

**Town of Marlborough Planning Board**  
**Minor Site Plan Application**  
**Short Term Rentals, Home Occupations, and**  
**Bed and Breakfasts**

Application # 23-1028

Please refer to the Town of Marlborough Town Code including but not limited to Sections 155-31 O and 155-32.3 on short term rentals, 155-23 on Home Occupations, 155-32 special use permits, and <https://www.ecode360.com/8667578#8667578> to review all relevant local legislation with regards to Site Plan Review.

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

Application requirements include but are not limited to the following materials: (155-31 O 4 for short term rentals)

**Project Narrative**

Date of Initial Submission and Latest Revision	
Name of Proposed Business and/or nature (if applicable) 155-31 O 4 (b) (iv)	N/A
Address of Project Site 155-31 O 4 (b) (i)	79 Ridge Road, Marlboro, NY 12542
Tax Section, Block, and Lot Number(s)	108.2-3-28.110
Zoning District(s) 155-31 O 4 (b) (iii), 155-12	R Residential District, R-1 Residential District, R-Ag-1 Rural Agricultural District, indicate ( )
Gross Square Footage of Each Building 155-31 O 4 (b) (ix)	Short term rentals not permitted in multifamily houses 900 SF
Number of Bedrooms to be Rented for Short term rentals and bed and breakfast	2 No increase in bedrooms permitted
Number of Parking spaces 155-31 O 4 (b) (x)	2
Number of Employees 155-31 O 4 (b) (xi)	N/A
Proposed days and hours of operation are indicated. 155-31 O 4 (b) (xii)	check-in 3PM, check out 11am

**Project Description Narrative (see checklist item 2)**

We live at 73 Ridge Road and own the adjacent house at 79 Ridge Road. We are looking to rent out this property at 79 Ridge Road on a short term basis. As of now, we have no one living in this property. We occasionally have guests stay at the property when they come to visit. We do not anticipate any impact to adjoining properties.

## Contacts

Name of Property Owner 155-31 O 4 (b) (ii), 155-1	Sean Slutsky and Jaclyn Bowdren
Address of Property Owner	73 Ridge Rd, Marlboro, NY 12542
Telephone Number of Property Owner:	516-617-1000
Email of Property Owner	Seanslutsky@gmail.com
Name of Applicant (if different)	
Address of Applicant	73 Ridge Rd, Marlboro, NY 12542
Telephone Number of Applicant	516-617-1000
Email Address of Applicant	Seanslutsky@gmail.com

## Professional contacts if applicable

Name of Surveyor	
Address of Surveyor	
Telephone Number of Surveyor	
Email Address of Surveyor	
Name of Engineer	
Address of Engineer	
Telephone Number of Engineer	
Email Address of Engineer	
Name of Attorney	
Address of Attorney	
Telephone Number of Attorney	
Email Address of Attorney	
Name & Profession of Other Involved Personnel	
Address of Other Involved Personnel	
Telephone Number of Other Involved Personnel	
Email of Other Involved Personnel	

## Town of Marlborough Planning Board

### Checklist for Minor Site Plan Application

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

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

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

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

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

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

By:  Date 11/27/23

## **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, Sean Plutsky, residing at 73 Ridge Rd., Marlboro, NY, make the following statements about interests in the real property which is the subject of this

application, petition or request for a Short-term Rental,

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:

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**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: 11/27/23

**ACKNOWLEDGMENT**

State of New York  
County of: Ulster

On Nov. 27, 2023, before me personally appeared Sean Slutsky, 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

KAITLIN COX  
Notary Public, State of New York  
Qualified in Ulster County  
Reg. No. 01CO6380599  
My Commission Expires Jan. 26, 2027



**Town of Marlborough Planning Board  
Planning Board Fees Minor Site Plan  
5-18-2021**

**Please make checks payable to: Town of Marlborough**

**Application Fees**

Minor Site Plan Reviews- \$350.00 for short term rentals and home occupations including bed and breakfasts.

**Escrow Fees**

Escrow fee is \$750.00.

Escrow Deposit are to be replenished to 75% of original escrow when level drops to 25% remaining in account.

Contact the Building Department for safety inspection, permit, and other applicable fees.

