

**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	<b>September 22, 2023</b>
Name of Project	Site Plan Prepared for Someplace Upstate
Address of Project	<b>20 Mt. Rose Road</b>
Tax Section, Block, and Lot Number	<b>109.1-4-57,58,71,56.1</b>
Zoning District	<b>R-1</b>
Number of Acres	<b>26.51</b>
Square Footage of Each Building	<b>Multiple buildings - see map</b>

**Reason For Application:**

To approve site plan for proposed Resort Hotel with vacation & tourist buildings on a 26.51 acre assemblage of parcels as more particularly outlined in the attached Letter of Intent.

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

Site plan of an existing facility for proposed Resort Hotel with vacation & tourist buildings on a 26.51 acre assemblage of parcels as more particularly outlined in the attached Letter of Intent.

CONTACT INFORMATION	
Name of Property Owner	Adam Broza and Danielle Steinberg
Address of Property Owner	20 Mount Rose Road, Marlboro, NY 1254
Telephone Number of Property Owner:	617-487-9758
Email of Property Owner	abroza@gmail.com
Name of Applicant	Adam Broza and Danielle Steinberg
Address of Applicant	20 Mount Rose Road, Marlboro, NY 12542
Telephone Number of Applicant	617-487-9758
Email Address of Applicant	abroza@gmail.com
Name of Surveyor	Patricia P. Brooks, L.S.
Address of Surveyor	11 Main Street Highland, New York 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 3-14-2022**

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.

<b>Y/N/RW</b>	<b>Required Items To Be Submitted</b>
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).

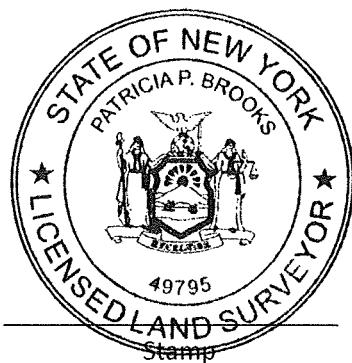
12 X	Map of the site includes North arrow, scale, and date. 155-31 E (4) (b).
13 X	Map of the site depicts boundaries of the property with surveyed dimensions. 155-31 E (4) (c).
14 X	Names of all owners of record adjacent to the applicant's property are indicated. 155-31 E (4) (d).
15 X	Existing school 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 n/a	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 X	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 X	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 n/a	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 n/a	Any cross-access easements, walkways, and bicycle path opportunities associated with the project are indicated. 155-31 E (4) (l).

23 X	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 162 square feet each. See 155-27 A (1) (a).
24 X	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 X	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 X	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 -	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 X	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 n/a	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 n/a	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 -	Estimates of noise generation at the source and property line are provided. 155-31 E (4) (u). See also 155-31 G (16).
35 n/a	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 -	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 X	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 n/a	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. <a href="https://www.dec.ny.gov/permits/6191.html">https://www.dec.ny.gov/permits/6191.html</a> 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.

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: Patricia P. Brooks  
Licensed Professional



Sept. 22, 2023  
Date

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

***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](mailto: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, Adam Broza, residing at 20 Mt. Rose Road, 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:  Date: 7 SEPT. 2023

## **ACKNOWLEDGMENT**

State of New York,  
County of:

On Ulster, before me personally appeared Adam Broza, 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 27  
Commission Expires May 02, 2026

## Planning Board Fees

**(All Applications Subject To Escrow Fees)**

*Please make checks payable to: Town of Marlborough*

### 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	<del>\$1,000.00, plus \$10.00 per 1,000 sf of Building</del> <sup>6000 sf.</sup> <del>\$1060.00</del>
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
<b><u>Escrow Deposit:</u></b> (To be replenished to 75% of original escrow when level drops to 25% remaining in account.)	
Residential Subdivision – Single Family or Town House	\$750.00, plus \$150.00 per Lot or Unit
Residential Site Plan – Multi Family Apartments or Condos	\$750.00, plus \$100.00 per Unit
Commercial Subdivision	\$600.00 per Lot (up to 4 lots,) then \$200.00 per Lot Thereafter
Commercial Site Plan	\$1,000.00 Minimum <sup>\$1000.00</sup>
All Other Site Plans	\$750.00 Minimum
Lot Line Revision	\$600.00 Minimum

### Engineer Inspection Fees (All Town Road Installation Inspections)

Improvements as approved by Town Engineer	5% of the estimated cost to construct
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## **Disclaimer**

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

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

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

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

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

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

Applicant's Name (Print): Adam Broza

Applicant's Signature: 

Date: 7 SEPT 2023

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

**Town of Marlborough Planning Board**

**Letter of Agent**

I (We), Adam Broza

am (are) the owner(s) of a parcel  
of land located on 20 Mt. Rose Road in the Town of Marlborough,

Tax Map Designation: Section 109.1 Block 4 Lot 57,58 & 71 & 56.1.

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)



Signature

7 Sept. 2023

Date

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Signature

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Date

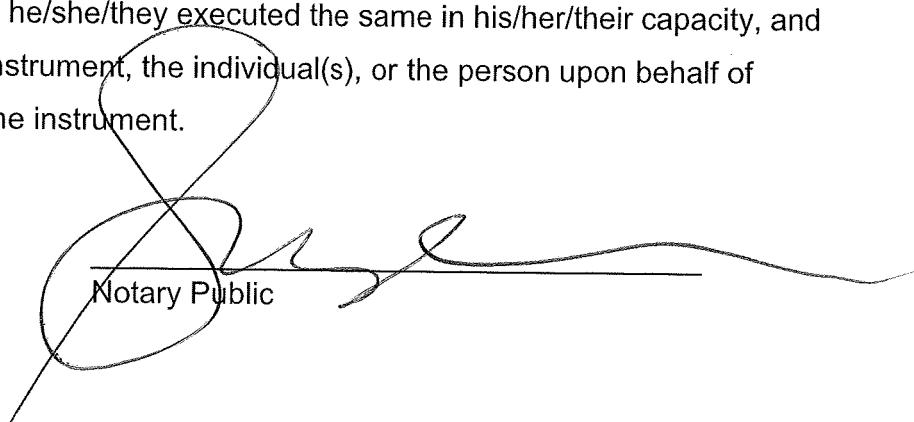
State Of New York

County of Ulster

On the 7<sup>th</sup> day of September in the year 2023 before me, the undersigned, a Notary Public in and for said State, personally appeared

Adam Broza, 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 27  
Commission Expires May 02, 2028



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.

