

**Town of Marlborough Planning Board
Site Plan Application Rev. 6-22-2021**

Application #

Please refer to the Town of Marlborough Town Code Section 155-31 <https://www.ecode360.com/8667578#8667578> to review all relevant local legislation with regards to Site Plan Review.

Please refer to Town of Marlborough Route 9W Corridor Building and Site Design Guidelines for New Commercial Construction and Rehabilitation of Existing Buildings.

[<https://www.townofmarlboroughny.org/Search?searchPhrase=Route%209W%20Corridor%20Building%20and%20Site%20Design%20Guidelines>]

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

Date of Initial Submission and Latest Revision	
Name of Project	Site Plan-William & Kendra Minard
Address of Project	346 Mahoney Road Marlborough NY
Tax Section, Block, and Lot Number	95.4-2-9.100
Zoning District	R-AG-1
Number of Acres	19+- ac
Square Footage of Each Building	existing 160+-sqft. buildings

Reason For Application:
To obtain site plan approval for a proposed agricultural tavern.

Description of Proposal 155-31 E (3) (a):

Proposed use: Addition of an On premises beer,wine and cider sale (Tavern Wine License) to an existing agricultural nursery and tree farm.

CONTACT INFORMATION	
Name of Property Owner	William & Kendra Minard
Address of Property Owner	346 Mahoney Road Milton, NY 12547
Telephone Number of Property Owner:	845-629-1684
Email of Property Owner	Kwminard@gmail.com
Name of Applicant	same as owner
Address of Applicant	
Telephone Number of Applicant	
Email Address of Applicant	
Name of Surveyor	Patricia Brooks, L.S - Control Point Associates, Inc
Address of Surveyor	11 Main Street Highland, NY 12528
Telephone Number of Surveyor	845-691-7339
Email Address of Surveyor	pbrooks@cpasurvey.com
Name of Engineer	n/a
Address of Engineer	
Telephone Number of Engineer	
Email Address of Engineer	
Name of Attorney	n/a
Address of Attorney	
Telephone Number of Attorney	
Email Address of Attorney	
Name & Profession of Other Involved Personnel	n/a
Address of Other Involved Personnel	
Telephone Number of Other Involved Personnel	
Email of Other Involved Personnel	

Town of Marlborough Planning Board

Checklist For Site Plan Application

Revision 6-22-2021

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

Site plans and Checklist shall be prepared by a licensed professional engineer, architect, land surveyor or landscape architect. Additional Town Codes apply to all site plans.

Please check each required item. Y for yes provided, N for not provided, or RW for Request Waiver. **Provide a written explanation for any requested waivers from the checklist.** After final approval is given by the Planning Board, the Building Department should be contacted for further guidance.

Y/N/RW	Required Items To Be Submitted
1 X	Complete application with below information and 12 copies of plans. Site plans SHALL be prepared by licensed professional (155-31 E) and shall refer to specific data sources.
2 X	Completed Site Plan Application form (Pages 1 and 2) 155-31 E (1).
3 X	Site Plan Application Checklist Complete (Automatic application rejection without checklist) pages 3 to 6.
4 X	Ethics code Town of Marlborough Disclosure of Interest (where applicable) Pages 8-10
5 X	Application Fee Paid (Separate check from Escrow Fee) see page 11.
6 X	Initial Escrow Fee Paid (Separate check from Application Fee) see page 11, also 155-31 J.
7 X	Disclaimer Forms Provided See Page 12.
8 X	Letter of Agent Statement Page 13.
9 X	A location map, at a scale of 2,000 feet to the inch or larger, showing the applicant's entire property and all easements and streets and existing structures within 500 feet of the applicant's property as well as the Tax Map and section on of USGS (United States Geological Survey) mapping. 155-31 E (2).
10 X	Project Narrative. Complete Brief document 155-31 E (3) (a) A description of proposed project (bottom of page 1 of Site Plan Application) (b) A description of whether the site design includes the possibility for interconnections with adjoining sites and, if no such interconnection is provided, a thorough narrative as to why an interconnection is not feasible. (c) An analysis of how the project complies with the requirements contained within this Chapter 15 5, Zoning, is included. (d) Any waivers or variances needed have been identified. 155-31 F Waivers shall be discussed in the briefing document to be submitted by the applicant.
11 X	Title of the drawing, including the name and address of the owner of record, applicant, and licensed professional(s) responsible for the preparation of such drawing, including seal and signature. 155-31 E(4)(a).

