

(Rev. 1/10/19 cb)

Town of Marlborough
Planning Board Application

Application For:

(Check One)

Subdivision ☒

Site Plan ☐

Lot Line Revision ☐

Application Number:

226005

Date of Submission:

Name of Project:

DeSantis Family Subdivision

Location of Project:

226 Highland Avenue

Tax Section Block and Lot:

108.12-1-48

Zoning District:

R

Number of Acres: .72 Acre(173 x 180.9 Sq. Footage of Building: 1800 SF Existing

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

Create Subdivision of 226 Highland Avenue. Purpose of subdivision is to create 1 lot with a single-family home consisting of three bedrooms.

EMAIL: danedesantis@gmail.com

Name of Property Owner: William DeSantis & Laura DeSantis

Address of Property Owner: 226 Highland Avenue, Marlboro NY, 12542

Telephone Number of Property Owner: 845-430-2649 (William) 845-549-0398 (Laura)

Name of Applicant: Dane DeSantis and Cecilia Colangelo

Address of Applicant: 183 Liberty Street, Apartment #2, Newburgh NY, 12550

Telephone Number of Applicant: 845-549-0283

Name of Surveyor: CV Associates NY PE LS PC

Address of Surveyor: 148 NY-17M #2, Harriman, NY 10926

Telephone Number of Surveyor: (845) 774-1075

Name of Engineer: Feeney Engineering

Address of Engineer: 20 Alta Drive, Newburgh, NY 12550

Telephone Number of Engineer: 845-590-5543

Name of Attorney: Rebecca Ferrigno Ohm Law Pc

Address of Attorney: 79 E Main St, Washingtonville, NY 10992

Telephone Number of Attorney: (845) 496-0732

Reason For Application:

Create Subdivision of 226 Highland Avenue. Purpose of subdivision is to create 1 lot with a single-family home consisting of three bedrooms.

Description of Proposal:

Create Subdivision of 226 Highland Avenue. Purpose of subdivision is to create 1 lot with a single-family home consisting of three bedrooms.

New Lot is to be owned by Dane DeSantis and Cecilia Colangelo

Dane DeSantis & Cecilia Colangelo

Applicant's Name

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

| Part 1 – Project and Sponsor Information | | | |
|--|--|---|---|
| Name of Action or Project: DESANTIS FAMILY SUBDIVISION | | | |
| Project Location (describe, and attach a location map): 226 HIGHLAND AVENUE, MARLBOROUGH, NY | | | |
| Brief Description of Proposed Action: SUBDIVISION OF AN EXISTING RESIDENTIAL LOT IN THE "R" ZONE INTO 2 LOTS. | | | |
| Name of Applicant or Sponsor: | | Telephone: (845) 549-0283 | |
| DANE DESANTIS & CECILIA COUNELLO | | E-Mail: danedesantis@gmail.com | |
| Address: 183 LIBERTY STREET, APT 2, NEWB | | | |
| City/PO: NEWBURG-H | | State: NY | Zip Code: 12550 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? | | | NO |
| 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. | | | YES |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? | | | NO |
| If Yes, list agency(s) name and permit or approval: PLANNING BOARD - MARLBOROUGH | | | YES |
| 3. a. Total acreage of the site of the proposed action? | | 0.6 acres | |
| b. Total acreage to be physically disturbed? | | 0.1 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 0.6 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

Letter of Agent

I (We), Dane DeSantis, Legally represent the ~~am (are)~~ the owner(s) of a parcel of land located on 226 Highland Avenue in the Town of Marlborough, Tax Map Designation: Section 108.12 Block 1 Lot 48.