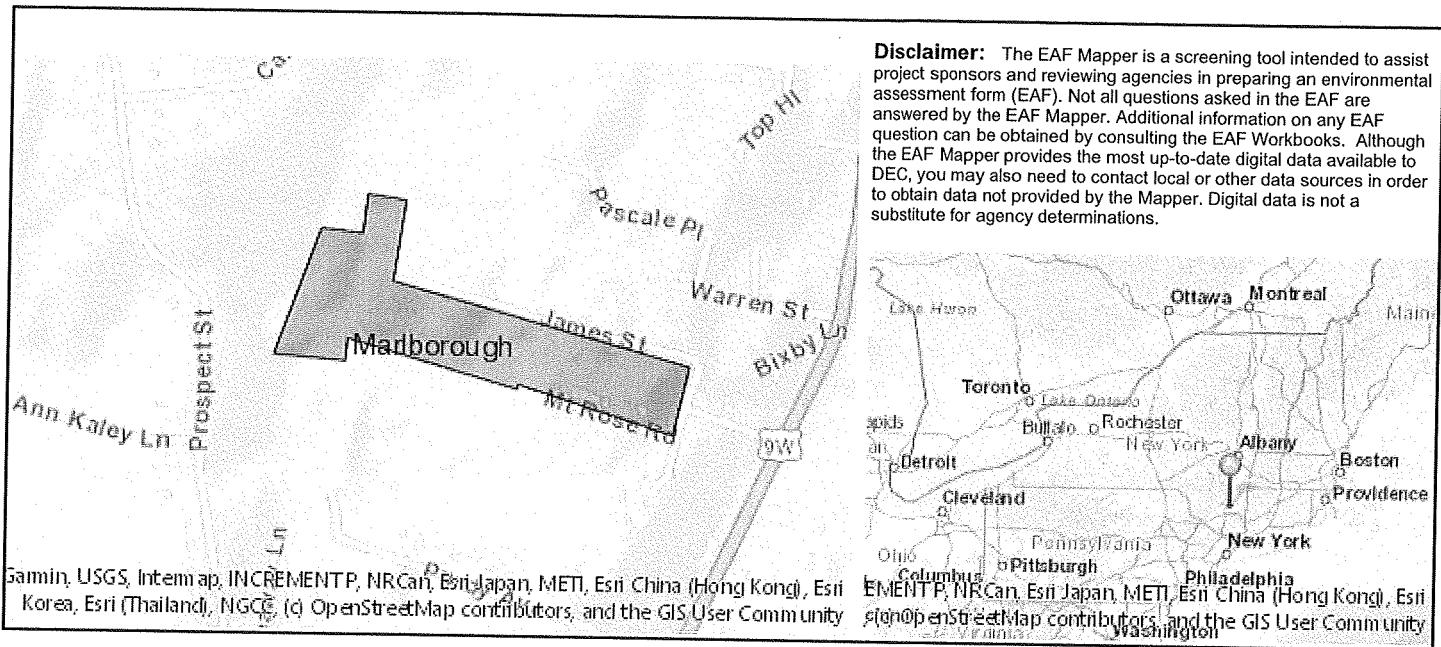
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Site Plan prepared for Someplace Upstate, LLC			
Project Location (describe, and attach a location map): 20 Mount Rose Road, Town of Marlborough, Ulster County, New York			
Brief Description of Proposed Action: Site plan for rehabilitation of buildings and facilities on a 21.7 acre assemblage of parcels for a Resort with tourist and vacation buildings as more particularly outlined in the attached Letter of Intent.			
Name of Applicant or Sponsor: Control Point Associates, Inc.		Telephone: 845-691-7339 E-Mail: pbrooks@bnbpc.biz	
Address: 11 Main Street			
City/PO: Highland		State: New York	Zip Code: 12528
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Ulster County Board of Health ZBA, SPHO			
3. a. Total acreage of the site of the proposed action? <u>21.7+- acres</u> b. Total acreage to be physically disturbed? <u>0.7+- acres</u> c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>21.7+- acres</u>			
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 type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action,			
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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? If the proposed action will exceed requirements, describe design features and technologies: Not applicable	NO	YES	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Yes, existing individual wells	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Yes, Existing individual septic systems to be upgraded as may be required by Board of Health	NO	YES	
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: _____ There are no wetlands mapped or observed on the parcel. The site is within proximity of the Hudson River which is considered a potential sensitive archeological site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:					
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input 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?					
Atlantic Sturgeon, Shortnose...					
16. Is the project site located in the 100-year flood plan?					
<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES					
17. Will the proposed action create storm water discharge, either from point or non-point sources?					
If 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)?					
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:					
<hr/> <hr/>					
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:					
<hr/> <hr/>					
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:					
<hr/> <hr/>					
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>					
Applicant/sponsor/name: Patricia Brooks, Land Surveyor - Control Point Associates, Inc.					
Date: September 5, 2023					
Signature: <u>Patricia Brooks CST II</u>					
Title: Land Surveyor / Agent					

# EAF Mapper Summary Report

Friday, April 21, 2023 10:08 AM



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]	Yes
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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

## **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: Adam H.J. Broza

Mailing address: 20 Mount Rose Road Marlboro, NY 12542

B. Description of the proposed project: Site Plan

C. Project site address: 20 Mount Rose Road Marlboro, NY 12542 Town: Marlborough

D. Project site tax map number: 109.1-4-57 & 58 & 71

E: The project is located on property:  
Yes - within an Agricultural District containing a farm operation, or  
Yes - with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 26.51 acres

G. Is any portion of the project site currently being farmed?  
 Yes. If yes, how many acres 8-10 ac or square feet \_\_\_\_\_?  
 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.  
Romar Farms Inc. – 28 Riverwood Drive Marlboro, NY 12542 – Field Crop  
John & Michele Corrado – 69 Prospect Street Marlboro, NY 12542, - fruit crop

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

### **FARM NOTE**

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

Steven R. Pauli, CST II

September 5, 2023

Name and Title of Person Completing Form

Date

Adjoining owners within 500'