12 X	Map of the site includes North arrow, scale, and date. 155-31 E (4) (b).
13 X	Map of the site depicts boundaries of the property with surveyed dimensions. 155-31 E (4) (c).
14 X	Names of all owners of record adjacent to the applicant's property are indicated. 155-31 E (4) (d).
15 X	Existing school district (if applicable), zoning district, and overlay district boundaries (if applicable), within 500 feet of the site's perimeter is indicated. 155-31 E (4)(e).
16 X	Map of the site depicts acreage of each distinct existing and proposed land use on the applicant's property, and the proposed density of each if residential uses are proposed. 155-31 E (4) (f).
17	Grading and drainage plan showing existing and proposed contours with intervals of two feet extending 50 feet beyond the tract. If any portion of the parcel is within a one-hundred-year floodplain as determined by the Federal Emergency Management Agency (FEMA), the area will be shown and base flood elevations given. 155-31 E (4) (g).
18	Map of the site depicts location and boundaries of all existing natural land features on the property, including rock outcrops, isolated trees 12 inches or more in diameter at breast height (dbh) and all trees over 24 inches in dbh (whether isolated or in a forested area), existing vegetative and forest cover, orchards, hedgerows and other ornamental landscaping, stone walls, soil types and boundaries, active farmlands, visually prominent agricultural landscape features, such as fields, pastures, and meadows on knolls and hilltops, woodlands along roadways, property lines, and streams, steep slopes in excess of 15%, and water sources. Water sources include ponds, lakes, wetlands and watercourses, primary aquifers and primary aquifer recharge areas, floodplains, and drainage retention/detention areas. The plan shall show locally significant trees which include rare or unusual species, trees associated with historic events or persons, or trees that significantly contribute to a unique scenic viewshed. 155 E (4) (h).
19 X	Location of all existing buildings, structures, signs, and agricultural lands, on adjacent property within 100 feet of the subject lot lines is shown. 155-31 E (4) (i).
20 n/a	Map of the site depicts location, proposed use, height, and setback measurements of all existing and proposed buildings, structures and signs on the applicant's property, including floor plans, and plans for exterior elevations, at a scale of 1/4 inch equals one foot, showing the structure's mass and architectural features, and indicating the type and color of materials to be used. A table indicating square footage of building areas to be used for a particular use, such as retail operation, office use, warehousing, or other commercial activity; maximum number of employees; maximum seating capacity, where applicable; and number of parking spaces existing and required for the intended use. 155-31 E (4) (j).
21 -	Traffic flow patterns within the site, entrances and exits, the location of potential interconnections between the project site and adjoining sites, truck/commercial vehicle loading and service areas, curb cuts on the site and within 100 feet of the site, and all streets which are either proposed, mapped or built are indicated. 155-31 E (4) (k). The Town requires right-of-way of 25 feet from the center line of Town roads along the property frontage. See also 155-31 G (8).
22 none	Any cross-access easements, walkways, and bicycle path opportunities associated with the project are indicated. 155-31 E (4) (l).

23	The location, design (including size of spaces, and accessible parking information) and construction materials of all off-street parking areas (open and enclosed, if any), including the number of parking spaces required and to be provided is indicated. 155-31 E (4) (m) and 155-31 G (9) (c) Off-street parking spaces are a minimum of 200 square feet each. See 155-27 A (1) (a).
24 n/a	The location, design and construction materials of all present and proposed walkways, bicycle paths and bicycle parking, benches, ramps, outdoor storage or display areas, retaining and/or landscaping walls and fences is indicated. 155-31 E (4) (n).
25 n/a	A general and conceptual landscape plan showing proposed changes to existing natural land features. Trees to be saved shall be noted on site plans, and appropriate measures shall be outlined to protect the tree stock from damage during construction. 155-31 E (4) (o). Native species are encouraged. 155-31 G (17) (b).
26 n/a	Map of the site depicts the location, design and construction materials of all existing and proposed water supply system. 155-31 E (4) (p) [1].
27 n/a	Map of the site depicts the location, design and construction materials of all existing and proposed sewage disposal system. 155-31 E (4) (p) [2].
28 n/a	Map of the site depicts the location, design and construction materials of all existing and proposed telephone, cable and energy systems, including electric, oil, gas, solar, or other energy systems. 155-31 E (4) (p) [3].
29 n/a	Map of the site depicts the location, design and construction materials of all existing and proposed storm drainage system, including but not limited to existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, manholes, and drainage swales. 155-31 E (4) (p) [4] Identify a distance off site to show drainage structures or a natural discharge location.
30 X	The location of fire and emergency access ways and zones, including the location of fire hydrants or of the nearest alternative water supply for fire emergencies are indicated. 155-31 E 4 (q) Discussed lock box provision with fire department (see Milton or Marlboro Fire District) except on single family detached residential dwellings See also 155-31 G (13).
31 -	The location, type, and screening details for solid waste disposal facilities and containers is indicated. 155-31 E (4) (r).
32 -	The proposed location, height, orientation, type of illuminating device, bulb type and wattage, and photometric data of all outdoor lighting fixtures is indicated. 155-31 E (4) (s). See also 155-31 G (14)
33 -	The location, height, size, materials, design, and illumination of all present and proposed signs and other advertising or instructional devices are indicated. 155-31 E (4) (t) See also 155-28.
34 n/a	Estimates of noise generation at the source and property line are provided. 155-31 E (4) (u). See also 155-31 G (16).
35 none	Inventory and quantity of hazardous materials anticipated for on-site storage and/or use, if applicable, are provided. 155-31 E (4) (v).
36 n/a	Plans for the disposal of construction and demolition, waste, whether on-site or at a New York State approved solid waste management facility are indicated. 155-31 E (4) (w).
37 n/a	A park or open space is being provided see 155-31 E (4) (x).
38 n/a	For projects involving more than one phase, a site plan showing each phase of the project is included. 155-31 E (4) (y)

