

**Town of Marlborough Planning Board**  
**Simple Two-Lot Lot Line Change Application**  
**10-9-2022**

Application #

Under this application there can be no change in buildings, access, and no variance for any dimension requirement. The Planning Board has the right to determine the application requires a site plan approval. 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.

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

Date of Initial Submission and Latest Revision	3/3/2023
Name of Project	Lot Line Alteration between Attieri & Kruszkowski
Addresses of Project	278 Orchard Rd + 268-272 Orchard Rd
Tax Section, Block, and Lot Numbers	95.4-1-31 & 95.4-1-33
Zoning District(s)	This application is only valid for R-1 <input type="checkbox"/> and R-AG-1 <input checked="" type="checkbox"/> zones. Indicate which
Number of Acres each lot	95.4-1-31 = 2.740 Ac 95.4-1-33 = 2.619 Ac
Proposed number of acres for each lot	95.4-1-31 = 2.836 Ac 95.4-1-33 = 2.523 Ac.

Reason For Application: Existing driveway for 278 Orchard encroaches on 268-272 Orchard Rd. This will rectify the issue.

Description of Proposal 155-31 E (3) (a): The proposal is to request a small lot line change between the 2 listed parcels to rectify the driveway encroachment which has been long standing. There are no plans for future development or improvements.

Requested waivers based on this being a simple two-lot lot line change Item 26 to 50, others noted above.

CONTACT INFORMATION	
Name of Property Owner	Deborah A. Kruszenski
Address of Property Owner	278 Orchard Road
Telephone Number of Property Owner:	718-427-3801
Email of Property Owner	debkruszenski@gmail.com
Name of Applicant	
Address of Applicant	
Telephone Number of Applicant	
Email Address of Applicant	
Name of Surveyor	Johnson Surveying LLC / Brandon Johnson
Address of Surveyor	10 Meadow Ln Pleasant Valley, NY 12569
Telephone Number of Surveyor	845-380-0528
Email Address of Surveyor	Johnsonboundaries@gmail.com
Name of Engineer	
Address of Engineer	
Telephone Number of Engineer	
Email Address of Engineer	
Name of Attorney	
Address of Attorney	
Telephone Number of Attorney	
Email Address of Attorney	
Name & Profession of Other Involved Personnel	
Address of Other Involved Personnel	
Telephone Number of Other Involved Personnel	
Email of Other Involved Personnel	

**Town of Marlborough Planning Board**  
**Simple Two-Lot Lot Line Change Application**  
**10-9-2021 Draft**

The following items shall be submitted for a Planning Board Simple Two-Lot Line Change Application to be considered complete.

Simple Two-Lot Line Change plans and Checklist shall be prepared by a licensed professional engineer, architect, land surveyor or landscape architect. Additional Town Codes apply to all Simple Two-Lot Line Change 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 Y	Complete application with below information and 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)). Plans SHALL be prepared by licensed professional (155-31 E) and shall refer to specific data sources. (See section 75-6 B. (6) regarding plan stamp requirements of licensed professional).
2 Y	Completed Simple Two-Lot Lot Line Change Application form (Pages 1 and 2) 155-31 E (1).
3 Y	Simple Two-Lot Lot Line Change Application Checklist Complete (Automatic application rejection without checklist) pages 3 to 6.
4 N	Ethics code Town of Marlborough Disclosure of Interest (where applicable) Pages 8-10
5 Y	Application Fee Paid (Separate check from Escrow Fee) see page 11.
6 Y	Initial Escrow Fee Paid (Separate check from Application Fee) see page 11, also 155-31 J.
7 Y	Disclaimer Forms Provided See Page 12.
8 Y	Letter of Agent Statement Page 13.
9 Y	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 Y	Project Narrative. Complete Brief document 155-31 E (3) (a) A description of proposed project (bottom of page 1 of Simple Two-Lot Lot Line Change Application) (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 Y	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	Y	Map of the site includes North arrow, scale, and date. 155-31 E (4) (b).
13	Y	Map of the site depicts boundaries of the property with surveyed dimensions. 155-31 E (4) (c).
14	Y	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).
15	Y	Map of the site depicts location, proposed use, and setback measurements of all existing and proposed buildings, structures and signs on the applicant's property, 155-31 E (4) (j).
16	Y	Map of the site depicts the locations of all existing and proposed water supply system. 155-31 E (4) (p) [1].
17	RW WRR	Map of the site depicts the locations, of all existing and proposed sewage disposal system. 155-31 E (4) (p) [2].
18	Y	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].
19	N	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].
20	N	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].
21	RW WRR	Agricultural Data Statement (If applicable). See also 155-52 Setbacks and buffers from active agricultural lands.
22	N N	Inventory and quantity of hazardous materials anticipated for on-site storage and/or use, if applicable, are provided. 155-31 E (4) (v).
23	N	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).
24	N	A park or open space is being provided see 155-31 E (4) (x).
25	N	For projects involving more than one phase, a site plan showing each phase of the project is included. 155-31 E (4) (y)
26	RW on item (b)	Project Narrative. Complete Brief document 155-31 E (3) (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.
27	RW	Public hearing and legal notice page 7
28	RW	Names of all owners of record adjacent to the applicant's property are indicated. 155-31 E (4) (d).
29	RW	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).
30	RW	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).

