



60 2015 00015821

Ulster County  
Nina Postupack  
County Clerk  
Kingston, NY 12401

Volm-5948 Pg-202

Instrument Number: 2015- 00015821

As

Recorded On: December 01, 2015

D01 - Deed

Parties: HUYLER DUNCAN D

To

STRALOW ERIC M

Billable Pages: 3

Recorded By: HUDSON VALLEY ABSTRACT

Num Of Pages: 3

Comment:

**\*\* Examined and Charged as Follows: \*\***

D01 - Deed	55 00	RP5217-125	125.00	Tax Affidavit TP 584	5.00
Recording Charge:	185.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	2,400 00	600,000 00	1841	Basic	0 00
MARLBOROUGH				Local	0 00 Special Additional 0.00
				Additional	0 00 Transfer 2,400 00
Tax Charge:	2,400.00				

**\*\* 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:**

Document Number: 2015- 00015821

Receipt Number: 1481797

Recorded Date/Time: December 01, 2015 01:31:37P

Book-Vol/Pg: Bk-D VI-5948 Pg-202

Cashier / Station: s smar / Cashier Station 6

**Record and Return To:**

MITCHELL H GORDON ESQ

640 WITTENBERG ROAD

MT TREMPER NY 12457



Nina Postupack Ulster County Clerk

723  
36  
T.T.  
2400

Mortgage and Sale Deed with Covenant against Grantor's Acts

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

THIS INDENTURE, made this 8<sup>th</sup> day of October, Two Thousand Fifteen

BETWEEN DUNCAN D. HUYLER AND ERICA N. HUYLER, husband and wife, residing at 551 Lattintown Road, Marlboro, New York 12542,

party of the first part, and

MARTIN  
ERIC N. STRALOW, residing at 58 Norman Avenue, Apt. 2, Brooklyn, New York 11222,  
EWS

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,

SEE ATTACHED SCHEDULE A

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.


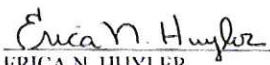
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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:

  
DUNCAN D. HUYLER  
  
ERICA N. HUYLER

STATE OF NEW YORK )  
                                  ss:  
COUNTY OF ULSTER )

On the 8<sup>th</sup> day of October, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared DUNCAN D. HUYLER and ERICA N. HUYLER, 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 signature on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

  
Notary Public

DARLENE M. BELL  
Notary Public, State of New York  
No. 01BE5020345  
Qualified in Orange County  
My Commission Expires 11-15-17

R & R to: Mitchell H. Gordon, Esq.  
640 Wittenberg Road  
Mt. Tremper, New York 12457

CHECKED OC  
ENTERED SM  
MARK/OFF \_\_\_\_\_



FOR COUNTY USE ONLY

C1 SWIS Code

51.3600

C2 Date Deed Recorded

12/1/15

C3 Book

5948

C4 Page

202

15821

New York State Department of  
Taxation and Finance

Office of Real Property Tax Services

RP-5217-PDF

Real Property Transfer Report (8/15)

## PROPERTY INFORMATION

1 Property  
Location

551

Lattintown Road

Marlboro

32542

2 Buyer  
Name

Erica N. Hylor

Erica N. Hylor

3 Tax  
Billing  
AddressIndicate where future Tax Bills are to be sent  
if other than buyer address (at bottom of form)

LAST NAME, COMPANY

FIRST NAME

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

1

# of Parcels

OR

Part of a Parcel

(Only if Part of a Parcel) Check as they apply

4A Planning Board with Subdivision Authority Exists

☐5 Deed  
Property  
Size

X

OR

27.51

4B Subdivision Approval was Required for Transfer

☐

4C Parcel Approved for Subdivision with Map Provided

☐6 Seller  
Name

Buyer

Duncan D.

\*7 Select the description which most accurately describes the  
use of the property at the time of sale

E Agricultural

Check the boxes below as they apply

8. Ownership Type is Condominium

☐

9. New Construction on a 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

08/24/2015

\*12 Date of Sale/Transfer

11/30/15

\*13 Full Sale Price

600,000.00

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

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

A. Sale Between Relatives or Former Relatives

B. Sale Between Related Companies or Partners in Business

C. One of the Buyers is also a Seller

D. Buyer or Seller is Government Agency or Lending Institution

E. Deed Type not Warranty or Bargain and Sale (Specify Below)

F. Sale of Fractional or Less than Fee Interest (Specify Below)

G. Significant Change in Property Between Taxable Status and Sale Dates

H. Sale of Business is Included in Sale Price

I. Other Unusual Factors Affecting Sale Price (Specify Below)

☒ J None

Comment(s) on Condition

14 Indicate the value of personal  
property included in the sale

0.00

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

16 Year of Assessment Roll from which information taken (YY) 15

\*17 Total Assessed Value

507,800

\*18 Property Class

151

\*19 School District Name

Marlboro

\*20 Tax Map Identifier(s)/Roll Identifier(s) (if more than four, attach sheet with additional identifier(s))