39 X	Proposed days and hours of operation are indicated. 155-31 E (4) (z).
40 X	A copy of the deed to the property as most recently filed and/or a copy of the executed contract of sale is included 155-31 E (4) (aa) [1].
41 NONE	A copy of each covenant, easement or deed restriction in effect or intended to cover all or part of the tract is included 155-31 E (4) (aa) [2].
42 NONE	Enforceable map notes of stormwater drainage, utility rights-of-way, etc., are indicated 155-31 E (4) (aa) [3].
43 X	Identification, and submittal when available, of all necessary permits from federal, state, county or local agencies, approvals required from said agencies for the project's execution, and proof of special permit and/or variance approvals, if applicable, are included 155-31 E (4) (aa) [4].
44 X	Short-unlisted actions or full EAF Type one action, as required by the lead agency under the Environmental Conservation Law, is complete and included. See 155-31 E (4) (aa) [6] Environmental Assessment Form. Applicants must use NYSDEC* web based system EAF mapper Application. https://www.dec.ny.gov/permits/6191.html Make sure to unblock popups.
45 X	Twelve (12) copies of all maps, plans, reports, and a PDF file of all documentation submitted. Plan sets must be submitted in collated packages. (155 E, 155-31 E (5)). (See section 75-6 B. (6) regarding plan stamp requirements of licensed professional).
46 X	Agricultural Data Statement (If applicable). See also 155-52 Setbacks and buffers from active agricultural lands.
47 X	Off-street parking spaces are a minimum of 200 square feet each. See 155-27 A (1) (a).

The plat for the proposed Site Plan has been prepared in accordance with this checklist. A waiver request must be submitted by design professional for any items which are not provided.

By: Dan Brooks
Licensed Professional

Stamp

12-08-2022

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: marlboroughplanning@marlboroughny.us

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: grandparents, parents, spouse, significant other, children, grandchildren, 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, William & Kendra Minard, residing at 346 Mahoney Road Milton NY, make the following statements about interests in the real property which is the subject of this

application, petition or request for a Site plan,

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 an immediate family member of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

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

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

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

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

Signed: Walker, Marnie Date: 12/7/22

ACKNOWLEDGMENT

State of New York,
County of:

On 12/7/2022, before me personally appeared William Minard! Kendra Minard, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to this instrument and acknowledged to me that [he/she/they] executed the same in [his/her/their] capacity(ies), and that by [his/her/their] signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary

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

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	<u>\$1,000.00</u> , plus \$10.00 per 1,000 sf of Building ^{\$1,000.00}
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	<u>\$1,000.00</u> Minimum ^{\$1,000.00}
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

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): William Minard & Kendra Minard

Applicant's Signature: William Minard & Kendra Minard

Date: December 6, 2022

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

Town of Marlborough Planning Board

Letter of Agent

I (We), William & Kendra Minard am (are) the owner(s) of a parcel of land located on 346 Mohoney Road in the Town of Marlborough, Tax Map Designation: Section 95.4 Block 2 Lot 9.100.

I (We) hereby authorize Control Point Associates, Inc. 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, Minor Site Plan, or Lot Line Revision Application. (circle one)

William & Minard
Signature

12/7/22
Date

John Minard
Signature

12/7/22
Date

State Of New York
County of Ulster

On the 7th day of December in the year 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared

William Minard, Kendra Minard, 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.

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

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.