## 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.

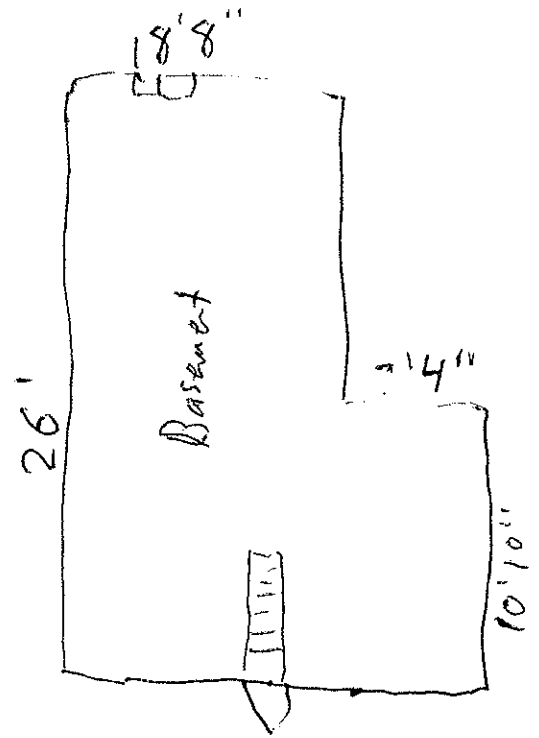
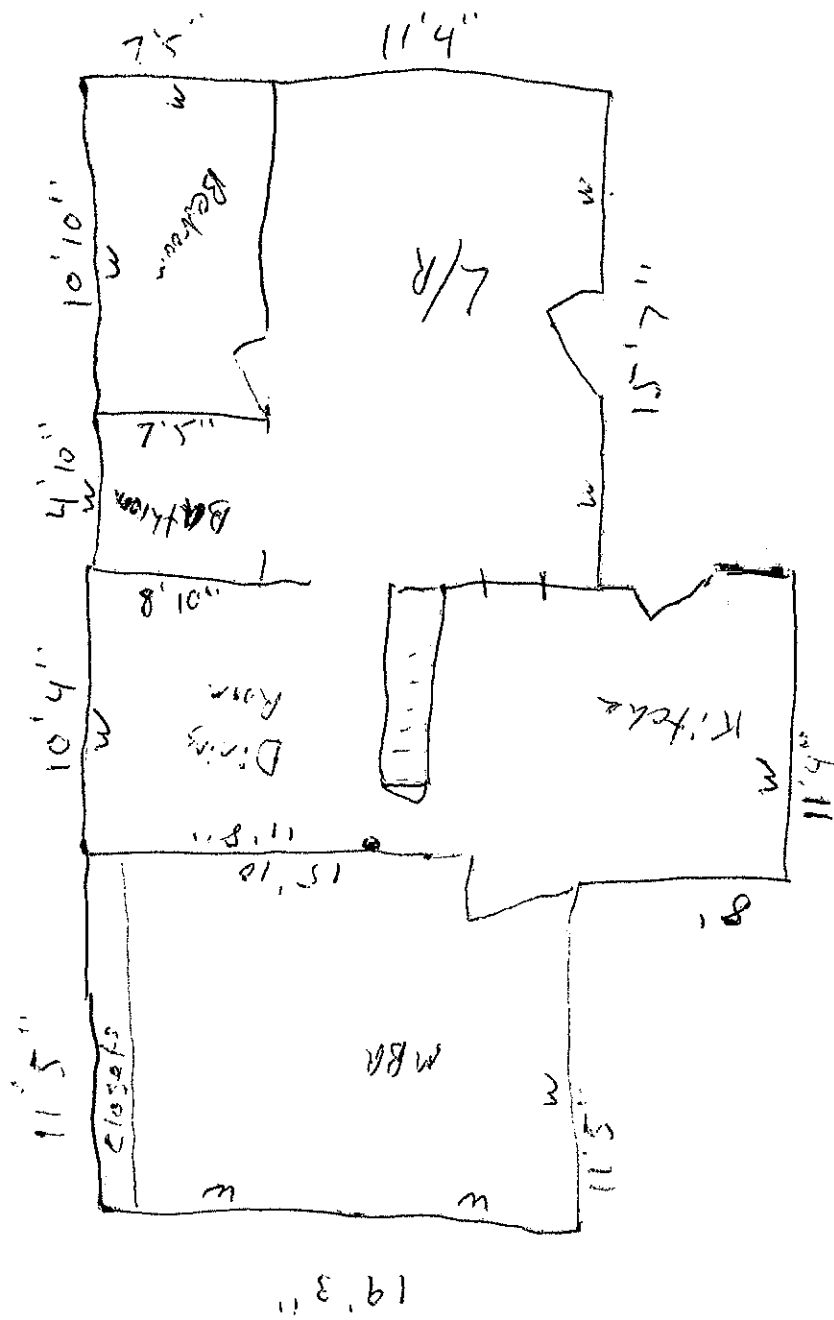
The undersigned also acknowledges receipt of the "Disclaimer" above.

