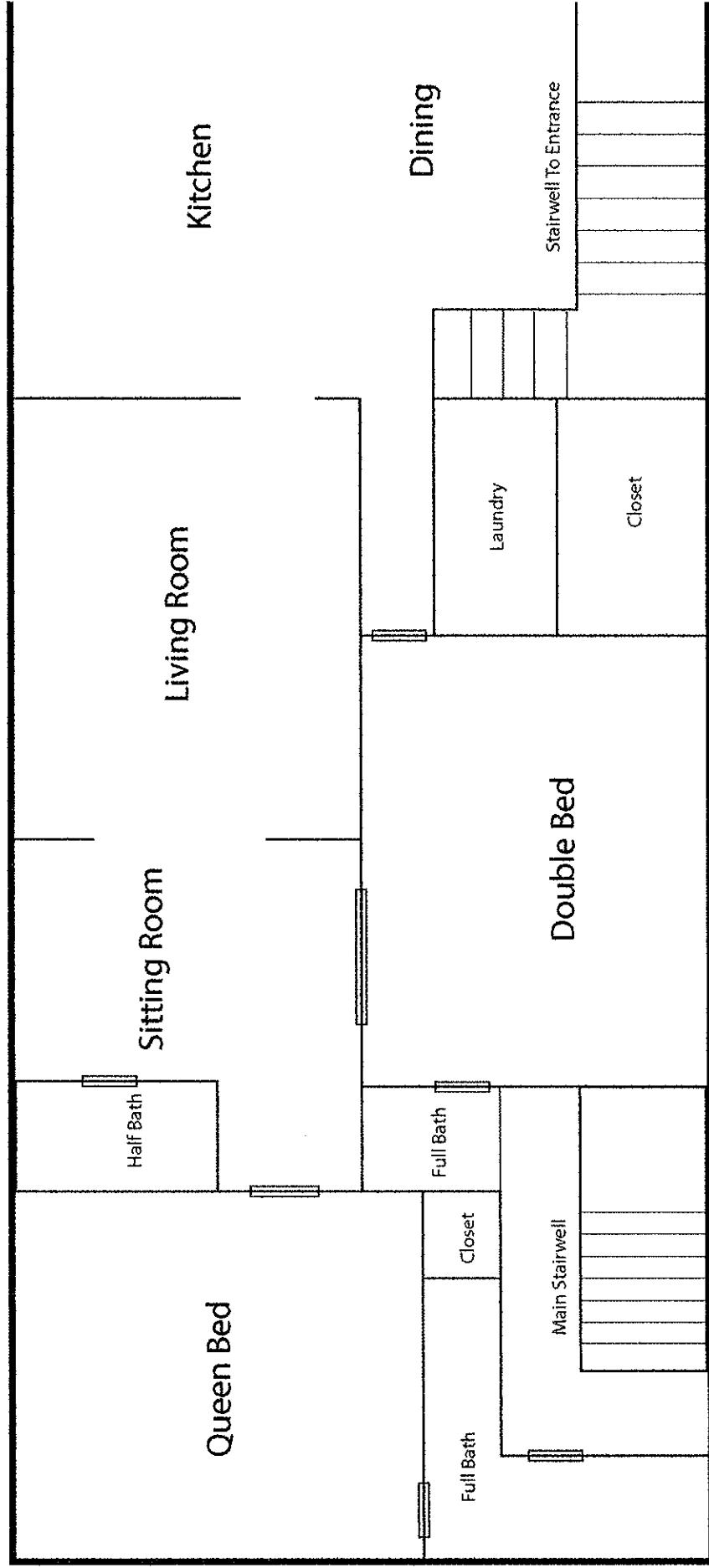
MARK FRANKOS

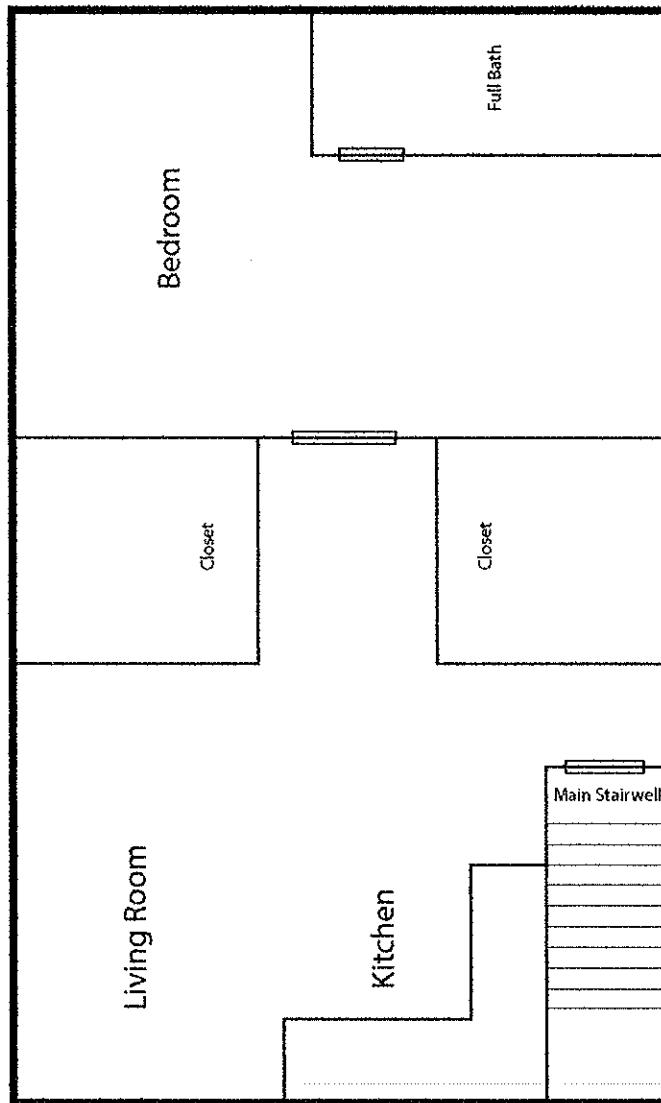
STATE OF MARYLAND
SUIT, 1st = 40;
MONTGOMERY COUNTY, MARYLAND
NOVEMBER 25, 2016 405 AG 1012-16