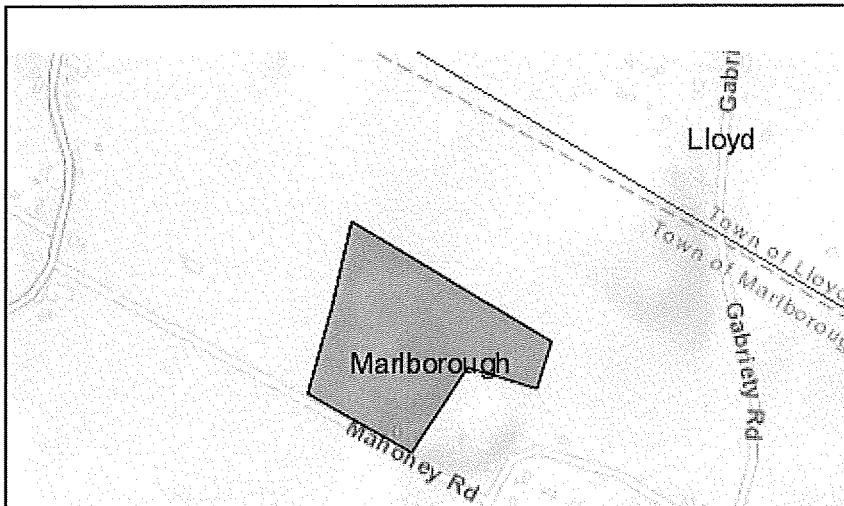
Part 1 – Project and Sponsor Information			
Name of Action or Project: Site Plan of lands of William & Kendra Minard			
Project Location (describe, and attach a location map): 346 Mahoney Road Town of Marlborough Ulster County NY SBL: 95.4-2-9.100			
Brief Description of Proposed Action: Site Plan of a proposed agricultural tavern located on a 19+- acre parcel.			
Name of Applicant or Sponsor: Patricia Brooks, L.S. - Control Point Associates, Inc.		Telephone: 845-691-7339 E-Mail: pbrooks@cpasurvey.com	
Address: 11 Main Street			
City/PO: Highland		State: NY	Zip Code: 12528
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Department of Agriculture and Markets		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		19+- acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		19+- acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture)		<input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)	
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture		<input checked="" 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: _____ no new construction is proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ no potable water is proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ no septic disposal system is proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		NO	YES
a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		<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>Control Point Associates, Inc.</u>		Date: <u>December 6, 2022</u>	
Signature: <u>D. D. Brooks</u>		Title: <u>Land Surveyor / Agent</u>	

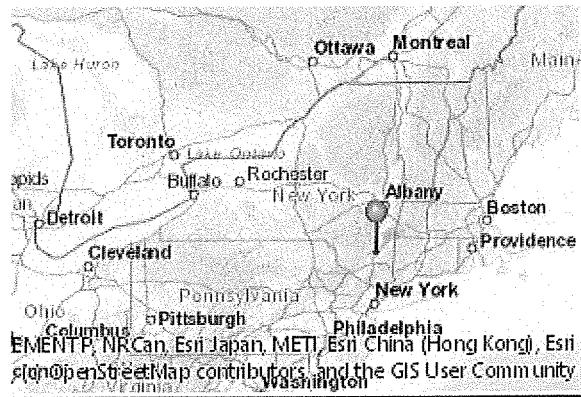
EAF Mapper Summary Report

Tuesday, December 6, 2022 10:57 AM



Garmin, USGS, Intermap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

December 8, 2022

LETTER OF INTENT

Applicants William and Kendra, W & K Split Rail Nursery & Tree Farm, are seeking Site Plan approval for a 19+- acre parcel situated on the north side of Mahoney Road, being approximately 500' west of Peach Lane and having the tax map designation of SBL: 95.4-2-9.100. The property is located in the R-AG-1 zoning district.

Currently use of this parcel is an existing agricultural nursery and tree farm operation which includes existing food and beverage sales.

The proposed use is to include On premises beer, wine and cider sale out of an existing 160+-sqft. building located on the premise. There is no potable water, septic or lighting proposed. Days and hours of operation will be Friday, Saturday and Sunday from dawn to dusk.

An On premises retail license is being applied for through the New York State Liquor Authority.