I (We) hereby authorize Darren Stridiron to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a 1 Lot Subdivision, Site Plan, or Lot Line Revision Application. (circle one)



Signature

3/25/22

Date

Signature

Date

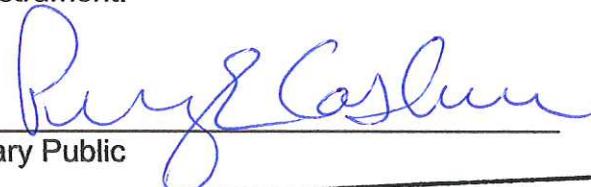
State Of New York}

County Of ULSTER }

SS:

On the 25th day of March in the year 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared

Dane Desantis, 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.


Notary Public

PENNY E CASHMAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CA6372126
Qualified in Ulster County
Commission Expires March 12, 2024

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, Dane DeSantis, residing at 183 Liberty Street, APT#2, Newburgh NY, 12550, make the following statements about interests in the real property which is the subject of this application, petition or request for a Residential Subdivision, 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

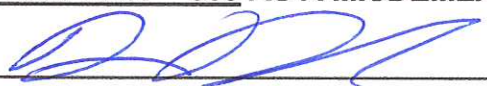
1. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application; petition or request for the subject property is an officer or employee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

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.

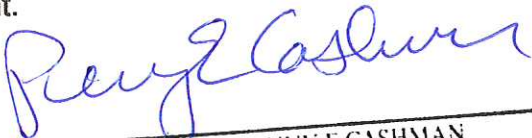
PLEASE TAKE NOTICE.....A KNOWINGLY FALSE STATEMENT IS PUNISHABLE UNDER N.Y. GEN. MUN. LAW ' 809 AS A MISDEMEANOR.

Signed: 
Date: 3/25/22

ACKNOWLEDGMENT

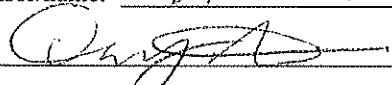
State of New York
County of: Ulster

On 3/25/22, before me personally appeared Dane DeSantis, 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.