31 RW	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).
32 RW	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).
33 RW	Map of the site depicts location, proposed use, and height, 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).
34 RW	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).
35 RW	Any cross-access easements, walkways, and bicycle path opportunities associated with the project are indicated. 155-31 E (4) (l).
36 RW	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 the minimum size. See 155-27 A (1) (a).
37 RW	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).
38 RW	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).
39 RW	Map of the site depicts the design and construction materials of all existing and proposed water supply system. 155-31 E (4) (p) [1].
40 RW	Map of the site depicts the design and construction materials of all existing and proposed sewage disposal system. 155-31 E (4) (p) [2].



41 RW	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].
42 RW	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.
43 RW	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).
44 RW	The location, type, and screening details for solid waste disposal facilities and containers is indicated. 155-31 E (4) (r).
45 RW	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)
46 RW	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.
47 RW	Estimates of noise generation at the source and property line are provided. 155-31 E (4) (u). See also 155-31 G (16).
48 RW	Proposed days and hours of operation are indicated. 155-31 E (4) (z).
49 RW	Enforceable map notes of stormwater drainage, utility rights-of-way, etc., are indicated 155-31 E (4) (aa) [3].
50 RW as Type II action	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. <a href="https://www.dec.ny.gov/permits/6191.html">https://www.dec.ny.gov/permits/6191.html</a> Make sure to unblock popups.

The plat for the proposed Simple Two-Lot Lot Line Change 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: Brendan Johnson PLS  
Licensed Professional



Stamp

3/3/2023

Date

## Disclaimer

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

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


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

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

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

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

Applicant's Name (Print): Brendon Johnson

Applicant's Signature: 

Date: 3/3/2023

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

## Altieri-Kruszenski Lot Line Alteration

### Waiver request

17. Locations of existing sewage disposal systems – No proposed development. Lot line change location located at road line.

21. Agricultural Statement – No proposed development or improvements.

26-50. Waivers dictation by municipal checklist – No planned development or improvements.



**Town of Marlborough Planning Board**  
**Letter of Agent**

I (We), Deborah Kruszenski am (are) the owner(s) of a parcel  
of land located on 278 Orchard Road in the Town of Marlborough,  
Tax Map Designation: Section 95.4 Block 1 Lot 31.

I (We) hereby authorize Brendan Johnson, PLS 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)

Deborah Kruszenski  
Signature

Jan 9, 2023  
Date

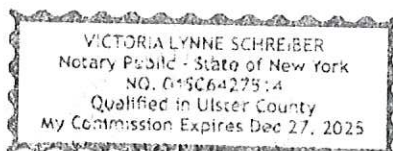
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

State Of New York  
County of Ulster

On the 9<sup>th</sup> day of January in the year 2023 before me, the undersigned, a Notary  
Public in and for said State, personally appeared

Deborah A Kruszenski, 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.