S:\PROJECTS\220116\DOCUMENTS\12.8.22 Letter of Intent.doc

**Control Point Associates, Inc. P.C. is pleased to announce the acquisition
of Brooks & Brooks Land Surveyors, P.C.**

BROOKS & BROOKS
LAND SURVEYORS, PC
SURVEYING • PLANNING • GIS

AGRICULTURAL DATA STATEMENT

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

A. Name of applicant: William & Kendra Minard

Mailing address: 346 Mohoney Road Milton NY 12547

B. Description of the proposed project: Site Plan – proposed agricultural tavern

C. Project site address: 346 Mohoney Road Town: Marlborough

D. Project site tax map number: 95.4-2-9.100

E. The project is located on property:

O - within an Agricultural District containing a farm operation, or

X - with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 19+- acres

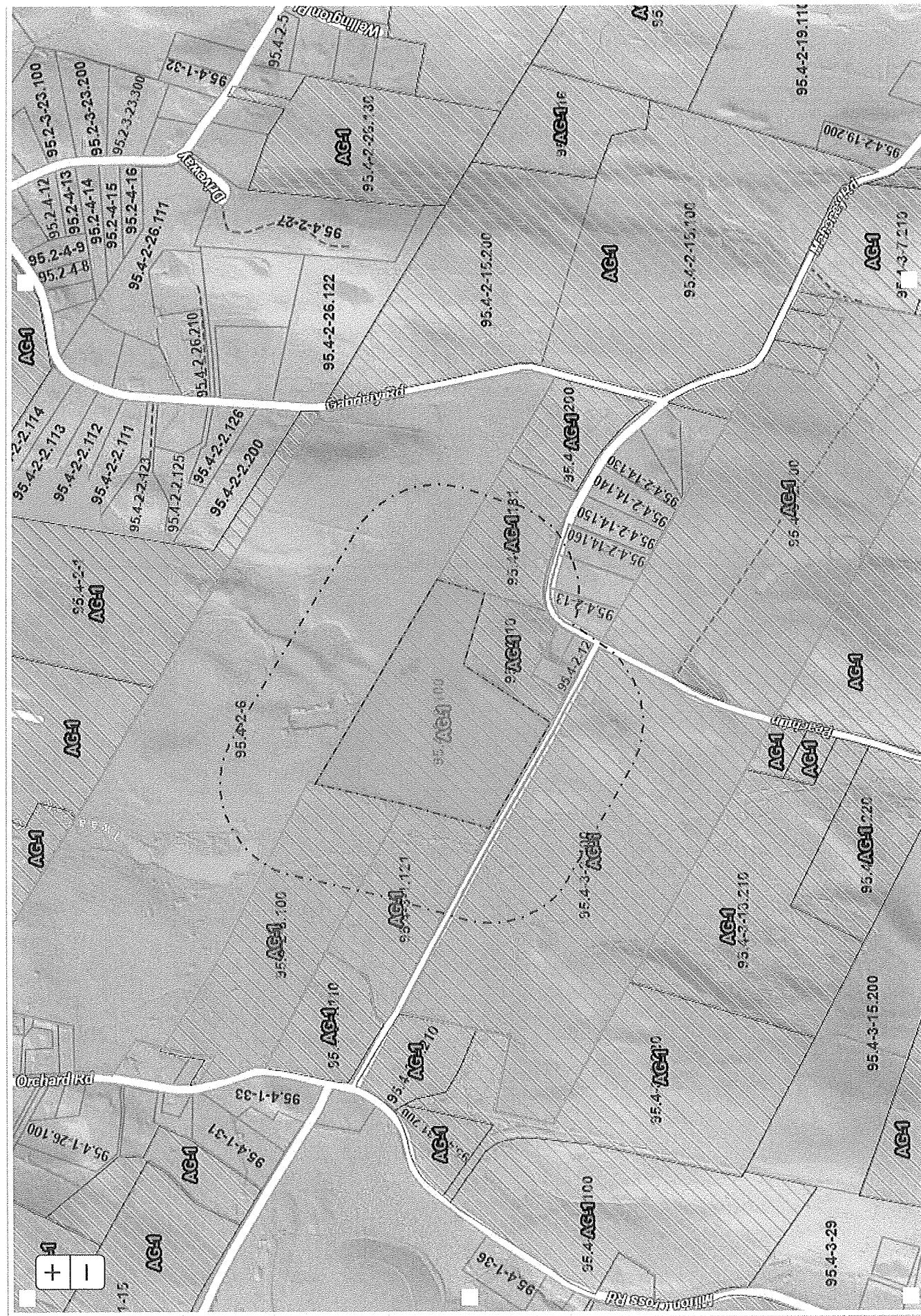
G. Is any portion of the project site currently being farmed?

X Yes. If yes, how many acres _____ or square feet _____?

O No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

95.4-3-2.100 Allstate Apple Exc. Inc. Box 246 Milton, NY 12547 – Fruit crop



#12-220116

William Kendra Minard
Adjoining owners within 500'
of Subject parcel SBL: 95.4-2-9.100

Parcel	Owner	Mailing_Address	Mailing_City	_Zip	Property_Class
95.4-2-9.100	William R & Kendra M Minard	346 Mahoney Rd	Milton NY	12547	Rural res
95.4-2-14.181	Zachary Wright	310 Mahoney Rd	Milton NY	12547	1 Family Res
95.4-2-14.160	Cindy M Yannitty	311 Mahoney Rd	Milton NY	12547	1 Family Res
95.4-2-10	Marie & John Freeborn	322 Mahoney Rd	Milton NY	12547	1 Family Res
95.4-2-12	John F & Joan T Freeborn	324 Mahoney Rd	Milton NY	12547	Vac w/imprv
95.4-2-11	John & Joan Freeborn	324 Mahoney Rd	Milton NY	12547	1 Family Res
95.4-2-13	Michael Malfa	329 Mahoney Rd	Milton NY	12547	1 Family Res
95.4-2-14.170	Domenico & Joanne Bernardo	315 Mahoney Rd	Milton NY	12547	1 Family Res
95.4-3-2.100	Allstate Apple Exc Inc	Box 246	Milton NY	12547	Fruit crop
95.4-3-1.121	Luke N & Heather M Sukunda	356 Mahoney Rd	Milton NY	12547	1 Family Res
95.4-2-8.100	Michael B & Diann Hackett	269 Orchard Rd	Highland NY	12528	Rural res
95.4-2-6	Thomas Est of Amato	P.O. Box 305	Barnegat NJ	8005	Apartment