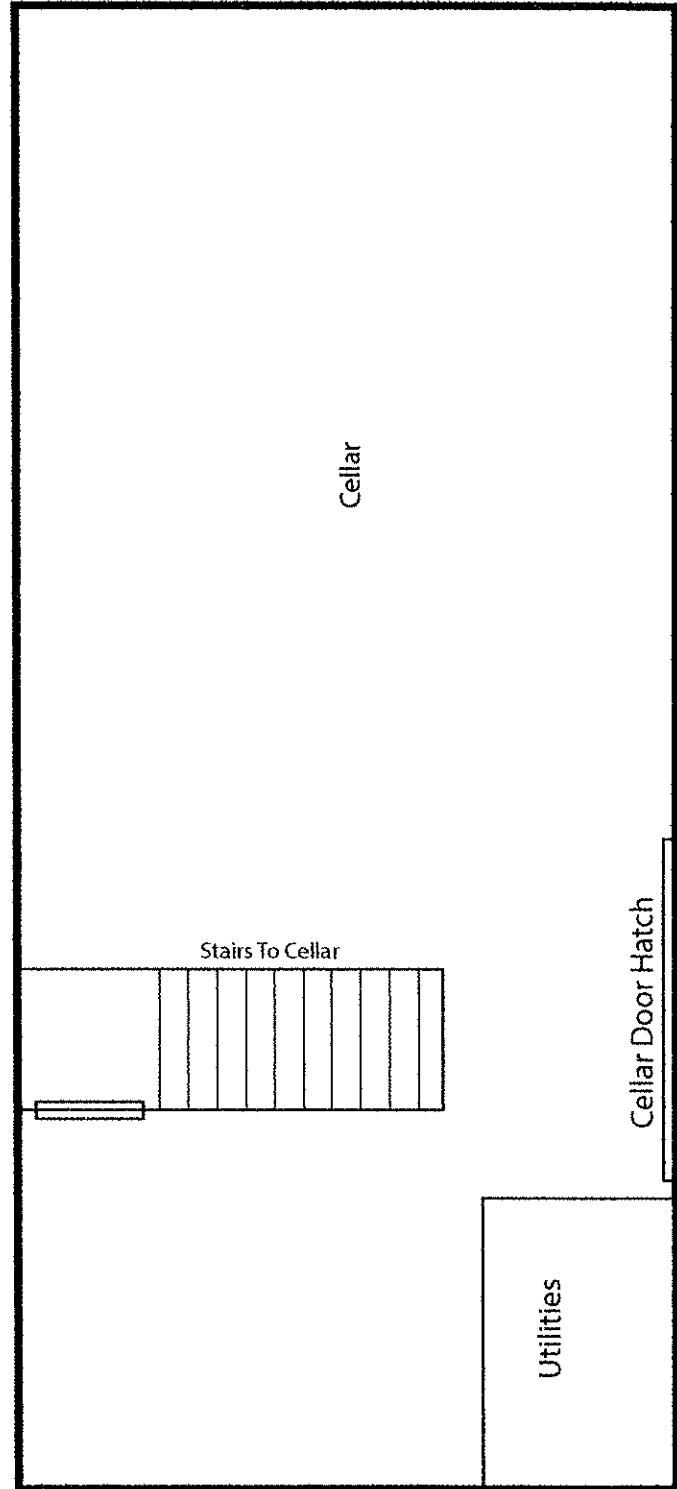
