

Town of Marlborough
Planning Board Application

Application For: (Check One)

Subdivision Site Plan Lot Line Revision

Application Number:

22-60213

Date of Submission:

Name of Project: LOT LINE REVISION FOR ROUAR FARMS, LLC

Location of Project: JAMES ST, MARLBOROUGH, NY 12542

Tax Section Block and Lot: 109.1-4-70.341 § 63

Zoning District: 12 AG-1 § R-1

Number of Acres: 20.81 Sq. Footage of Building:

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

LOT LINE REVISION BETWEEN TAX MAP # 109.1-4-70.341 § 63

EMAIL: CMESSINA10@AOL.COM

Name of Property Owner: ROUAR FARMS, LLC

Address of Property Owner: 28 RIVERWOOD DRIVE, MARLBOROUGH, NY 12542

Telephone Number of Property Owner: (914) 805-2505

Name of Applicant: ANTHONY PASCAL

Address of Applicant: 28 RIVERWOOD DRIVE, MARLBOROUGH, NY 12542

Telephone Number of Applicant: (914) 805-2505

Name of Surveyor: MESSINA ASSOCIATES, CARL GALT. MESSINA P.E., LS.

Address of Surveyor: PO Box 10, MARKBURY, NY 12542

Telephone Number of Surveyor: (845) 473-1367

Name of Engineer: NONE

Address of Engineer:

Telephone Number of Engineer

Name of Attorney: NONE

Address of Attorney:

Telephone Number of Attorney:

Reason For Application: LOT LINE REVISION

Description of Proposal: LOT LINE REVISION BETWEEN 1 MAP # 109.1-4-70.341

§ 63

ANTHONY PASCARE

Applicant's Name

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

- I. The following items shall be submitted for a COMPLETED Planning Board Application Form.
1. Completed Application
 2. Environmental Assessment Form (*May be obtained from Planning Board*)
 3. 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. Agricultural Data Statement (*if applicable*)
 9. Provide twelve (12) copies of all maps, plans, reports and a PDF computer file on CD of all documentation submitted. Plan sets must be correlated packages.
- II. The following checklist items shall be incorporated on the Subdivision Plat, Site Plan, or Lot Line Revision prior to consideration of being placed on the Planning Board Agenda. Non-Submittal of the checklist will result in application rejection.
1. Name and address of applicant
 2. 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. 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.  NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements.
15.  Flood plain boundaries
16.  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.  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.  Show any existing waterways, wetlands, ponds, lakes, streams, drainage courses within 200 feet of parcel boundaries.
25.  A note stating a road maintenance agreement is to be filed in the County Clerk's Office for private roads.
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. If a private road, Town Board approval of name required, and notes on the plan that no Town services will be provided and a street sign (per Town specs) is to be furnished and installed.
32. 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. 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. 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. Ridgeline and steep slope notation.
42. 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: Allen T. Niles
Licensed Professional

Allen T. Niles
Stamp

7/19/22
Date

**Town of Marlborough Planning Board
Legal Notices for Public Hearing**

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

Procedure for Legal Notices:

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

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

Phone: 845-795-6167

Email: planning@marlboroughny.org

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, Anthony Piscato, residing at 28 Riverway Drive
Marlboro, NY 10542, make the following statements about interests in the
real property which is the subject of this application, petition or request for a LOT LINE
REVISION, 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: Anthony Pascale

◀ Date: 7/19/2022

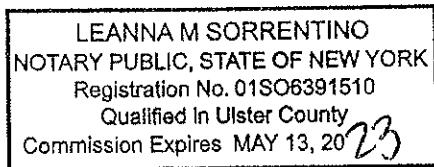
ACKNOWLEDGMENT

State of New York
County of: Ulster

On 07/19/2022, before me personally appeared Anthony Pascale, 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

Leanna M. Sorrentino



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	\$600.00 *
Recreation Fees (Residential Subdivisions & Site Plans – Excludes parent parcel)	\$2,000.00 per Lot or Unit
Recreation Fees Adult Multiple Dwelling Affordable Housing (50 and over)	\$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	\$600.00 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.