ULSTER COUNTY CLERK'S OFFICE
COUNTY CLERK'S RECORDING PAGE

19

Return To:

RAYMOND P JURINA ESO
296 WATERBURY HILL RD
LAGRANGEVILLE NY 12540

WANDS
GEORGE A & OR
MINARD
WILLIAM ROBERT & OR

Index Deed Book
Book 03065 Page 0113
No. Pages 0003
Instrument DEED
Date : 8/01/2000
Time : 1:56:19
Control # 200008010100
RPT 17 2000 000012
Employee ID JGEI

DEED REC	\$	14.00
	\$.00
	\$.00
GOV REC FE	\$	5.00
TRANS TAX	\$	800.00
	\$.00
	\$.00
	\$.00
	\$.00
Total:	\$	819.00

STATE OF NEW YORK
ULSTER COUNTY CLERK'S OFFICE

WARNING-THIS SHEET CONSTITUTES THE CLERK'S
ENDORSEMENT REQUIRED BY SECTION 316-a(5) &
SECTION 319 OF THE REAL PROPERTY LAW OF THE
STATE OF NEW YORK. DO NOT DETACH.

ALBERT SPADA
COUNTY CLERK

<u>TRANSFER AMT</u>	
TRANSFER AMT \$	200,000.00
TRANSFER TAX \$	800.00

11800

8100

Clove Valley

CVA 00-399

Standard N.Y.B.T.U. Form 8002: Bargain & sale deed,
with covenant against grantor's acts-ind. or Corp.: single sheet

DATE CODE

(3)

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

7W 3600

THIS INDENTURE, made the 12th day of July, Two Thousand
 BETWEEN GEORGE A. WANDS and MARIA T. WANDS, husband and wife, residing at 346
 Mahoney Road, Milton, NY 12547
 Robert Marie Wands
 party of the first part, and WILLIAM^A MINARD and KENDRA^A MINARD, husband and wife, residing at
 Route 44-55, Clintondale, NY 12515

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten 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, situate,
 lying and being in the TOWN OF MARLBOROUGH, County of Ulster and State of New York, bounded and
 described as follows:

BEGINNING at a point in the center of Mahoney Road, said point being the Southwesterly corner of the
 parcel herein described and the Easterly bounds of lands of Nelson Tile; (1) thence along lands of Nelson Tile
 North 24 degrees 53 minutes 00 seconds East 993.10 feet to an iron bar set in the Northwesterly corner of the
 parcel herein described and the Southerly bounds of Fuhrmann; (2) thence along a stone wall and fence and the
 Southerly bounds of Fuhrmann South 46 degrees 52 minutes 00 seconds East 1261.26 feet to a wall corner and the
 Westerly bounds of Nelson Tile, and being the Northeasterly corner of the parcel herein described; (3) thence
 along the Westerly bounds of Nelson Tile South 30 degrees 38 minutes 00 seconds West 287.00 feet to an iron bar
 set in the North East corner of other lands of Harry and Marie Freeborn; (4) thence along the Northerly and
 Westerly bounds of other lands of said Freeborn the following courses and distances; North 59 degrees 32 minutes
 30 seconds West 396.26 feet to an iron bar; (5) thence South 47 degrees 14 minutes 00 seconds West 574.41 feet
 passing through N.Y.T. Pole #75 to a point in the center of Mahoney Road; (6) thence along the center of
 Mahoney Road the following courses and distances: North 47 degrees 12 minutes 40 seconds West 340.78 feet to
 a point; (7) thence North 47 degrees 06 minutes 00 seconds West 243.93 feet to the point and place of beginning.

BEING the same premises convey to George A. Wands and Maria T. Wands, husband and wife by deed from
 Marie Freeborn, dated 08/24/73 and recorded in the Ulster County Clerk's Office on 09/06/73 in Liber 1305 cp
 967.

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 the 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 reads "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

George A. Wands
 GEORGE A. WANDS

Maria T. Wands
 MARIA T. WANDS

State of New York
County of Dutchess

On the 12th day of July in the year 2000 before me, personally appeared George A. Wands and Maria T. Wands, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.


Raymond P. Jurina Jr.