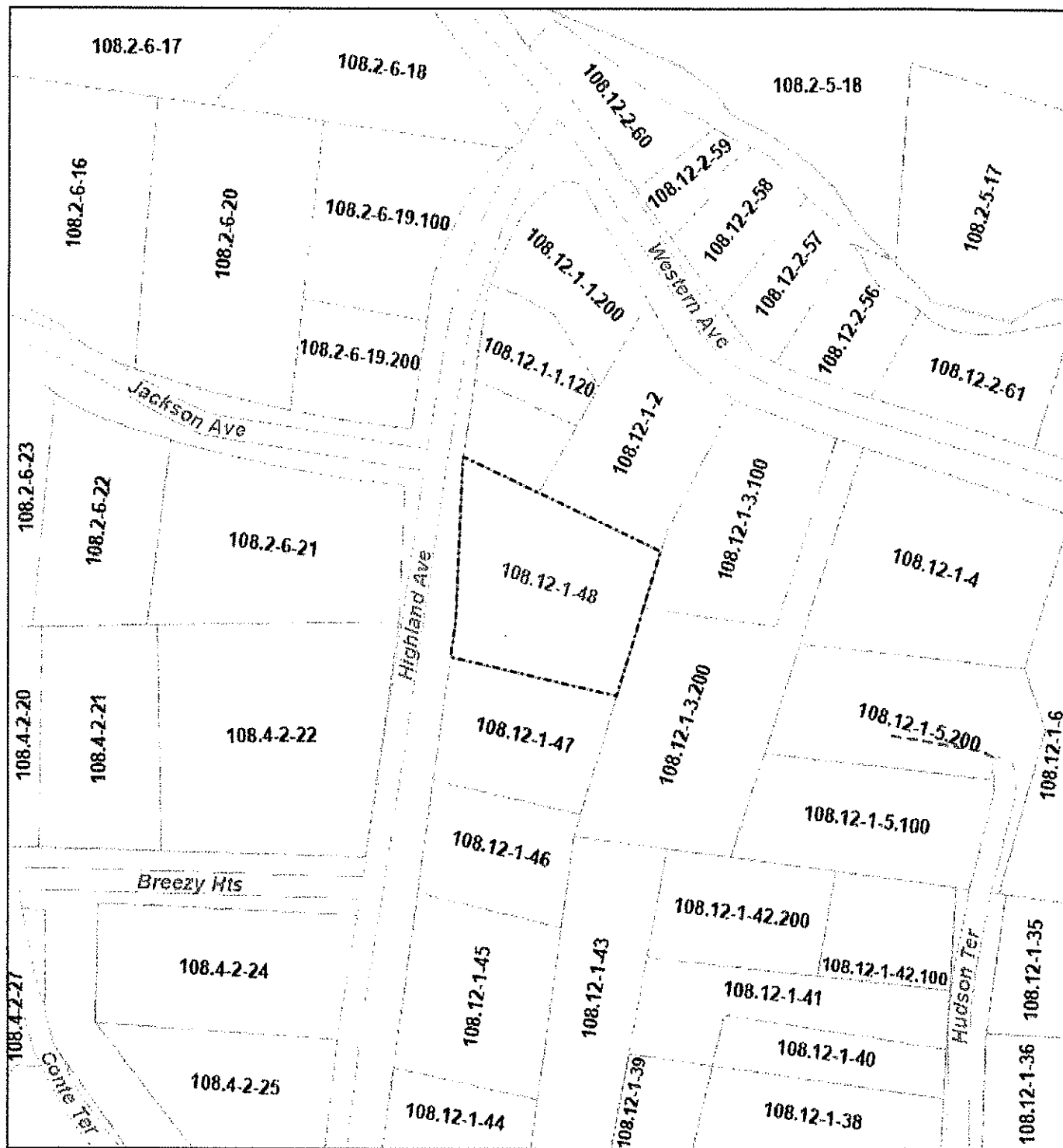
Notary 

PENNY E CASHMAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CA6372126 9
Qualified in Ulster County
Commission Expires March 12, 2026

| | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 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 | |
| b. Are public transportation services available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? | NO | YES | |
| If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? | NO | YES | |
| If No, describe method for providing potable water: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? | NO | YES | |
| If No, describe method for providing wastewater treatment: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | | | |

| | | |
|---|-------------------------------------|--------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | 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 type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: | <input type="checkbox"/> | <input type="checkbox"/> |
| | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: | NO | 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>DARRIN STRIDIRON, P.L.S.</u> Date: <u>3-24-22</u> | | |
| Signature: <u></u> Title: <u>PROFESSIONAL LAND SURVEYOR</u> | | |

Ulster County Parcel Viewer

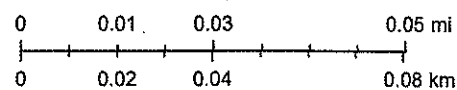


March 21, 2022

☐ Override 1

Override 1

1:2,000



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

I. The following items shall be submitted for a COMPLETED Planning Board Application Form.

1. ☒ Completed Application
2. ☒ Environmental Assessment Form *(May be obtained from Planning Board)*
3. ☒ Letter of Agent Statement
4. ☒ Application Fee *(Separate check from escrow fee)*
5. ☒ Escrow Fee *(Separate check from application fee)*
6. ☒ Copy of deed
7. ☒ Completed checklist *(Automatic rejection of application without checklist)*
8. ☒ *N/A* Agricultural Data Statement *(if applicable)* *N/A*
9. ☐ Provide twelve (12) copies of all maps, plans, reports and a PDF computer file on CD of all documentation submitted. Plan sets must be correlated packages.

II. The following checklist items shall be incorporated on the Subdivision Plat, Site Plan, or Lot Line Revision prior to consideration of being placed on the Planning Board Agenda. Non-Submittal of the checklist will result in application rejection.