106.2-2-45

## CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful  
false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

## SELLER SIGNATURE

Erica N. Hylor 10/8/15

## BUYER SIGNATURE

Erica N. Hylor 11/30/15

## BUYER CONTACT INFORMATION

(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.)

Stalow

Eric M.

LAST NAME

FIRST NAME

347

432-3752

PHONE CODE

TELEPHONE NUMBER (E.g. 212/555-1234)

249

Montrose Ave

2L

PROPERTY ADDRESS

STREET NAME

Brooklyn

NY

11206

## BUYER'S ATTORNEY

Gordon

Mitchell H.

LAST NAME

FIRST NAME

(845)

679-5258

AREA CODE

TELEPHONE NUMBER (E.g. 212/555-1234)

## SCHEDULE A

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

Beginning at a nail set in the center line of Lattintown Road, said point marking the most southeasterly corner of the herein described parcel and the northeasterly corner of the lands of Nicklin (liber 1366 page 687).

Thence from said point of beginning (P.O.B.) N83-00-58W along the partial remains of a stone wall and the common line of lands of Nicklin (liber 1366-page 687) lands of Fasone (liber 1206-page 916) and the lands of Moss (liber 2009-page 141 and liber 1381-page 721) 2817.06 feet to a steel pin set in the line of a stone wall.

Thence N13-45-38E along the approximate line of a stone wall and the common line of lands of Quimby (liber 1347-page 1117) 580.73 feet to a point.

Thence N07-56-29E continuing along the approximate line of said stone wall and the common line of lands of Quimby (liber 1347-page 1117) 112.24 feet to a point in the corner of said stone wall.

Thence S82-46-25E leaving said stone wall and along the common line of lands of Nardone (liber 1102-page 637) 511.50 feet to an iron pin set.

Thence the following five courses and distances along the common line of lands of Sweetser (liber 1508-page 997)

1. S35-01-25E, 277.17 feet to a point in the center line of a brook.
2. S00-11-29E, 120.33 feet to a point in the center line of said brook.
3. S83-46-25E leaving said center line of brook 636.64 feet to an iron pipe set.
4. N66-30-04E, 70.58 feet to an iron pipe set.
5. S83-45-40E along the partial remains of a stone wall 948.30 feet to an iron pipe found at the northwesterly corner of the lands of Borschel (liber 1500-page 864).

Thence S06-29-00W continuing along the lands of Borschel 217.00 feet to a point 0.37 feet southwest of a steel pin found.

Thence S81-29-53E continuing along the lands of Borschel (liber 1500-page 864) 365.00 feet to a point in the center line of Lattintown Road.

Thence S00-21-00W along the center line of Lattintown Road 192.57 feet to the point and place of beginning

Subject to the rights of the public in and to that portion of the above described premises which lies in the bed of Lattintown Road.

The southerly boundary line of the lands of Borschel (liber 1500-page 864) is the center of a private roadway running westerly from the public highway known as Lattintown Road, and it is understood and agreed that said roadway is to be used in common by the adjoining owners and each party is to contribute equally to the repair and upkeep thereof, but in the event that either party builds a driveway on his or her property adjacent to said roadway which is to be used in common by both of them, the party building such driveway shall no longer be responsible for maintaining the present roadway or of paying one-half of the expenses for the upkeep thereof.

BEING and intended to be the same premises conveyed in a deed dated September 26, 1995 from Rosemary Nardone to Duncan D. Huyler and Erica N. Huyler and recorded in the Ulster County Clerk's Office on October 10, 1995 in Deed Liber 2530 of Deeds at page 50.