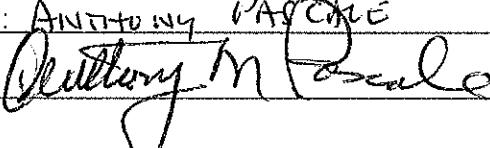
AFTER FINAL APPROVAL IS GIVEN BY THE PLANNING BOARD, THE BUILDING DEPT. MUST BE CONTACTED FOR FURTHER GUIDANCE.

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): ANDREW PARCINE

* Applicant's Signature: 

* Date:

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

Letter of Agent

I (We) ANTHONY PASCALE (am) (are) the owner(s) of a parcel of land located on TAUCE STREET Affecting Plat #5 in the Town of Marlborough, Tax Map Designation: Section 109.1 Block 4 Lot 70.341 & 63

I (X) hereby authorize MESSAHI APERC, CATHARINE T. MESSAHI, to act as my (X) agent to represent my (X) interest in applying to the Town of Marlborough Planning Board for a Lot Subdivision, Site Plan, or Lot Line Revision Application. (circle one)

Anthony Pascale
Signature

7/19/2022
Date

Signature

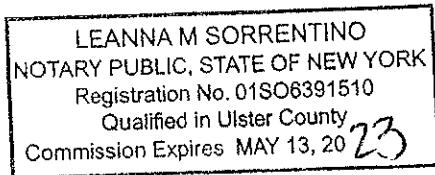
Date

State Of New York
County Of Ulster } SS:

On the 19 day of July in the year 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared

Anthony Pascale, 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.

Leanna M Sorrentino
Notary Public



Short Environmental Assessment Form

Part 1 - Project Information

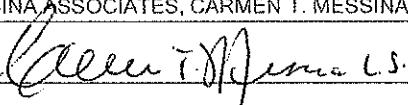
Instructions for Completing

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: ROMAR FARMS, LLC LOTLINE REVISION			
Project Location (describe, and attach a location map): 52-60 JAMES STREET (SEE ATTACHED MAP)			
Brief Description of Proposed Action: LOTLINE REVISION BETWEEN TAX MAP NO. 109.1-4-63 AND TAX MAP NO. 109.. 109.1-4-70.341			
Name of Applicant or Sponsor: ANTHONY PASCALE		Telephone: (914) 805-2505 E-Mail: ANTHONY_PASCALE @HOTMAIL.COM	
Address: 26 RIVERWOOD DRIVE			
City/PO: MARLBORO		State: NY	Zip Code: 12542
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			
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: MARLBORO PLANNING BOARD			
3. a. Total acreage of the site of the proposed action? <u>25.65</u> acres b. Total acreage to be physically disturbed? <u>0</u> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>25.65</u> acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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 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	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
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	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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 type="checkbox"/> <input type="checkbox"/> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <hr/> <hr/>		
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>MESSINA ASSOCIATES, CARMEN T. MESSINA</u>		Date: <u>7/9/2022</u>
Signature: <u>CARMEN T. MESSINA</u> 		Title: <u>PRINCIPLE</u>



ULSTER COUNTY - STATE OF NEW YORK
NINA POSTUPACK, COUNTY CLERK
244 FAIR STREET, KINGSTON, NEW YORK 12401

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



BOOK/PAGE: 6362 / 272
INSTRUMENT #: 2018-16025

Receipt #: 20181671579

Clerk: SM

Rec Date: 11/19/2018 04:22:56 PM

Doc Grp: D

Descrip: DEED

Num Pgs: 6

Rec'd Frm: TSC

Party1: PASCALE ANTHONY

Party2: ROMAR FARMS LLC

Town: MARLBOROUGH

Recording:

Cover Page	5.00
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 320.00

Transfer Tax

Transfer Tax - State	0.00
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Sub Total: 0.00

Total: 320.00

***** NOTICE: THIS IS NOT A BILL *****

***** Transfer Tax *****

Transfer Tax #: 1902

Transfer Tax

Consideration: 0.00

Total: 0.00

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a (5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

Record and Return To:

NICHOLAS A PASCALE ESQ
555 HUDSON VALLEY AVE
STE 100
NEW WINDSOR NY 12553

Nina Postupack
Nina Postupack
Ulster County Clerk

5
14763-69121

Bargain & sale deed, with covenant against grantor's acts

THIS INDENTURE, made the 13th day of NOVEMBER, 2018
BETWEEN

ANTHONY PASCALE A/K/A ANTHONY M. PASCALE, residing at 28 Riverwood Drive, Marlboro, New York 12542,

party of the first part, and

ROMAR FARMS, LLC, a New York limited liability company, with offices at 28 Riverwood Drive, Marlboro, New York 12542,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN AND 00/100 (\$10.00) 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 erected, situate, lying and being in the Town of Marlborough, County of Ulster, and State of New York, being further bounded and described on Schedule A annexed hereto and made a part hereof.

SUBJECT TO covenants, easements and restrictions of record, if any.

BEING AND INTENDED TO BE a portion of the same premises conveyed in a certain deed dated March 19, 2004 by Susan F. Bagatta, Individually and Susan F. Bagatta as Trustee of the Susan F. Bagatta Living Trust dated 4/11/00 to Anthony M. Pascale and recorded in the office of the Ulster County Clerk in Volume 3850 of Deeds at Page 121, Instrument Number 2004-00008488, on March 25, 2004.

BEING AND INTENDED TO BE the same premises conveyed in a certain deed dated September 21, 2018 made by Joseph Taddeo to Anthony Pascale and recorded in the office of the Ulster County Clerk in Volume 6346 of Deeds at Page 313, Instrument Number 2018-00013790, on October 3, 2018.

It is the intention of this deed to merge the above two parcels into a single 14.707 acre parcel of land with frontage on Pascale Place as described on a Map entitled "Lot Line Revision for Pascale & Taddeo" filed in the Ulster County Clerk's Office on August 27, 2018 as Map No. 18-207.

Messina Associates
Carmen T. Messina, P.E., L.S.
PO Box 10
Marlboro, NY 12542
(845) 473-1367
email: cmessina10@aol.com

August 27, 2018

PASCALE DESCRIPTION

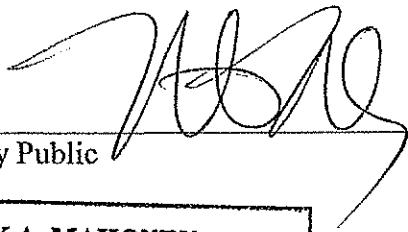
All that certain plot, piece or parcel of land situate, lying, and being in the Town of Marlborough, County of Ulster, State of New York and shown as Lot # 1 and as a parcel to be transfer to Lot # 1 on a filed map entitled "Lot Line Revision for Pascale & Taddeo" Filed Map # 18- 207 and filed in the Office of the Ulster County Clerk on August 27, 2018 and more particularly described as follows:

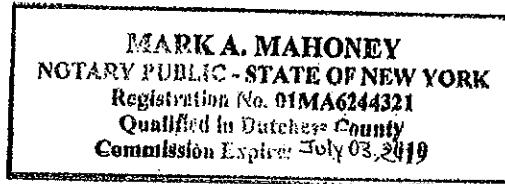
Beginning at a point on the southerly boundary of Pascale Place, said point being on the division between this parcel on the west and Lot #1, Filed Map # 04-1444 on the east; thence along said division the following two (2) courses and distances: (1) S55°-09'-18"W, 75.68 feet to a point; thence (2) S10°-09'-20"W, 200.00 feet to a point, said point being on the division between this parcel on the north and the lands of N/F Conway Living Trust on the south; thence along said division line and the division line between this parcel on the north and the lands of N/F Noto/Corrado on the south the following two (2) courses and distances: (1) N72°-52'-33"W, 476.51 feet to a point; thence (2) N72°-10'-35"W, 357.01 feet to a point, said point being on the division between this parcel on the east and the lands of N/F Audette on the west thence along said division and the division line between this parcel on the east and the lands of N/F Cornwall Land Holding, LLC on the west the following two (2) courses and distances: (1) N16°-11'-10"E, 600.00 feet to a point; thence (2) N16°-11'-55"E, 209.84 feet to a point, said point being on the division between this parcel on the south and Lot # 2, FM # 18-207 on the north; thence along said division and partially along a stone wall the following two (2) courses and distances: (1) S73°-09'-56"E, 646.21 feet to a point; thence (2) S7°-53'-42"E, 23.66 feet to a point, said point being on the division line between this parcel on the west and Lot # 3, FM # 04-1444 on the east; thence along said division line S7°-53'-42"E, 505.70 feet to a point, said point being on the northerly boundary of Pascale Place; thence along said road boundary on a curve to the left having a radius of 50.00 feet, 91.97 feet (LC= S17°-51'-21"W, 79.54') to the point of beginning; containing 14.707 acres more or less.