#12-220145

Parcel	Owner	Secondary_Owner	Mailing_Address	Mailing_City	Mailing_Fruit_Crop
109.1-4-58	Adam H.J. Broza	Danielle L Steinberg	20 Mount Rose Rd	Marlboro NY	12542
109.1-4-57	Adam H.J. Steinberg	Danielle L Steinberg	20 Mount Rose Rd	Marlboro NY	12542
109.1-4-71	Rosevine LLC		435 E 70th St Apt 8D	New York NY	10804
109.1-4-50	Central Hudson Gas & Electric		284 South Rd	Poughkeepsie NY	12602
109.1-4-51	Bellflower Group LLC	Brittlynn Hall	29 Mt. Rose Road	Marlboro NY	12542
109.1-4-66	Nicholas Mourgue	Carole L Bushnell	24 James St	Marlboro NY	12542
109.1-4-52.200	Stewart F Bushnell	Hasija Cekovic	22 James St	Marlboro NY	12542
109.1-4-56.100	Bajram B Cekovic		10 Schoolhouse Pl	Oyster Bay NY	11771
109.1-4-55.100	Bellflower Group LLC		29 Mt. Rose Road	Marlboro NY	12542
109.1-4-64	Michael Denaro		35 Cheever Pl	Brooklyn NY	11231
109.1-4-65.100	Lucas A Mondello		80 Riverview St	Port Ewen NY	12466
109.1-4-69.100	JNL Property Holdings LLC		82 Old Hoagerburgh Rd	Wallkill NY	12589
109.1-4-70.342	Martha Conway Living Trust		42 James Street	Marlboro NY	12542
109.1-4-63.100	Romar Farms LLC		28 Riverwood Dr	Marlboro NY	12542
109.1-4-48.294	Romar Farms LLC		28 Riverwood Dr	Marlboro NY	12542
108.2-4-39.200	Peter Glass	Kaitlin Crawford	2671 Avenir Place Apt 2414	Vienna VA	22180
108.2-4-40	John Corrado	Michele Corrado	69 Prospect St	Marlboro NY	12542
108.2-4-38	Central Hudson Gas & Electric		284 South Rd	Poughkeepsie NY	12601
108.2-4-39.100	DTS Holdings LLC		19 Rue De Vin	Marlboro NY	12542
108.2-4-41	Joseph M Corrado		68 Prospect St	Marlboro NY	12542
108.2-5-1	John M Corrado	Michele Horton Corrado	69 Prospect St	Marlboro NY	12542
109.1-4-49	Inaki Baquedano	Kirsten Luann Davis	115 E 9th St Apt 10C	New York NY	10003
109.1-4-48	Inaki Baquedano	Kirsten Luann Davis	115 E 9th St Apt 10C	New York NY	10003
109.1-1-48.292	Vedat Gulcaglayan	Cynthia L Gulcaglayan	44 Purdy Ave	Marlboro NY	12542
109.1-1-48.291	Mark William Andrews	Janet Krueger Andrews	6 Cameron Ct	Marlboro NY	12542
109.1-1-48.289	Bo Zhou	Jodie Naccarato	12 Cameron Ct	Marlboro NY	12542
109.1-1-48.290	Jason Fanning		22 Cameron Ct	Marlboro NY	12542
109.1-4-52.100	Christopher A Audette		16 Cameron Ct	Marlboro NY	12542
109.1-4-53	Michael H Stureski	Karen Strueski	17-19 Mt Rose Rd	Marlboro NY	12542
109.1-4-15	Michael Denaro	Irene Denaro	35 Cheever Pl	Brooklyn NY	11231
109.1-4-7	Jan Buchalter		1403 Route 9W	Marlboro NY	12542
109.1-4-12	Salvatore Scilla		12 Warren Street	Marlboro NY	12542
	Mildred Tapia		7 Mt Rose Rd	Marlboro NY	12542

Adjoining owners within 500'  
#12-220145

109.1-4-13	Liborio Larussa	9 Mt Rose Rd	Marlboro NY	12542
109.1-4-14	Chestnut Petroleum Dist Inc	536 Main St	New Paltz NY	12561
109.1-4-68	Joseph P Scilla Jr	18 Warren St	Marlboro NY	12542
109.1-4-11	Elizabeth T Cuesta	6 Mt Rose Rd	Marlboro NY	12542
109.1-4-10	MidValley Apartments LLC	7 Mount Rose Rd	Marlboro NY	12542
109.1-4-9-100	Michael Raymond Marinan	1433 Route 9W	Marlboro NY	12542
109.1-4-8-100	James F McLaughlin	1435 Route 9W	Marlboro NY	12542
109.1-4-54	Richard J Davis	15 Mt Rose Rd	Marlboro NY	12542

Karryl A Scilla	9 Mt Rose Rd	Marlboro NY	12542
Rogelio Cuesta	536 Main St	New Paltz NY	12561
	18 Warren St	Marlboro NY	12542
	6 Mt Rose Rd	Marlboro NY	12542
	7 Mount Rose Rd	Marlboro NY	12542
Diane McLaughlin	1433 Route 9W	Marlboro NY	12542
Emma M Davis	1435 Route 9W	Marlboro NY	12542
	15 Mt Rose Rd	Marlboro NY	12542



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

COUNTY CLERK'S RECORDING PAGE  
\*\*\*THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH\*\*\*



BOOK/PAGE: 7232 / 218  
INSTRUMENT #: 2023-6181

Receipt #: 2023039739

Clerk: JCAH

Rec Date: 06/05/2023 12:44:52 PM

Doc Grp: D

Descrip: DEED

Num Pgs: 5

Rec'd Frm: HUDSON UNITED TITLE SERVICES

Party1: LORDI TARA A

Party2: BELLFLOWER GROUP LLC

Town: MARLBOROUGH

109.1-4-56.100

Recording:

Cover Page	5.00
Recording Fee	30.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 195.00

Transfer Tax

Transfer Tax - State 2128.00

Sub Total: 2128.00

Total: 2323.00

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

\*\*\*\*\* Transfer Tax \*\*\*\*\*

Transfer Tax #: 4990

Transfer Tax

Consideration: 532000.00

Transfer Tax - State 2128.00

Total: 2128.00

WARNING\*\*\*

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

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

*Nina Postupack*

Nina Postupack  
Ulster County Clerk

Record and Return To:

RICHARD SARCONE ESQ  
9 ORIOLE LANE  
CORTLANDT MANOR NY 10567

3  
TN: 36

Section 109.1, Block 4, Lot 56.100 and Section 109.1, Block 4, Lot 51

Bargain 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 24<sup>th</sup> day of May, Two Thousand Twenty Three**BETWEEN**