1. ☒ Name and address of applicant
2. ☒ Name and address of owner *(if different)*
3. ☒ Subdivision name and location
4. ☒ Tax Map Data *(Section-Block-Lot)*
5. ☒ Location map at a scale of 1" = 2,000'
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ *N/A* Show zoning boundary if any portion of proposed subdivision or site is within or adjacent to a different zone
8. ☒ Date of plat preparation and/or plat revisions
9. ☒ Scale the plat is drawn to (Max 1" = 100')
10. ☒ North Arrow

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

31. ☒ *N/A* If a private road, Town Board approval of name required, and notes on the plan that no Town services will be provided and a street sign (per Town specs) is to be furnished and installed. *N/A*
32. ☒ The amount of grading expected or known to be required to bring the site to readiness.
33. ☒ Estimated or known cubic yards of material to be excavated.
34. ☒ Estimated or known cubic yards of fill required.
35. ☒ The amount of grading expected or known to be required to bring the site to readiness.
36. ☒ *N/A* Type and amount of site preparation which falls within the 100 foot buffer strip of wetlands and within the Critical Environmental Area. Please explain in square feet or cubic yards.
37. ☒ *N/A* Amount of site preparation within a 100-year flood plain or any water course on the site. Please explain in square feet or cubic yards.
38. ☒ Planning Board approval block 4" x 2"
39. ☒ Special district boundaries, agricultural, school, fire, water, sewer, etc.
40. ☒ Sight distance of all intersections and driveways.
41. ☒ *N/A* Ridgeline and steep slope notation.
42. ☒ *N/A* Agricultural setbacks.
43. ☒ After final approval is given by the Planning Board, the Building dept. needs to be contacted for further guidance.

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



By: _____

Licensed Professional

3/24/22

Date

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): Dane DeSantis and Cecilia Colangelo

Applicant's Signature:



Date: 2/15/22

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

Letter of Agent

I (We) William DeSantis and Laura DeSantis am (are) the owner(s) of a parcel of land located on 226 Highland Avenue in the Town of Marlborough, Tax Map Designation: Section 108.12 Block 1 Lot 48.

I (We) hereby authorize Dane DeSantis to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a _____ Lot Subdivision, Site Plan, or Lot Line Revision Application. (circle one)

William DeSantis
Signature

2/16/2022
Date

Laura DeSantis
Signature

2/16/2022
Date

State Of New York
County Of Orange

SS:

On the 16th day of February in the year 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared

Laura + William DeSantis, 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.

Brian P. McFarlane
Notary Public

BRIAN P. McFARLANE
Notary Public - State of New York
No. 01MC6369833
Qualified in Dutchess County 26
My Commission Expires Jan. 22, 2026

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

JAN 19 1991 FAX 0067
THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

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

THIS INDENTURE, made the 7th day of January, nineteen hundred and eighty-seven
 BETWEEN JOHN L. DESANTIS, residing at Western Avenue, Marlboro, New York
 12542

party of the first part, and

WILLIAM A. DESANTIS and LAURA DESANTIS, husband and wife both residing
 at Route 9W Marlboro, New York 12542

party of the second part,

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

TEN 00/100-----

dollars,

lawful money of the United States, and other good and valuable consideration paid
 by the party of the second part, does hereby grant and release unto the party of the second part, 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, situate,
 lying and being in the Town of Marlboro, Ulster County, New York more particularly
 described as follows:

BEGINNING at an iron pipe in the easterly line of Highland Avenue, 50 feet wide
 where the same is intersected by the northerly line of lands now or formerly of Rant
 and running thence,

(1) N 19° 17' 00" E 21.68' along the easterly line of Highland Avenue to an
 angle iron; thence,

(2) N 19° 31' 25" E 151.36' continuing along the same to an iron pipe. Said
 pipe being 266.07' southerly from the southerly end of a curve connecting the easterly
 line of Highland Avenue with the southerly line of Western Avenue; and running
 thence,

(3) S 58° 36' 00" E 180.85' along other lands now or formerly of DeSantis to an
 iron pipe; thence,

(4) S 26° 10' 24" W 138.14' along a stone wall on lands now or formerly of
 Grasso to an iron pipe found; thence,

(5) N 69° 58' 50" W 160.90' along the northerly line of lands now or formerly
 of Rant to the point or place of beginning.