RHR:
Nicholas A. Pascale, Esq.
555 Hudson Valley Ave., Ste 100
New Windsor, NY 12553

STATE OF NEW YORK)
).ss:
COUNTY OF ULSTER)

On the 13rd day of November, in the year 2018, before me, the undersigned, a Notary Public in and for the State, personally appeared ANTHONY PASCALE A/K/A ANTHONY M. PASCALE, 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 he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public



NAP/kdf/ef/696677
14763-69121
10/23/18

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.

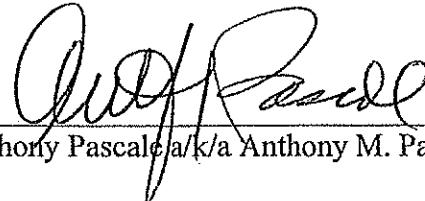
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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" 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:



Anthony Pascale a/k/a Anthony M. Pascale



ULSTER COUNTY - STATE OF NEW YORK
NINA POSTUPACK, COUNTY CLERK
244 FAIR STREET, KINGSTON, NEW YORK 12401

GA-21-11252-U

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



BOOK/PAGE: 6946 / 306
INSTRUMENT #: 2021-21571

Receipt #: 2021089680
Clerk: CB
Rec Date: 11/08/2021 02:45:24 PM
Doc Grp: D
Descrip: REFEREES DEEDS
Num Pgs: 6
Rec'd Frm: GREENACRE ABSTRACT LLC

Party1: CORRADO JOSEPH BY REF
Party2: ROMAR FARMS LLC
Town: MARLBOROUGH
109.1-4-63

Related: Instr #: 2017-6660

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Cross References	0.50
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 200.50

Transfer Tax	
Transfer Tax - State	1120.00

Sub Total: 1120.00

Total: 1320.50

***** NOTICE: THIS IS NOT A BILL *****

***** Transfer Tax *****

Transfer Tax #: 2014

Transfer Tax

Consideration: 280000.00

Transfer Tax - State	1120.00
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Total: 1120.00

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a (5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

Record and Return To:

ELECTRONICALLY RECORDED BY CSC

Nina Postupack
Nina Postupack
Ulster County Clerk

REFeree'S DEED

This deed, made the 13 day of October, 2021, between John Burns, Esq., as Referee, with an address of 85 Main Street, P.O. Box 3939, Kingston, New York 12402, referee duly appointed in the action hereinafter mentioned, Grantor, and Romar Farms, LLC, with an address of 28 Riverwood Drive, Marlboro, New York 12542, Grantee:

WITNESSETH, that the grantor, the referee appointed in an action between Joseph Corrado and Suzanne Noto, the plaintiffs, and John Corrado, the defendant, in pursuance of an Order and Judgment entered at a special term of the Supreme Court of Ulster County, on June 10, 2021, under Index No. EF19-2792*, and in consideration of \$280,000.00 dollars paid by the grantee, being the highest sum bid at the sale under said judgment, does hereby grant and convey unto the grantee, all the property described in Schedule A attached hereto;

Said Conveyance is being made in connection with
Judgment Filed on 1/8/2021 in instrument No. 2021-16.

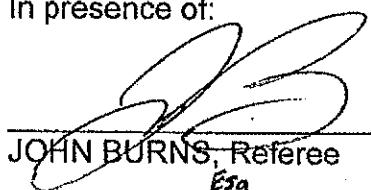
BEING and intended to be a portion of the same premises conveyed to Suzanne E. Noto, John M. Corrado and Joseph M. Corrado by deed from John M. Corrado, as Executor of the Estate of Esther M. Corrado, dated April 28, 2017, recorded May 9, 2017 in the Ulster County Clerk's Office in Instrument No. 2017-6660.