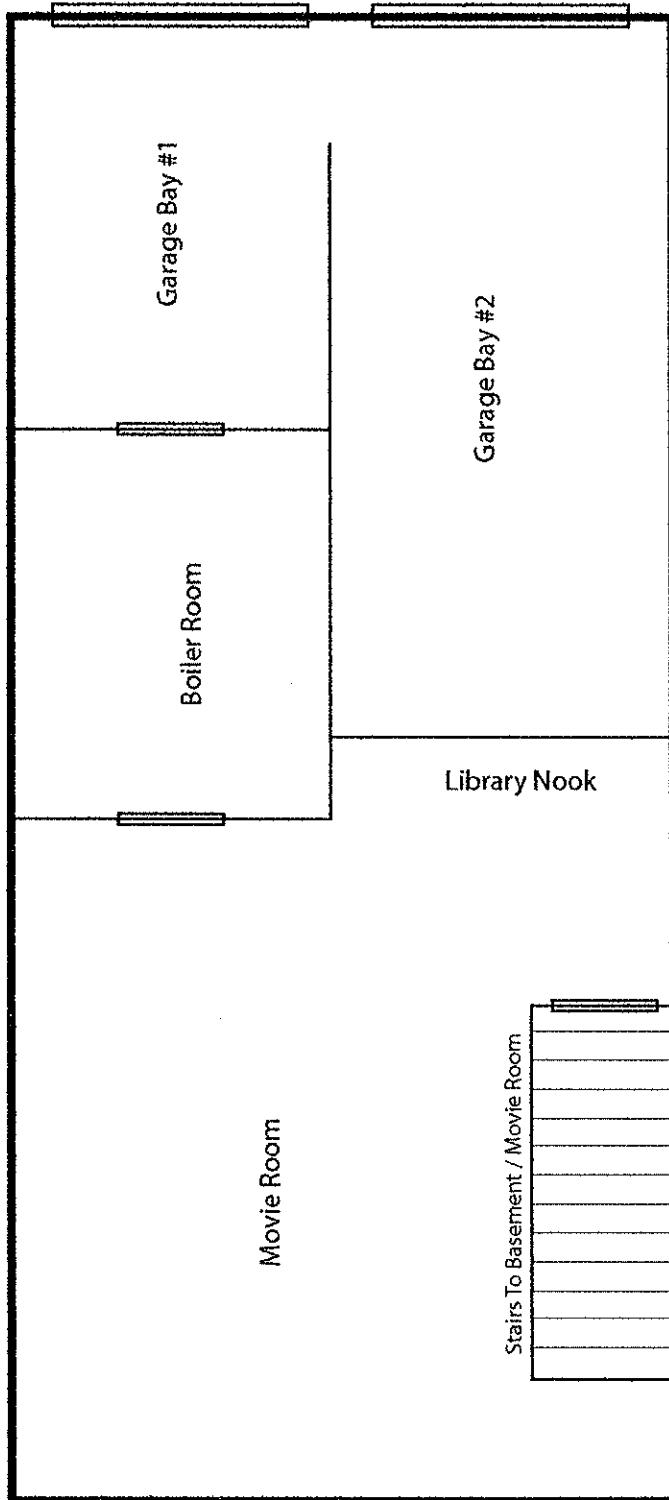