Applicant's Name (Print): Sean Slattery

Applicant's Signature: 

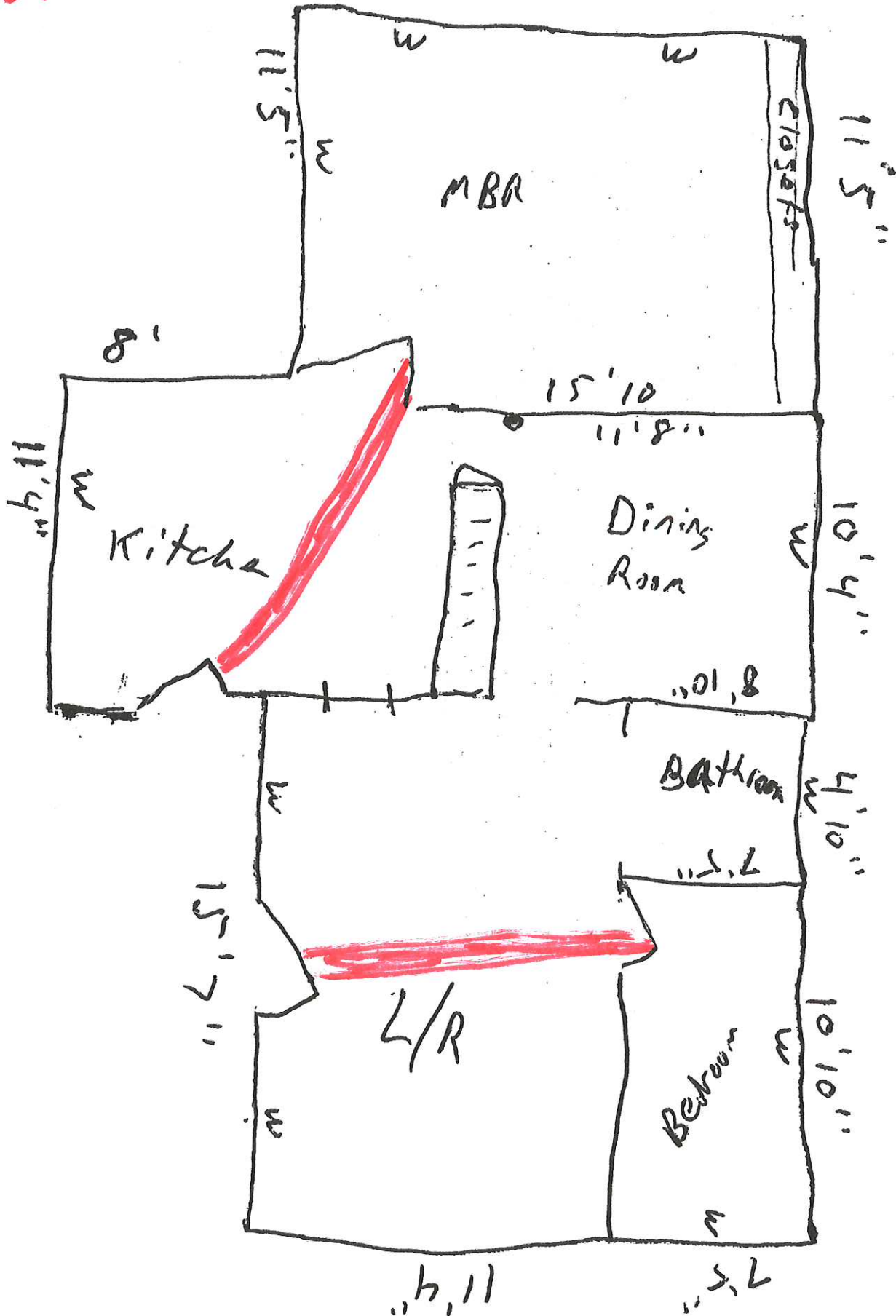
Date: 11/14/23

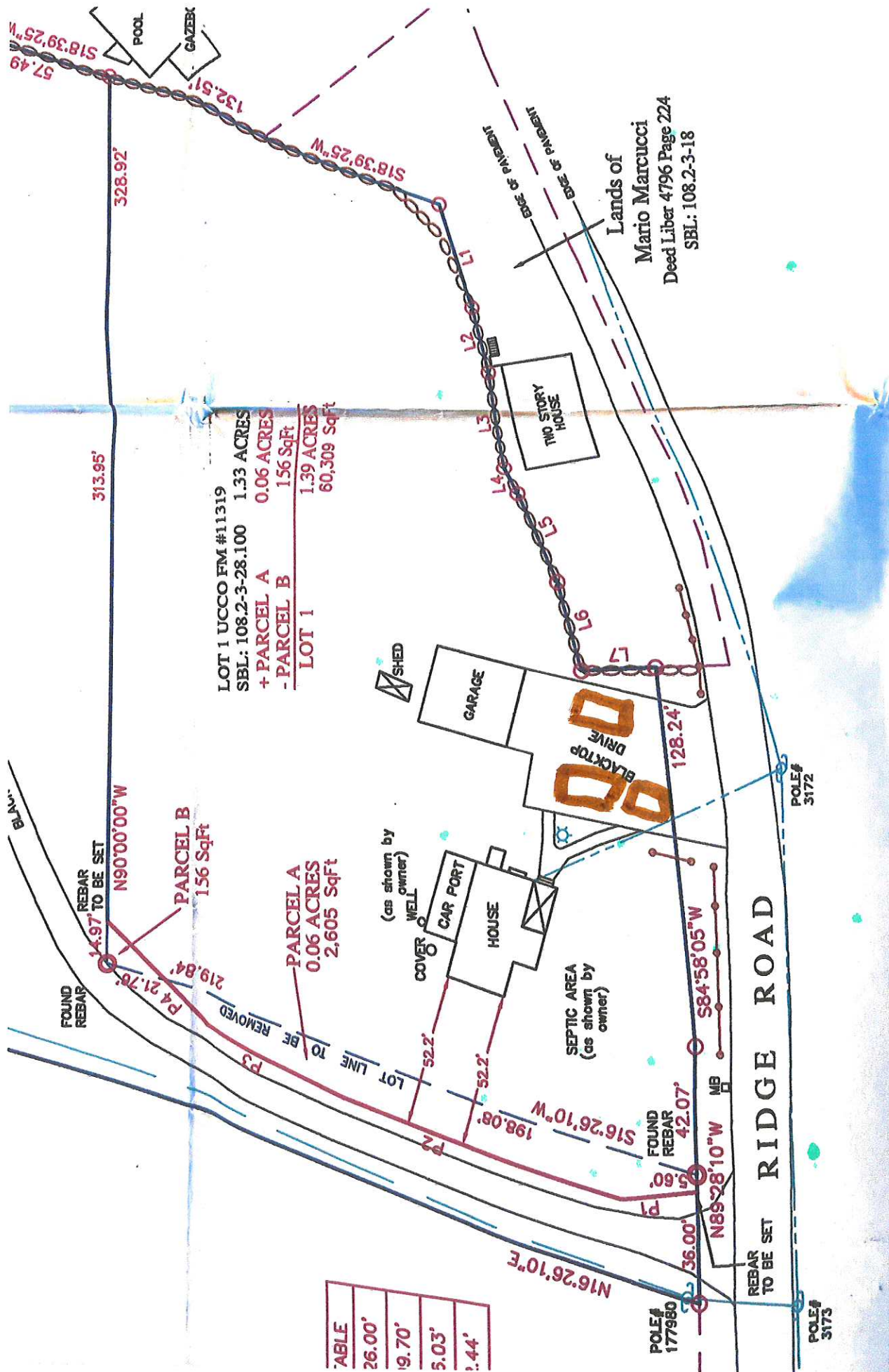
**\*\*Application will not be accepted if not signed and filled out completely\*\***



EMERGENCY  
EXIT

19'3"





# ULSTER COUNTY DEPARTMENT OF FINANCE

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402

Telephone (845) 340-3460 Fax (845) 340-3430

Roseann Daw  
*Commissioner of Finance*



Christopher Jaros CPA  
*Deputy Commissioner of Finance*

Max Cordella CPA  
*Deputy Commissioner of Finance*

Tracey Williams  
*Deputy Commissioner of Finance/  
Director of Real Property Tax Service*

October 25, 2023

Sean Slutsky  
79 Ridge Road  
Marlboro, NY 12542

**Re: Certificate of Authority #11691**

Dear Mr. Slutsky:

Your Ulster County Occupancy Tax Registration application has been received and accepted. Pursuant to Local Law 5 of 1991, you have been issued the enclosed Certificate of Authority for collection of the required 2% occupancy tax. Please prominently display the Certificate of Authority in the vacation rental property.