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 grantee, Romar Farms, LLC with an address of 28 Riverwood Drive, Marlboro, New York 12542 and assigns forever.

AND the party of the first part/grantor, in compliance with Section 13 of the Lien Law, covenants that the party of the first part/grantor 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" or "grantor" shall be construed as if it read "parties" or "grantors" whenever the sense of this document so requires.

In witness whereof, the grantor has hereunto set his hand and seal.
In presence of:


JOHN BURNS, Referee
Esq.

Fidelity National Title Insurance Company

OWNER'S POLICY OF TITLE INSURANCE

SCHEDULE A

LEGAL DESCRIPTION

Title No.: GA-21-11252-U

Policy No.: Owner Policy: 2730632-225282406

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

BEGINNING a point in the center of James Street at the southeast corner of lands now or formerly of Josephine Corrado (formerly Martha Bailey);

RUNNING THENCE easterly along the center of said James Street 546.00 feet, more or less, to a point in line with an iron set in the ground on the northerly side of said James Street, which said point is also in line with the division line between other lands of said Josephine Corrado and lands now or formerly of Mardiros Soukiasian;

THENCE northerly passing over said iron, through lands now or formerly of Garabed Vartanian 441.00 feet, more or less, to an iron set in the division line between lands of said Garabed Vartanian and lands now or formerly of John Nicolson;

THENCE westerly along the southerly bounds of lands now or formerly of said Nicolson to lands now or formerly of said Josephine Corrado (formerly Martha Bailey);

THENCE southerly along the easterly bounds of lands of said Josephine Corrado (formerly Martha Bailey) to the point or place of BEGINNING.

SAID PREMISES IS FURTHER DESCRIBED AS ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Marlborough, County of Ulster and State of New York, being shown and designated as Section 109.1 Block 4 Lot 63 on the Official Tax Map of the Town of Marlborough.

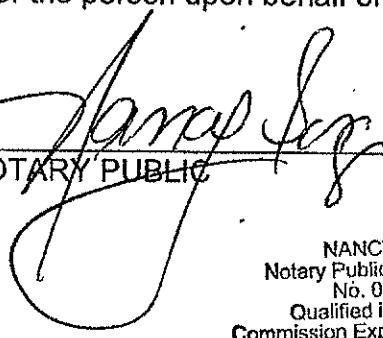
For Information Only:

Said Premise being known as 52-60 James Street, Marlboro, NY.

Section: 109.1 Block: 4 Lot: 63

STATE OF NEW YORK)
COUNTY OF ULSTER)
ss.:)

On the 13th day of October, 2021, before me, the undersigned personally appeared, JOHN BURNS, 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 he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


NOTARY PUBLIC

NANCY M. SORGE
Notary Public, State of New York
Nº. 01505019345
Qualified in Orange County
Commission Expires October 18, 2021

R & R:

Nicholas A. Pascale, Esq.
Drake Loeb PLLC
555 Hudson Valley Avenue, Suite 100
New Windsor, New York 12553

MESSINA ASSOCIATES
Carmen T. Messina P.E., L.S.
PO Box 10
Marlboro, NY 12542

Explanations for NA on subdivision checklist

7. Didn't show any different zoning boundaries within or adjacent to property because they are not within or adjacent to the property.
14. Didn't show NYSDEC wetland & 100' buffer because there are none on property
15. Didn't show flood plain boundaries because there are none on the property
16. Didn't show federal wetland because there are none on the property
19. No existing or proposed easements
25. No private roads.
21. Didn't show any road profile because we are not proposing any roads
27. Didn't show any public improvements because there aren't any.
31. No proposed new private road.
36. Didn't provide any amount of site preparation which falls within 100 feet buffer strip of wetlands because there are no wetlands on the property.
37. Didn't provide any amount of site preparation which falls within 100 year flood plain or water course because there are no wetlands or water course on the property.
39. Didn't show any special district boundaries because there aren't any.
40. all existing driveways
41. Didn't show ridgeline & steep slope notation because they aren't on the property.