Tara Ann Lordi, residing at 11864 Pebblewood Drive, Wellington, FL 33414,

party of the first part, and

Tara  
DoveBellflower *Cooley* LLC, with a business address at 29 Mt. Rose Road, Marlboro, NY 12542

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 right, title and interest in and to:

**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:



Tara Ann Lordi

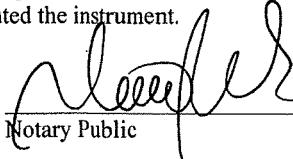
STATE OF NEW YORK

ss.:

COUNTY OF ULSTER

On the 24<sup>th</sup> day of May, 2023 before me, the undersigned, a Notary Public in and for said State, personally appeared **Tara Ann Lordi**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

DANIEL J. RUSK  
 Notary Public-State of New York  
 No. 02RU6031945  
 Qualified in Ulster County  
 Commission Expires October 12, 2025

  
Notary Public

## ***SCHEDULE A***

Title Company: Hudson United Title Services  
Title Number: HAS-32354

Parcel I: Section 109.1 Block 4 Lot 51.

ALL that certain tract or parcel of land, situate, lying and being in the Town of Marlborough, County of Ulster, State of New York, being know and designated as Section 109.1 Block 4 Lot 51 on the official tax map of the Town of Marlborough, County of Ulster.

Being and intended to be the same premises conveyed to the grantor by deed dated 6/28/2000 and recorded on 8/21/2000 in the Ulster County Clerk's Office in Book 3071 Page 267.

Parcel II: Section 109.1 Block 4 Lot 56.1.

ALL that certain tract or parcel of land, situate, lying and being in the Town of Marlborough, County of Ulster and State of New York, being designated as Lot 2 on a map entitled "Final Map of Lot Line Revision of Lands of Tara Ann Lordi" filed with the Office of the Ulster County Clerk on December 16, 2021 as Map Number 21-295, said lot being more particularly bounded and described as follows: BEGINNING at a rebar to be set at the northeast corner of the herein described parcel of land on the southerly bounds of a parcel of land offered to the Town of Marlborough for use as a Town Road known as Mt. Rose Road, said point being on the division line with Lot 1 as designated on the above referenced filed map #21-295; thence along the division line between the herein described Lot 2, and said Lot 1, running in part five feet westerly of and parallel to a wood board fence, South 32 degrees 06 minutes 17 seconds West 225.96 feet to a rebar to be set on the division line with lands conveyed to Bajram B. Hasija Cekovic as recorded in Deed Liber 2526 at Page 273; thence along the division line with said lands to Cekovic North 62 degrees 26 minutes 24 seconds West 188.49 feet to a point; thence in part along a stone wall North 62 degrees 41 minutes 52 seconds West 312.36 feet to a point in a stone wall; thence still along a stone wall North 61 degrees 03 minutes 45 seconds West 137.65 feet to a point in a stone wall corner; thence still continuing along the division line with said lands of Cekovic and in part along a stone wall North 30 degrees 20 minutes 38 seconds East 254.28 feet to a rebar to be set on the northerly side of a woods road on the division line with lands conveyed to Adam H.J. Broza and Danielle L. Steinberg as recorded in Deed Liber 6777 at Page 179; thence along the division line with said lands of Broza and Steinberg and along the northerly side of said woods road South 62 degrees 00 minutes 17 seconds East 179.44 feet to the northwest corner of the end of the Town Road known as Mt. Rose Road; thence along the westerly end of said Mt. Rose Road South 26 degrees 22 minutes 56 seconds West 34.15 feet to a rebar to be set; thence along the southerly bounds of said Mt. Rose Road on a line twenty five feet distant from and parallel to the centerline of said road, South 64 degrees 02 minutes 37 seconds East 220.27 feet to a point and thence South 62 degrees 08 minutes 07 seconds East 243.69 feet to the place of BEGINNING.

Being and intended to be the same premises conveyed to the grantor by deed dated 4/11/2022 and recorded 4/21/2022 in the Ulster County Clerk's Office in Book 7050 Page 310.

**R & R to:** *Richard Sarcone, Esq.*  
*9 Oriole Lane*  
*Cortlandt Manor, New York 10567*



## **Attachment**

1. Property Location (continued):  
53-61 Mt. Rose Road  
Marlborough 12542

5. Deed Property Size (continued):  
4.1 acres

7. Description use of property at time of sale:  
C Residential Vacant Land

17. Assessed Value:  
6,000.00

18. Property Class:  
311



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

COUNTY CLERK'S RECORDING PAGE

\*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



BOOK/PAGE: 7078 / 334  
INSTRUMENT #: 2022-10260

Receipt #: 2022044687

Clerk: SM

Rec Date: 06/09/2022 01:26:52 PM

Doc Grp: D

Descrip: REFEREES DEEDS

Num Pgs: 7

Rec'd Frm: HUDSON UNITED

Party1: NOTO JOHN M BY REF

Party2: ROSEVINE LLC

Town: MARLBOROUGH

Related: Instr #: 2017-6660

Recording:

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

Sub Total: 190.50

Transfer Tax

Transfer Tax - State	1440.00
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Sub Total: 1440.00

Total: 1630.50

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

\*\*\*\*\* Transfer Tax \*\*\*\*\*

Transfer Tax #: 6041

Transfer Tax

Consideration: 360000.00

Transfer Tax - State 1440.00

Total: 1440.00

WARNING\*\*\*

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

Record and Return To:

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

ELECTRONICALLY RECORDED BY CSC

*Nina Postupack*

Nina Postupack  
Ulster County Clerk

Section 109.1  
Block 4  
Lot 71

HAS - 30247

REFEREE'S DEED

This deed, made the 10<sup>th</sup> day of January, 2022, between John Burns, Esq., Referee, with an address of 85 Main Street, P.O. Box 3939, Kingston, New York 12402, referee duly appointed in the action hereinafter mentioned, Grantor, and Rosevine LLC, with an address of 20 Mount Rose, Marlboro, New York 12542, Grantee:

**WITNESSETH**, that the grantor, the referee appointed in an action between Joseph Corrado and Suzanne Noto, the plaintiffs, and John Corrado, the defendant, in pursuance of an Order and Judgment entered at a special term of the Supreme Court of Ulster County, on June 10, 2021, under Index No. EF19-2792, and in consideration of \$360,000.00 dollars paid by the grantee, being the highest sum bid at the sale under said judgment, does hereby grant and convey unto the grantee, all the property described in Schedule A attached hereto;

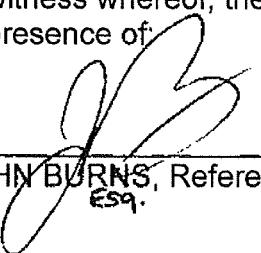
**BEING** and intended to be a portion of the same premises conveyed to Joseph M. Corrado, Suzanne E. <sup>Noto</sup> Corrado and John M. Corrado by deed from John M. Corrado, as Executor of the Estate of Esther M. Corrado, dated April 28, 2017, recorded May 9, 2017 in the Ulster County Clerk's Office in Instrument No. 2017-6660, said Esther M. Corrado having obtained title as devisee of the Estate of John S. Corrado having obtained title by deed made by Katherine Corrado a/k/a Catherine Corrado to John S. Corrado dated August 24, 1995 and recorded August 28, 1995 in the Ulster County Clerk's Office at Liber 2518 Page 319.

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

To have and to hold the premises herein granted unto the grantee, Rosevine LLC with an address of 20 Mount Rose, Marlboro, New York 12542 and assigns forever.

**AND** the party of the first part/grantor, in compliance with Section 13 of the Lien Law, covenants that the party of the first part/grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" or "grantor" shall be construed as if it read "parties" or "grantors" whenever the sense of this document so requires.

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

  
JOHN BURNS, Referee  
Esq.

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

On the 10<sup>th</sup> day of January, 2022, before me, the undersigned personally appeared, JOHN BURNS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Tracy McNamara  
NOTARY PUBLIC

TRACY McNAMARA  
Notary Public, State of New York  
Qualified in Orange County  
No. 01MC6226192

My Commission Expires Aug. 02, 2022

R & R:  
Richard N. Sarcone, Esq.  
9 Oriole Lane  
Cortlandt Manor, New York 10567

TRACY McNAMARA  
Notary Public, State of New York  
Reg No. 01MC6226192  
Qualified in Orange County  
Commission Expires August 2, 2022

***The Security Title Guarantee Corporation of Baltimore***

Title Number: HAS-30247

**SCHEDULE A DESCRIPTION**

ALL those certain lots, pieces or parcels of situate, lying and being in the Town of Marlborough, Ulster County, New York, bounded and described as follows:

BEGINNING at the S.E. corner of the lot hereby intended to be granted, and N.E. corner of lands of formerly Sarles E. Baxter; thence northerly along the west bounds of lands formerly of Rose and Edmund Shortt and Joseph Bailey to S.E. corner of lands now of Sanford Baxter; thence westerly along the south bounds of lands of said Baxter to the first stone wall running north and south and lands of Michael Flannery; thence southerly along the center of said stone wall to lands of said Sarles Baxter; thence easterly along the north bounds of lands of said Sarles E. Baxter to the place of beginning.

ALSO, ALL that certain piece or lot of land situate, lying and being in the Town of Marlborough, County of Ulster, State of New York, bounded and described as follows:

BEGINNING at a stake in the center of James Street at the N.W. corner of Daniel Nevins lot and runs from thence along said Nevins land South 23 degrees West three hundred and seventy-eight feet to a stake and stones in the center of Rose Street; thence along the center of Rose Street North 65 degrees 45 minutes West two hundred and thirty-seven feet to a stake and pile of stones near a stone wall; thence North 23 degrees East three hundred and sixty-five feet to the center of James Street; thence along the same South 69 degrees East two hundred and thirty-seven feet to the place of beginning; EXCEPTING AND RESERVING from the above described premises a strip of land of the width of one rod running along the whole length of the north and south side of said lot, to which is to be added a like strip to make a public road or street of the width of two rods.

SECOND: - ALSO ALL that tract or parcel of land situate in the Town of Marlborough, County of Ulster and State of New York, bounded and described as follows, to wit:-

BEGINNING at a stake in the center of Rose Street as laid down on a parcel of land heretofore owned by John C. Rose and of which parcel this lot hereby conveyed formed a part and at the corner of a lot of land now or formerly in possession of one John Badner, running from thence along the center of said Rose Street north sixty-five degrees forty-five minutes west four hundred and fifty-four feet to a stake in the stone wall in the line of lands of Daniel Mackey; thence along said Mackey's land north thirteen degrees and thirty minutes east three hundred and forty-four feet to the center of James Street; thence along the center of James Street south sixty-nine degrees east five hundred and sixteen feet to a stake in the center of James Street; thence south twenty-three degrees west three hundred and sixty-six feet to the place of beginning.

THIRD:- ALSO ALL that tract or parcel of land, situate in the Town of Marlborough, County of Ulster and State of New York, bounded on the north by lands of Turturro, east by lands of Paglialunga, south by lands of Castellano and west by lands of Baxter.

**FOR INFORMATION ONLY:**

Being and intended to be part of the same premises conveyed to the grantor by deed dated April 28, 2017 and recorded May 9, 2017 in the ULMER County Clerk's Office in Document No. 2017-6660.

FOR COUNTY USE ONLY

INSTRUCTIONS(RP-5217-PDF-JNS): www.orps.state.ny.us

Swis Code # 513600

Date Deed Recorded 06/09/2022

Bk # 7078 Pg # 334 Instr # 2022-10260

New York State Department of  
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

## PROPERTY INFORMATION

1. Property Location	62-80 * STREET NUMBER	James Street * STREET NAME				
	Marlborough * CITY OR TOWN	VILLAGE 12542 * ZIP CODE				
2. Buyer Name	Rosevine LLC * LAST NAME/COMPANY	FIRST NAME				
	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 NAME		CITY OR TOWN	STATE	ZIP CODE	
4. Indicate the number of Assessment Roll parcels transferred on the deed	1 # of Parcels	OR	<input type="checkbox"/> Part of a Parcel	(Only If Part of a Parcel) Check as they apply:		
5. Deed Property Size	* FRONT FEET ESQ.	OR	12.10 * DEPTH ACRES	4A. Planning Board with Subdivision Authority Exists <input type="checkbox"/>		
6. Seller Name	Burns, Referee * LAST NAME/COMPANY Noto LAST NAME/COMPANY			John FIRST NAME Suzanne E. LAST NAME		
*7. Select the description which most accurately describes the use of the property at the time of sale:	Check the boxes below as they apply:					
E. Agricultural	<input type="checkbox"/> 8. Ownership Type is Condominium <input type="checkbox"/> 9. New Construction on a Vacant Land <input type="checkbox"/> 10A. Property Located within an Agricultural District <input checked="" type="checkbox"/> 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District					

## SALE INFORMATION

11. Sale Contract Date	08/31/2021
* 12. Date of Sale/Transfer	01/10/2022
* 13. Full Sale Price	360,000.00

( 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.