Victoria Lynne Schreiber  
Notary Public

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

Return To:

CENTURY TITLE  
6 CENTURY HILL DRIVE  
LATHAM, NY 12110

ALTIERI  
FRANCES & OR  
ALTIERI  
DIANE

//  
Index Deed Book

Book 03169 Page 0209

No. Pages 0003

Instrument DEED

Date : 6/01/2001

Time : 1:05:38

Control # 200106010073

RPT 17 2001 005945

Employee ID RHAL

DEED REC	\$	14.00
	\$	.00
	\$	.00
GOV REC FE	\$	5.00
TRANS TAX	\$	.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
Total:	\$	19.00

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

TRANSFER AMT

TRANSFER AMT \$ .00

TRANSFER TAX \$ .00

7130  
C73

THIS INDENTURE, Made the 18th day of April, Two Thousand and One

BETWEEN

Frances Altieri, residing at 272 Orchard Road, Highland, NY and Francine Altieri-Griffiths, residing at 272 Orchard Road, Highland, NY parties of the first part,  
and

Diane Altieri, residing at 272 Orchard Road, Highland, NY,  
parties of the second part,

WITNESSETH, that the party of the first part in consideration of Ten and 00/100 DOLLARS (\$10.00) 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 parties of the second part, their heirs, successors and assigns 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, known and designated as Parcel "A" as shown on a map entitled "Subdivision Map of Property of Anthony and Frances Altieri", filed in the Ulster County Clerk's Office on 2/23/83 as Map No. 4781, bounded and described as follows:

Beginning at a point in the center line of Orchard Road (a/k/a Milton Cross Road), said point being the intersection of the said centerline of Orchard Road (a/k/a Milton Cross Road), with the center line of Bailey's Gap Road; thence along the said center line of Bailey's Gap Road the following two courses: North 48° 55' 10" West 103.48 feet to a point and North 44° 54' 20" West 130.91 feet to a point; thence along the Easterly and Northeasterly lines of Parcel "B", as shown on the said map, the following courses: leaving the said center line of Bailey's Gap Road North 36° 15' 00" East 168.22 feet to a point, North 40° 50' 00" West 38.00 feet to a point, North 38° 20' 00" East 133.00 feet to a point, and North 22° 30' 00" West 95.00 feet to a point; thence along the Southeasterly line of lands now or formerly Bellacicco (Liber 1382, cp. 345) North 49° 01' 50" East 261.79 feet to a point in the center line of Orchard Road (a/k/a Milton Cross Road); thence along the said center line of Orchard Road (a/k/a Milton Cross Road) the following courses: due South 96.87 feet to a point, South 2° 43' 30" East 210.24 feet to a point, South 9° 14' 50" West 87.13 feet to a point, South 23° 20' 00" West 111.09 feet to a point, and South 27° 16' 10" West 218.26 feet to the point or place of beginning. Containing 2.63 acres of land, more or less.

BEING the same premises conveyed to Frances Altieri and Francine Altieri-Griffiths by deed from Frances Altieri dated September 27, 1989 and recorded in the Ulster County Clerk's Office on October 2, 1989 in Liber 1953 of Deeds at page 291.

It is the intent of the parties to extinguish the life estate granted to Frances Altieri by deed dated February 28, 1994 and recorded in the Ulster County Clerk's Office in Liber 2453 cp. 212.

TOGETHER with the appurtenances and all of the estate and rights of the parties of the first part in and to said premises,

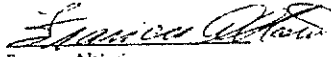
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, their heirs, successors and assigns forever.

CHECKED al  
ENTERED al  
MARK/OFF \_\_\_\_\_

AND said parties of the first part covenants that the parties of the first part have 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 improvements and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.


IN WITNESS WHEREOF the party of the first part has executed this deed on the day and date first above mentioned.