Notary Public
Raymond P. Jurina Jr.,
Notary Public, State of New York
No. 02JL48509761
Qualified in Dutchess County
Commission Expires May 31, 2001

**Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No. CVA-00-399

GEORGE A. WANDS and MARIA T. WANDS

TO

WILLIAM R. MINARD and KENDRA M. MINARD

SWIS	513600
SECTION	95.4
BLOCK	2
LOT	9
COUNTY OR TOWN	Ulster/Marlborough

RETURN BY MAIL TO:

Raymond P. Jurina Jr., Esq.
Attorney at Law
296 Waterbury Hill Road
LaGrangeville, NY 12540

RECORDED AT THE REQUEST OF
CVA-00-399
CLOVE VALLEY ABSTRACT, LTD.
296 Waterbury Hill Road
LaGrangeville, NY 12540

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401



60 2013 00018665

Volm-5679 Pg-23

Instrument Number: 2013- 00018665

As

D01 - Deed

Recorded On: November 19, 2013

Parties: SUKUNDA LUKE N

To

MINARD WILLIAM R

Billable Pages: 4

Recorded By: KENDRA W MINARD

Num Of Pages: 4

Comment:

** Examined and Charged as Follows: **

D01 - Deed	60.00	RP5217-125	125.00	Tax Affidavit TP 584	5.00
Recording Charge:	190.00				
		Consideration			
		Amount	Amount	RS#/CS#	
Tax-Transfer	4.00	1,000.00	1517	Basic	0.00
MARLBOROUGH				Local	0.00
				Additional	Special Additional 0.00
					Transfer 4.00
Tax Charge:	4.00				

** 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: 2013- 00018665

WILLIAM E DUQUETTE ESQ

Receipt Number: 1326532

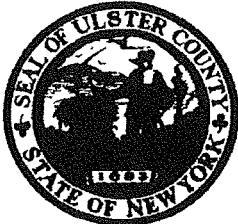
JACOBOWITZ&GUBITS LLP

Recorded Date/Time: November 19, 2013 04:40:55P 158 ORANGE AVE PO BOX 367

Book-Vol/Pg: Bk-D VI-5679 Pg-23

WALDEN NY 12586

Cashier / Station: r rsec / Cashier Workstation 2



Nina Postupack Ulster County Clerk

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

THIS INDENTURE, made the 19th day of November, 2013,

BETWEEN **LUKE N. SUKUNDA and HEATHER M. SUKUNDA**, residing at 356 Mahoney Road, Milton, New York 12547, grantor,

and

WILLIAM R. MINARD and KENDRA M. W. MINARD, husband and wife, residing at 346 Mahoney Road, Milton, New York 12547, grantee,

WITNESSETH, that the grantor, in consideration of Ten and No/100 (\$10.00) Dollars lawful money of the United States, and other good and valuable consideration paid by the grantee, does hereby grant and release unto the grantee, the heirs or successors and assigns of the grantee 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 the State of New York, and being more accurately described on **Schedule A** attached hereto and made a part hereof.

Property: P/O 356 Mahoney Road, Milton, NY 12547 (Town of Marlborough)
SBL: P/O 95.4-3-1.120, intended to be merged into and known as part of 95.4-2-9

BEING and intended to be a portion of the same premises conveyed by Ultimate Builders, Ltd. to Luke N. Sukunda and Heather M. Sukunda by deed dated October 5, 2006 and recorded in the Ulster County Clerk's Office in Liber 4336 of Deeds at Page 85.

TOGETHER with all right, title and interest, if any, of the grantor 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 grantor in and to said premises:

TO HAVE AND TO HOLD the premises herein granted unto the grantee the heirs or successors and assigns of the grantee forever.

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

AND the grantor, in compliance with Section 13 of the Lien Law, covenants that the 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" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

Luke N. Sukunda
LUKE N. SUKUNDA

Heather M. Sukunda
HEATHER M. SUKUNDA

State of New York)
) ss.:
County of Orange)

On November 19, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared LUKE N. SUKUNDA AND HEATHER M. SUKUNDA, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals or the person upon behalf of which the individuals acted, executed the instrument.

AMY L. BECKER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BE6224352
Qualified in Greene County
by Commission Expires 6/28/14

Amy L. Becker
Notary Public, State of New York

RECORD & RETURN TO:

William E. Duquette, Esq.
Jacobowitz & Gubits, LLP
158 Orange Avenue
P. O. Box 367
Walden, New York 12586

MEDENBACH & EGGERS
Civil Engineering & Land Surveying, P.C.
4305 US Highway 209, Stone Ridge, NY 12484
Ph. (845) 687-0047 – Fax (845) 687-4783

DESCRIPTION OF LANDS
TO BE CONVEYED BY SUKUNDA TO MINARD

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Marlborough, County of Ulster and State of New York and being designated as "Lands to be Conveyed by Sukunda to Minard" on "Map Showing Lot Line Adjustment for lands of Sukunda & Minard", dated October 9, 2013 and filed in the Ulster County Clerk's Office on 11/19/2013 as Map No 13-144, and being more particularly bounded and described as follows:

BEGINNING at a point on the assumed northeasterly bounds of Mahoney Road and at the southerly corner of lands of Luke & Heather Sukunda, L. 4336 – P. 85, being Lot 2 as shown on Filed Map # 03-1070;

THENCE from the said point of beginning and following the said road bounds North 55 degrees 53 minutes 30 seconds West a distance of 38.47 feet;

THENCE running through said lands of Sukunda along a new lot line North 21 degrees 36 minutes 16 seconds East a distance of 450.58 feet to a point at the easterly corner of said lands;

THENCE following the bounds of lands of Minard, L. 3065 – P. 113 along an existing lot line to be deleted South 16 degrees 55 minutes 34 seconds West a distance of 460.44 feet to the point of beginning and containing approximately 0.19 acres.

The parcel herein conveyed is to become part of the premises of the grantees herein as described in a deed recorded in the Ulster County Clerk's Office in Liber 3065 of deeds at page 113 and cannot be sold as a separate lot without the approval of the Planning Board of the Town of Marlborough, the intention of this conveyance being to adjust the common boundary line between the parties hereto.

BEING a portion of the premises conveyed by Ultimate Builders, Ltd. to Luke N. Sukunda and Heather M. Sukunda by deed dated October 5, 2006 and recorded in the Ulster County Clerk's Office in Liber 4336 of Deeds at Page 85.

The above description was prepared on November 5, 2013 by Medenbach & Eggers, Civil Engineering and Land Surveying, P.C., Stone Ridge, NY.

PLEASE TYPE OR PRESS FIRMLY WHEN WRITING ON FORM
 INSTRUCTIONS (RP-5217-INS): www.orps.state.ny.us

FOR COUNTY USE ONLY

C1. SWIS Code 513600C2. Date Deed Recorded 11/19/13C3. Book 5679C4. Page 23

New York State Department of
 Taxation and Finance

Office of Real Property Tax Services

RP- 5217

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location 356 Mahoney Road (a Portion of)
 STREET NUMBER STREET NAME

Town of Marlborough

VILLAGE

12547 ZIP CODE

2. Buyer Name Minard William R.
 LAST NAME / COMPANY FIRST NAME

Minard

Kendra M. W.

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) LAST NAME / COMPANY FIRST NAME

STREET NUMBER AND STREET NAME

CITY OR TOWN

STATE

ZIPCODE

4. Indicate the number of Assessment Roll parcels transferred on the deed # of Parcels Part of a Parcel (Only If Part of a Parcel) Check as they apply:

5. Deed Property Size FRONT FEET X DEPTH OR ACRES • 19 4A. Planning Board with Subdivision Authority Exists
 LAST NAME / COMPANY FIRST NAME 4B. Subdivision Approval was Required for Transfer
 Sukunda Luke N. 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name Sukunda Heather M.
 LAST NAME / COMPANY FIRST NAME

7. Check the box below which most accurately describes the use of the property at the time of sale:
 Check the boxes below as they apply:

A <input checked="" type="checkbox"/> One Family Residential	E <input type="checkbox"/> Agricultural	I <input type="checkbox"/> Community Service
B <input type="checkbox"/> 2 or 3 Family Residential	F <input type="checkbox"/> Commercial	J <input type="checkbox"/> Industrial
C <input type="checkbox"/> Residential Vacant Land	G <input type="checkbox"/> Apartment	K <input type="checkbox"/> Public Service
D <input type="checkbox"/> Non-Residential Vacant Land	H <input type="checkbox"/> Entertainment / Amusement	L <input type="checkbox"/> Forest

8. Ownership Type is Condominium
 9. New Construction on 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 / N/A /
 Month Day Year

12. Date of Sale / Transfer 11/19/2013
 Month Day Year

13. Full Sale Price 1000.00

(Full Sale Price is the total amount paid for the property including personal property.
 This payment may be in the form of cash, other property or goods, or the assumption of
 mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale 0.00

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

16. Year of Assessment Roll from 1 3 17. Total Assessed Value (of all parcels in transfer) 90,855.00

18. Property Class 2,1,0 19. School District Name Highland

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

P/O 95.4-3-1.120

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 will subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

Luke N. Sukunda
 SELLER SIGNATURE

BUYER SIGNATURE

Heather M. Sukunda 11/19/13
 BUYER SIGNATURE DATE

BUYER'S ATTORNEY

William E. Dugquette William E.
 LAST NAME FIRST NAME

845 778-2121
 AREA CODE TELEPHONE NUMBER

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

Minard William R. and Kendra MW
 LAST NAME FIRST NAME

845 787-6055
 AREA CODE TELEPHONE NUMBER

346 Mahoney Road
 STREET NUMBER STREET NAME

Milton NY 12547
 CITY OR TOWN STATE ZIP CODE

NEW YORK STATE COPY