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

## 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:

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

16. Year of Assessment Roll from which information taken(YY)	21	*17. Total Assessed Value	174,300
*18. Property Class	151	*19. School District Name	Marlboro CSD
*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s)) 109.1-4-71			

## 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

 - Referee  
SELLER SIGNATURE  
1/10/2022  
DATE

## 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.)

## BUYER SIGNATURE

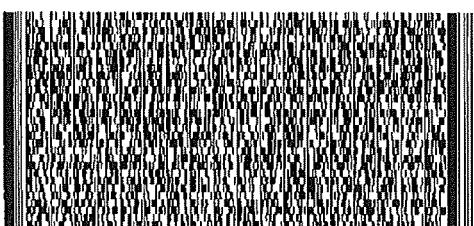
  
BUYER SIGNATURE  
1/10/2022  
DATE

Broza	Adam H.
* LAST NAME	FIRST NAME
646	472-6442
* AREA CODE	TELEPHONE NUMBER (Ex: 9999999)
20	Mount Rose rd.
* STREET NUMBER	* STREET NAME

Marlboro	NY	12542
* CITY OR TOWN	* STATE	* ZIP CODE

## BUYER'S ATTORNEY

Sarcone	Richard N.
LAST NAME	FIRST NAME
(914)	772-1525
AREA CODE	TELEPHONE NUMBER (Ex: 9999999)



FOR COUNTY USE ONLY

**Swis Code # 513600**  
**Date Deed Recorded 06/09/2022**  
**Bk # 7078 Pg # 334 Instr # 2022-10260**



**New York State Department of  
Taxation and Finance**

Office of Real Property Tax Services  
**RP- 5217-PDF**  
Real Property Transfer Report (8/10)

**PROPERTY INFORMATION**

1. Property Location	62-80 * STREET NUMBER	James Street * STREET NAME
	Marlborough * CITY OR TOWN	VILLAGE 12542 * ZIP CODE
2. Buyer Name	Rosevine LLC * LAST NAME/COMPANY	FIRST NAME
	LAST NAME/COMPANY	
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 NAME	
	CITY OR TOWN	
	STATE ZIP CODE	
4. Indicate the number of Assessment Roll parcels transferred on the deed	1 # of Parcels	OR <input type="checkbox"/> Part of a Parcel (Only if Part of a Parcel) Check as they apply:
		<input type="checkbox"/> 4A. Planning Board with Subdivision Authority Exists
5. Deed Property Size	X * FRONT FEET	OR 12.10 * DEPTH *ACRES <input type="checkbox"/> 4B. Subdivision Approval was Required for Transfer
		<input type="checkbox"/> 4C. Parcel Approved for Subdivision with Map Provided
6. Seller Name	Burns, Esq., Referee * LAST NAME/COMPANY	John FIRST NAME
	Noto LAST NAME/COMPANY	Suzanne E. FIRST NAME
*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:		
<input type="checkbox"/> 8. Ownership Type is Condominium		
<input type="checkbox"/> 9. New Construction on a Vacant Land		
<input type="checkbox"/> 10A. Property Located within an Agricultural District		
<input checked="" type="checkbox"/> 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District		

**SALE INFORMATION**

11. Sale Contract Date	08/31/2021
* 12. Date of Sale/Transfer	01/10/2022
*13. Full Sale Price	360,000.00
(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.	
14. Indicate the value of personal property included in the sale	0.00
Referee's Deed	

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

16. Year of Assessment Roll from which information taken(YY)	21	*17. Total Assessed Value	174,300
*18. Property Class	151	*19. School District Name	Marlboro CSD
*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s)) 109.1-4-71			

**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**

SELLER SIGNATURE DATE

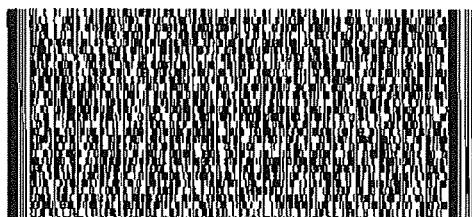
**BUYER SIGNATURE**

BUYER SIGNATURE DATE

**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.)

Broza * LAST NAME	Adam H. FIRST NAME
(646) * AREA CODE	472-6442 * TELEPHONE NUMBER (Ex. 9999999)
20 * STREET NUMBER	Mount Rose Rd * STREET NAME
Marlboro * CITY OR TOWN	NY 12542 * STATE ZIP CODE
<b>BUYER'S ATTORNEY</b>	
Sarcone LAST NAME	Richard N. FIRST NAME
(914) AREA CODE	772-1525 TELEPHONE NUMBER (Ex. 9999999)



**RP-5217 Addendum**

6. Seller Name:

Joseph M. Corrado

John M. Corrado



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

COUNTY CLERK'S RECORDING PAGE

\*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



BOOK/PAGE: 6777 / 179  
INSTRUMENT #: 2021-4247

Receipt #: 2021016445

Clerk: SM

Rec Date: 03/03/2021 01:43:44 PM

Doc Grp: D

Descrip: DEED

Num Pgs: 4

Rec'd Frm: GREENACRE ABSTRACT LLC

Party1: 57 MOUNT ROSE RD LLC

Party2: BROZA ADAM H

Town: MARLBOROUGH

Recording:

Cover Page	5.00
Recording Fee	30.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 310.00

Transfer Tax

Transfer Tax - State	800.00
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Sub Total: 800.00

Total: 1110.00

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

\*\*\*\*\* Transfer Tax \*\*\*\*\*

Transfer Tax #: 4331

Transfer Tax

Consideration: 200000.00

Transfer Tax - State 800.00

Total: 800.00

WARNING\*\*\*

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

Record and Return To:

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

ELECTRONICALLY RECORDED BY CSC

*Nina Postupack*  
Nina Postupack  
Ulster County Clerk

Bargain 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 23<sup>rd</sup> day of February, Two Thousand Twenty One

## BETWEEN

**57 Mount Rose Rd LLC**, a Limited Liability Company duly formed in the State of New York, with a business address of 20 Mt. Rose Road, Marlboro, New York 12542,

party of the first part, and

**Adam H.J. Broza and Danielle L. Steinberg**, residing at 95 Horatio Street, Apt. 707, New York, New York 10014, as joint tenants with rights of survivorship @

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 right, title and interest in and to:

## SEE ATTACHED SCHEDULE A

This transfer is made in the ordinary course of business and does not constitute all or substantially all of the assets of the corporate Grantor.