  
Frances Altieri

  
Francine Altieri-Griffiths

STATE OF NEW YORK, COUNTY OF Westchester ss:

On this 18<sup>th</sup> day of April in the year 2001, before me, the undersigned, personally appeared Frances Altieri and Francine Altieri-Griffiths, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

  
Notary Public  
DIANE M. TERKELSON  
Reg. #017E4813544  
Notary Public, State of New York  
Qualified in Westchester County  
My Commission Expires 12/31/02

RECORD AND RETURN TO:

✓ Century Title  
6 Century Hill Drive  
Latham, New York 12110  
518-788-8828

CHECKED md  
ENTERED md  
MARK/OFF \_\_\_\_\_

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY

LIBER 1576 PAGE 0070

THIS INDENTURE, made the 17<sup>th</sup> day of *October* November, 1985

BETWEEN JOHN BELLACICCO  
32 Sunnybrook Circle  
Highland, New York

DEBRA K. BELLACICCO  
Orchard Road  
Highland, New York

part y of the first part, and

part y of the second part,

WITNESSETH, that the party of the first part, 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 part y of the second part does hereby remise, release and quitclaim unto the part y of the second part,

her heirs

and assigns forever,

ALL THAT PARCEL OF LAND SITUATE IN THE TOWN OF MARLBORO, COUNTY OF  
ULSTER AND STATE OF NEW YORK, bounded and described as follows:

BEGINNING at a point on the westerly side of Milton Cross Road, said point being a found pipe being the south east corner of lands of Kruszenski as found in Liber 1009, Page 262, and running thence along Milton Cross Road and through a stone wall south 12°42'20" west 29.70 feet to an iron rod, set on a division line with lands now or formerly of Anthony Altieri; thence along said lands south 49°01'50" west passing through an oak tree on the northeasterly side of Bailey's Gap Road 576.63 feet to a point in Bailey's Gap Road; thence through Bailey's Gap Road north 44°35'55" west 220.86 feet to a point; thence leaving said road and passing over an iron rod set on the northeasterly side of said road and running through lands of Coutant north 49°01'50" east 473.29 feet to a set rod; thence through lands of Coutant and along lands to be conveyed to Joseph and Elizabeth Kruszenski south 75°46'25" east 247.01 feet to the place of beginning.

CONTAINING 2.74 acres.

SUBJECT to any right, title or interest of others in and to Bailey's Gap Road.

AS SURVEYED by Roy H. Pauli, L.L.S., July 27, 1977.

BEING the same premises described in a deed by Verona F. Coutant to Debra K. Bellacicco dated October 21, 1977 and recorded in the office of the Ulster County Clerk on October 27, 1977 in Liber 1382 of Deeds at page 345.

THESE PREMISES are improved by a single family dwelling.

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,  
her heirs and assigns forever.

This deed is subject to the trust provisions of Section 13 of the Lien Law.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

In presence of

*John Bellacicco* ..... L. S.  
John Bellacicco ..... L. S.

STATE OF NEW YORK COUNTY OF DUTCHESS  
On the 17th day of December, 1985 before me came

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

*Andrew L. Spitz*  
Notary Public

ANDREW L. SPITZ  
Notary Public, State of New York  
My Commission Expires March 30, 1986

JOHN BELLACICCO

to

DEBRA K. BELLACICCO

**Deed**  
QUITCLAIM — INDIVIDUAL

Dated, 19 85  
The land affected by the within instrument lies in

RECORD AND RETURN TO

SPITZ, SPITZ & FEDORCHAK, ESQS.  
2 Cannon Street  
Poughkeepsie, New York 12601

710

Reserve this space for use of Recording Office.

FILED 9:43 AM JAN 30 1986 ALBERT SPADA ULSTER COUNTY CLERK 04181

RECEIVED S. .... REAL ESTATE JAN 30 1986 TRANSFER TAX ULSTER COUNTY

Recorded on the 30th day of Jan 1986 at 9:39 AM. Liber 1576 of Deeds at page 70

*Spitz*

76 Stamps 70#36