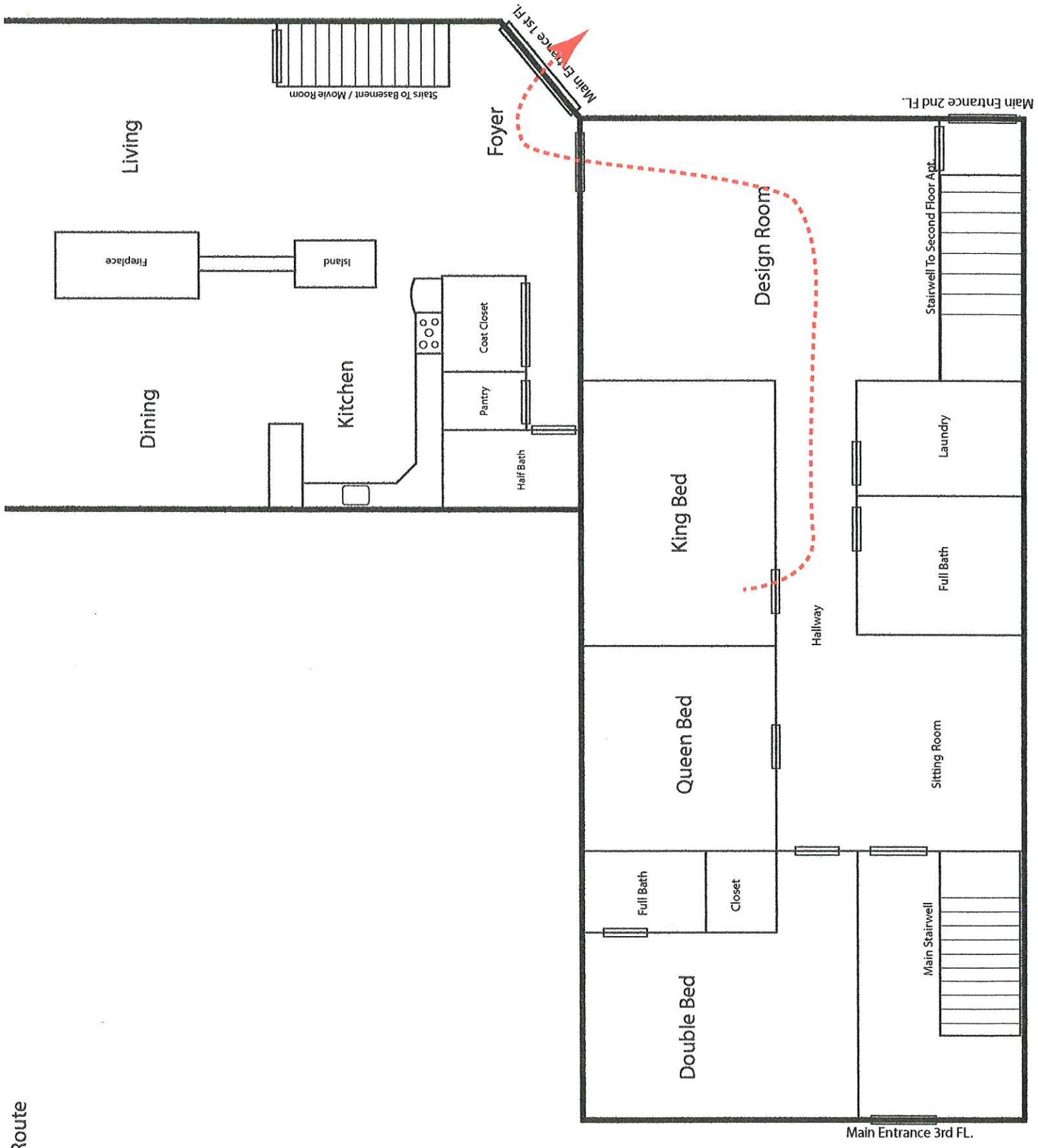
First Floor

Second Floor









Emergency Contact Information

911 - Location
387 Lattintown Rd
Marlboro NY, 12542

Marlborough Police
21 Milton TurnpikeMilton, NY 12547
845.795.2181

Marlborough Fire Department
14 Grand Street
Marlboro, NY 12542
845-236-4445

Nearest Hospital:
Montefiore St. Luke's Cornwall
70 Dubois St.
Newburgh, NY, 12550
845.561.4400

<https://www.montefioreslc.org>

ULSTER COUNTY

CERTIFICATE OF AUTHORITY

TAX ON OCCUPANCY OF HOTEL and MOTEL ROOMS

9835

REGISTRATION NUMBER

(use this number on ALL returns and
Correspondence)

Business Name: **Mark Frankos**

Address: **387 Lattintown Road**
Marlboro, NY 12542

is authorized to collect Hotel Occupancy Tax under Local Law #5 of 1991 and pursuant to 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

Ulster County Department of Finance

SEAL

Burton Guinick Jr.
Commissioner of Finance