CONTAINING 0.6053 acres of land more or less.

SUBJECT to a 30' wide New York Telephone Company easement as described in Liber
 1253 of Deeds on page 724.

SUBJECT to an other easements, rights of way or restrictions of record.

BEING a part of the premises as deeded by deed dated January 19, 1972 from
 James V. DeSantis and John L. DeSantis to John L. DeSantis said deed recorded in the
 Ulster County Clerk's Office in Liber 1272 of Deeds at page 966.

LIBER 1690 PAGE 0068

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.

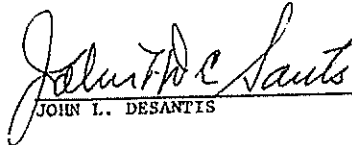
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

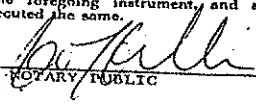
IN PRESENCE OF:


JOHN L. DESANTIS

STATE OF NEW YORK, COUNTY OF Ulster

On the 7th day of January 1987, before me personally came John L. DeSantis

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.


 NOTARY PUBLIC

 EARL MELLER
 Notary Public, State of New York
 Qualified in Ulster County
 Commission Expires Jan. 27, 1988

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

JOHN L. DESANTIS

TO

WILLIAM A. DESANTIS
LAURA DESANTIS

SECTION

BLOCK

LOT

COUNTY OR TOWN

RETURN BY MAIL TO:

**RUSK
WADLIN
HEPPNER &
MARTUSCELLO**

Attorneys at Law

111 Main St., P. O. Box 727, Marlboro, N. Y. 12542

914-236-4411

Reserve this space for use of Recording Office.

 FILED
 14H56M
 FEB 13 1987
 ALBERT SPADA
 ULSTER COUNTY CLERK

005040

 RECEIVED
 \$...
 REAL ESTATE
 FEB 13 1987
 TRANSFER TAX
 ULSTER
 COUNTY

 Recorded on the 13 day
 Feb 27, 11:56
 of Clerk A
 of Deeds at page 67
 of

2#36 traps \$8.

STATE OF NEW YORK, COUNTY OF Ulster

On the 11th day of December 19 86, before me
personally came
John DeSantis Sr.

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
executed the same.

Dennis B. McCourt

NOTARY PUBLIC
STATE OF NEW YORK
COMMISSION EXPIRES 12/31/87

SS: STATE OF NEW YORK, COUNTY OF Ulster

On the 11th day of December 19 86, before me
personally came

Grace DeSantis

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
executed the same.

Dennis B. McCourt

87

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me
personally came
to me known, who, being by me duly sworn, did depose and
say that he resides at No.

that he is the
of

, the corporation described
in and which executed the foregoing instrument; that he
knows the seal of said corporation; that the seal affixed
to said instrument is such corporate seal; that it was so
affixed by order of the board of directors of said corpora-
tion, and that he signed his name thereto by like order.

SS: STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me
personally came

the subscribing witness to the foregoing instrument, with
whom I am personally acquainted, who, being by me duly
sworn, did depose and say that he resides at No.

that he knows

to be the individual
described in and who executed the foregoing instrument;
that he, said subscribing witness, was present and saw
execute the same; and that he, said witness,
at the same time subscribed his name as witness thereto.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

John L. DeSantis Senior
Grace DeSantis

TO

William A. DeSantis

SECTION
BLOCK
LOT
COUNTY OR TOWN

RETURN BY MAIL TO:

William A. DeSantis
Rt. 9W
Marlborough, New York

Zip No. 12542

Reserve this space for use of Recording Office.