**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.

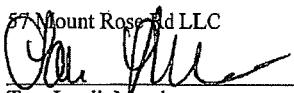
**AND** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

**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:

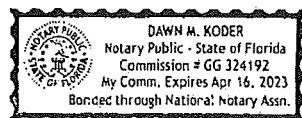
57 Mount Rose Rd LLC  
  
 By: Tara Lordi, Member

STATE OF FLORIDA

ss.:  
 COUNTY OF Palm Beach

On the 16th day of February, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared Tara Lordi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Dawn M. Koder  
 Notary Public



# Stewart Title Insurance Company

## OWNER'S POLICY OF TITLE INSURANCE

### SCHEDULE A

#### LEGAL DESCRIPTION

Title No.: GA-209589-U

Policy No.: Owner Policy: 540627848

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

BEGINNING at a point in the center of James Street, being the northwest corner of lands of Peter F. Lordi Jr. Trust (Liber 4523 Page 245);

RUNNING THENCE along said lands, South 26 degrees 58' 00" West, 408.98 feet to a point in the center of Rose Street said point being on the northerly bounds of lands of Tara Ann Lordi;

THENCE running through Rose Street and in part along said lands of Lordi and in part along lands of Bajiam B. & Hasija Cekovic as (Liber 2526 Page 273) North 61 degrees 07' 19" West, 486.15 feet to a point at the southeast corner of lands of John S. Corrado (Liber 2518 Page 319);

THENCE along said lands, North 26 degrees 58' 00" East, 374.00 feet to a point in the center of aforementioned James Street, said point being on the southerly bounds or lands of The Martha Conway Family Trust (Liber 5565 Page 110);

THENCE running through said road along said bounds, South 63 degrees 57' 31" East, 234.75 feet and South 66 degrees 26' 47" East, 251.61 feet to the place of BEGINNING.

For Information Only:

Said Premise being known as 40 Mt Rose Road, Marlboro, NY.

Section: 109.1 Block: 4 Lot: 58

Being and intended to be the same premises conveyed to the 57  
Mount Rose Rd LLC by Deed dated 11/21/2014, recorded 11/21/2014  
in the Ulster County Clerk's Office in Instrument No. 2014-14329.

Record and Return To  
Larkin Ingrassia LLP  
Antonette Naclerio, Esq.  
356 Meadow Avenue  
Newburgh, NY 12550

AT 11-19-13

ALTA Owner's Policy of Title Insurance (6-17-06)  
New York - Schedules

FOR COUNTY USE ONLY

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

Swis Code # 513600  
 Date Deed Recorded 03/03/2021  
 Bk # 6777 Pg # 179 Instr # 2021-4247

New York State Department of  
 Taxation and Finance

Office of Real Property Tax Services  
 RP- 5217-PDF  
 Real Property Transfer Report (8/10)



## PROPERTY INFORMATION

1. Property Location 40 Mt. Rose Road  
 \*STREET NUMBER \*STREET NAME  
 Marlborough VILLAGE 12542  
 \*CITY OR TOWN \*ZIP CODE

2. Buyer Name Broza Adam H.J.  
 \*LAST NAME/COMPANY FIRST NAME  
 Steinberg Danielle L.  
 \*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 NAME CITY OR TOWN STATE ZIP CODE

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 \*FRONT FEET X OR 3.70 \*DEPTH \*ACRES 4B. Subdivision Approval was Required for Transfer

4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name 57 Mount Rose Rd LLC FIRST NAME  
 \*LAST NAME/COMPANY FIRST NAME

LAST NAME/COMPANY FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:  
 C. Residential Vacant Land

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 12/09/2020

\*12. Date of Sale/Transfer 02/23/2021

\*13. Full Sale Price 200,000.00

(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.

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

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:

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

16. Year of Assessment Roll from which information taken(YY) 20

\*17. Total Assessed Value 75,400

\*18. Property Class 311

\*19. School District Name Marlboro

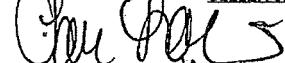
\*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))

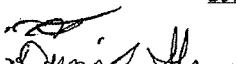
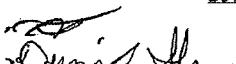
109.1-4-58

## 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

 2-16-21  
 Seller Signature: Tara Corby Member DATE: 2-16-21

 2/23/21  
 Buyer Signature:  DATE: 2/23/21

## 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.)

Broza Adam H.J.  
 \*LAST NAME FIRST NAME

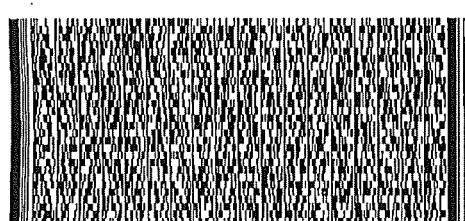
\*AREA CODE 20 TELEPHONE NUMBER (EX: 999-9999)  
 \*STREET NUMBER Mont Rose Rd. 