Being known and designated as:

551 Lattintown Road, Marlboro, New York  
Section / Block 2, Lot 45  
108.2

✓ 22,785  
HUDSON VALLEY ABSTRACT  
COMPANY, INCORPORATED  
Seven Innis Avenue, PO Box 220  
New Paltz, NY 12561  
Telephone: 845-255-0007

## Town of Marlborough Planning Board

### Checklist for Minor Site Plan Application

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

Please check each required item. Use the separate page attached explaining any waivers requested from the checklist. After final approval is given by the Planning Board, the Building Department should be contacted for further guidance regarding permit requirements 155-32.2.

Y / N	Required Items To Be Submitted
1 y	Twelve (12) copies of all maps, plans, reports, and a PDF file of all documentation submitted. Any plan sets must be submitted in collated packages.
2 y	Complete Narrative Description Page 1 use additional pages if need 155-31 O 4 (b) A description of the existing site and use 155-31 O 4 (b) (v) A description of the intended site development and use 155-31 O 4 (b) (vi) Anticipated impacts on services (i.e. traffic, water, sewer) 155-31 O 4 (b) (vii) 155-23 D The impact on adjoining property (i.e. noise, visual, drainage, other) 155-31 O 4 (b) (viii) 155-23 D An analysis of how the project complies with the requirements contained within this Chapter 155, Zoning, is included. Any waivers or variances needed have been identified.
3 y	Completed Minor Site Plan Application (Pages 1 and 2) and Disclaimer page 10.
4 y	Site Plan Application Checklist Complete (Automatic application rejection without checklist) pages 3 to 4
5 y	Home Occupation 155-23 D – “There shall be no structural alteration to the principal building in order to accommodate the home occupation. Home occupations shall generate no noise, odor, vibration, smoke, dust, traffic or other objectionable effects.” Short term rentals and home occupations are classified as Type 2 SEQRA action (No Environmental Assessment Form is required).
6 y	Letter of Agent Statement Page 11 if applicable. Notice of Disclosure or Interest pages 6-8 if applicable.
7 y	Application Fee Paid (Separate check from Escrow Fee) see page 9
8 y	Initial Escrow Fee Paid (Separate check from Application Fee) see page 9
9 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 (aa) (1).
10 y	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 (aa) (2).
11 y	Agricultural Data Statement (If applicable).
12 y	Photographs of the site and buildings and/or aerials thereon are included. They are encouraged, not required by Planning Board. See <a href="https://ulstercountyny.gov/maps/parcel-viewer/">https://ulstercountyny.gov/maps/parcel-viewer/</a>
13 n/a	Show signing proposed for Home Occupation see 155-27 and 155-28. No signing is permitted for short term rentals.155-32.3 I.

	<b>MINOR PLAN REQUIREMENTS</b>
<b>14 Y</b>	Outline the proposed design showing Title of the drawing, including the name and address of the owner of record 155-31 O (c) (i).
<b>15Y</b>	Outline the proposed design showing boundary lines of the property. 155-31 O (c) (ii).
<b>16Y</b>	Outline the proposed design North arrow, scale and date. 155-31 D (4) (b).
<b>17Y</b>	Outline the proposed design showing names and uses of all owners of record adjacent to the applicant's property. 155-31 O 4 (c) (iii).
<b>18Y</b>	Outline the proposed design showing existing zoning district 155-31 O 4 (c) (v).
<b>19Y</b>	Outline the proposed design showing location of all existing and proposed buildings and other improvements. 155-31 O 4 (c) (vi).
<b>20Y</b>	Outline the proposed design depicts floor plans, A table indicating square footage of building areas to be used for a particular use, such as home Occupation 155-23 A bed and breakfast 155-1 definition: maximum number of employees 155-23 E.
<b>21Y</b>	Outline the proposed design showing existing and proposed parking, number of parking spaces and analysis of parking requirement. 155-31 O 4 (c) (vii) (viii). Number of off-street parking spaces. short term rental 55-31 O 4 (b) (x) Bed and breakfast 155-27 (minimum of 200 square feet each. See 155-27 A (1) (a)).
<b>22Y</b>	Outline the proposed design showing the names of existing streets, other access ways and site ingress and egress. 155-31 O 4 (c) (iv) and 155-31 O 4 (c) (ix).

The proposed Site Plan has been prepared in accordance with this checklist.

APPROVAL BY THE PLANNING BOARD IS NOT PERMISSION TO START OPERATION. CONTACT THE BUILDING DEPT. FOR SHORT TERM RENTALS ALSO SEE SECTION 155-32.3 FOR PERMIT AND SAFETY INSPECTION REQUIREMENTS.

By: Eric Stralow Date \_\_\_\_\_