\*CITY OR TOWN Marlboro NY 12542  
 \*STATE ZIP CODE

## BUYER'S ATTORNEY

Naclerio Antonette  
 LAST NAME FIRST NAME

(845) 237-3386 TELEPHONE NUMBER (EX: 999-9999)



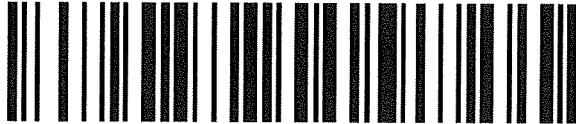


ULSTER COUNTY – STATE OF NEW YORK  
NINA POSTUPACK, COUNTY CLERK  
244 FAIR STREET, KINGSTON, NEW YORK 12401

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COUNTY CLERK'S RECORDING PAGE  
\*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*

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BOOK/PAGE: 6777 / 183  
INSTRUMENT #: 2021-4248

Receipt #: 2021016445

Clerk: SM

Rec Date: 03/03/2021 01:43:44 PM

Doc Grp: D

Descrip: DEED

Num Pgs: 5

Rec'd Frm: GREENACRE ABSTRACT LLC

Party1: MOUNT ROSE ESTATE LLC

Party2: BROZA ADAM H

Town: MARLBOROUGH

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 315.00

Transfer Tax

Transfer Tax - State	2900.00
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Sub Total: 2900.00

Total: 3215.00

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

\*\*\*\*\* Transfer Tax \*\*\*\*\*

Transfer Tax #: 4332

Transfer Tax

Consideration: 725000.00

Transfer Tax - State 2900.00

Total: 2900.00

WARNING\*\*\*

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

Record and Return To:

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

ELECTRONICALLY RECORDED BY CSC

*Nina Postupack*  
Nina Postupack  
Ulster County Clerk

Bargain 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 23<sup>rd</sup> day of February, Two Thousand Twenty One  
BETWEEN

Mount Rose Estate, LLC, a Limited Liability Company duly formed in the State of Florida, with a business address of 11864 Pebblewood Drive, Wellington, FL 33414,

party of the first part, and

Adam H.J. Broza and Danielle L. Steinberg, residing at 95 Horatio Street, Apt. 707, New York, New York 10014, *as joint tenants with rights of survivorship*

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 right, title and interest in and to:

SEE ATTACHED SCHEDULE A

This transfer is made in the ordinary course of business and does not constitute all or substantially all of the assets of the corporate Grantor.

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.

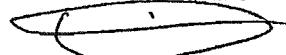
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of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

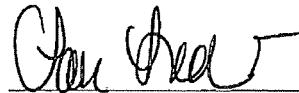
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Mount Rose Estate, LLC



By: David Magliato, Manager



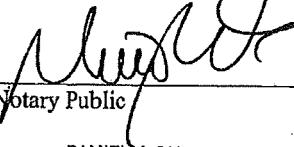
By: Tara Lordi, Member

STATE OF NEW YORK

ss.:

COUNTY OF ULSTER

On the 22 day of February, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared **David Magliato**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

DANIEL J. RUSK  
Notary Public, State of New York  
No. 6031945  
Qualified in Ulster County  
Commission Exp.: 10/12/2024

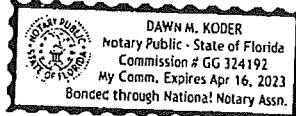
STATE OF FLORIDA

ss.:

COUNTY OF Palm Beach

On the 22 day of February, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared **Tara Lordi**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public



# Stewart Title Insurance Company

## OWNER'S POLICY OF TITLE INSURANCE

### SCHEDULE A

#### LEGAL DESCRIPTION

Title No.: GA-209591-U

Policy No.: Owner Policy: 547282013

#### Section 109.1 Block 4 Lot 57:

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

BEGINNING at a point on the northerly side of Rose Street, said point being on the division line of the herein described parcel with lands now or formerly of Soukiesion;

RUNNING THENCE along said division line and following a fence and running 0.5 feet West of the westerly edge of a concrete curb, North 26 degrees 58' 00" East, 401.50 feet to a point in James Street;

THENCE through said road, South 65 degrees 37' 20" East, 651.10 feet;

THENCE through Front Street, South 26 degrees 53' 55" West, 438.10 feet to a point in the aforementioned Rose Street;

THENCE through and along said road, North 62 degrees 24' 00" West, 651.00 feet to the place of BEGINNING.

For Information Only:

Said Premise being known as 20-38 Mt Rose Road, Marlboro, NY.

Section: 109.1 Block: 4 Lot: 57

Being and intended to be the same premises conveyed to Mount Rose Estate LLC by Deed dated 02/02/2016, recorded 02/18/2016 in the Ulster County Clerk's office in Instrument No. 2016-2176.

Record and Return To:  
Larkin Ingrassia LLP  
Antonette Naclerio, Esq.  
356 Meadow Avenue  
Newburgh, NY 12550

FOR COUNTY USE ONLY

Swis Code # 513600  
 Date Deed Recorded 03/03/2021  
 Bk # 6777 Pg # 183 Instr # 2021-4248



New York State Department of  
 Taxation and Finance  
 Office of Real Property Tax Services  
 RP- 5217-PDF  
 Real Property Transfer Report (8/10)

## PROPERTY INFORMATION

1. Property Location 20-38  
 \*STREET NUMBER Mt. Rose Road  
 \*STREET NAME

Marlborough

\*CITY OR TOWN

12542

\*ZIP CODE

2. Buyer Name Broza Adam H.J.  
 \*LAST NAME/COMPANY FIRST NAME  
 Steinberg Danielle L.  
 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 NAME CITY OR TOWN STATE ZIP CODE

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 6.27 4B. Subdivision Approval was Required for Transfer

4C. Parcel Approved for Subdivision with Map Provided 

6. Seller Name Mount Rose Estate, LLC  
 \*LAST NAME/COMPANY FIRST NAME

LAST NAME/COMPANY FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:  
 E. Commercial

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 12/09/2020 \*17. Total Assessed Value 575,000

\*12. Date of Sale/Transfer 02/23/2021

\*13. Full Sale Price 725,000.00

(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) 20 \*17. Total Assessed Value 575,000

\*18. Property Class 484 \*19. School District Name Marlboro

\*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))  
 109.1-4-57

## 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

SELLER SIGNATURE

2-16-21

BUYER SIGNATURE

2/23/2021

BUYER SIGNATURE

2/23/2021

## 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.)

Broza Adam H.J.  
 \*LAST NAME FIRST NAME

\*AREA CODE 20 \*TELEPHONE NUMBER (Ex: 555-5555) Mount Rose Rd.

\*STREET NUMBER \*STREET NAME

NEW YORK CITY OR TOWN NY STATE ZIP CODE

Marlboro 10014 12542

## BUYER'S ATTORNEY

Naclerio Antonette  
 LAST NAME FIRST NAME

(845) 237-3386 TELEPHONE NUMBER (Ex: 9999999)