Please note you will receive quarterly tax return forms from this office prior to the due date. Quarterly tax returns must be completed whether or not income was generated for the quarter. If you have any questions regarding your registration or the filing requirements, please do not hesitate to contact the Ulster County Finance Department at 845-340-3432 or email directly at [nara@co.ulster.ny.us](mailto:nara@co.ulster.ny.us).

Thank you for choosing to do business in Ulster County and accommodating our visitors and residents.

Sincerely,

Nicole Arana  
Finance Department

enc



# ULSTER COUNTY

## CERTIFICATE OF AUTHORITY

### TAX ON OCCUPANCY OF HOTEL AND MOTEL ROOMS

REGISTRATION NUMBER

**1 1 6 9 1**

(use this number on ALL returns and  
Correspondence)

BUSINESS NAME:

**Sean Slutsky & Jaclyn Bowdren**

ADDRESS:

**79 Ridge Road**

**Marlboro, NY 12542**

is authorized to collect Hotel Occupancy Tax under Local Law #5 of 1991 and pursuant to Chapter 221 of the Laws of 1991 of the State of New York. This certificate must be prominently displayed in your place of business.

DATE ISSUED: 10/23/2023

ULSTER COUNTY DEPARTMENT OF FINANCE

SEAL

  
ROSEANN DAW  
COMMISSIONER OF FINANCE

# **TOWN OF MARLBOROUGH**

*Building Department*

**PO BOX 305 - MILTON N.Y. 12547**

**( 845-) 795-2406 Ext. # 7**

## **PLANNING BOARD – SHORT TERM RENTAL CERTIFICATION**

### **Property Owner Contact Information :**

Owners Name : Sean Slutsky and Jaclyn Bowdren

Address : 79 Ridge Road, Marlboro, NY 12542

Phone : 516-617-1000

Cell Phone : 516-617-1000

Email : Seanslutsky@gmail.com

Section-Block-Lot : 108.2-3-28.110

### **Property Information :**

Section-Block-Lot 108.2-3-28.110

Address : 79 Ridge Road, Marlboro, NY 12542

**Please be advised the Town of Marlborough Planning Board has approved the above application**

**for short term rental on \_\_\_\_\_ 20 \_\_\_\_\_**

**At this time it can be presented to the Town of Marlborough Building Department for review and annual application for short term rental certification and certificate.**

**\* First year application fee will be waived but the annual fire inspection fee will be required**

\_\_\_\_\_  
Planning Board Chairman

**STAMP**



# TOWN OF MARLBOROUGH

*Building Department*  
*PO BOX 305 - MILTON N.Y. 12547*  
*( 845 ) 795-2406 Ext # 7*

## APPLICATION FOR SHORT TERM RENTAL CERTIFICATION

\* This application must be filled out completely and a approval letter from the Town of Marlborough Planning board must be attached.

### Property Owner Contact Information :

Owners Name : Sean Slutsky and Jaclyn Bowdren  
Address : 79 Ridge Road, Marlboro, NY 12542  
Phone : 516-617-1000  
Cell Phone : 516-617-1000  
Email : Seanslutsky@gmail.com  
Section-Block-Lot 108.2-3-28.110

### Property Information :

Section-Block-Lot 108.2-3-28.110

Address : 79 Ridge Road, Marlboro, NY 12542

District Location : R R-1 RAG-1

Is this a Single Family Home Detached Dwelling Bed & Breakfast

Is this property : directly next door across the street same property to the OWNER

Number of bedrooms : 2 Number of bathrooms : 1

WATER: Private or Municipal SEWER: Private or Municipal

Number of parking spaces available : 3

Maximum Occupancy for overnight guest : 5

Any other structures on the property ? Shed and Garage

Is approval from the Town of Marlborough Planning Board attached : YES ☒ NO

## CHECKLIST FOR SHORT TERM RENTAL CERTIFICATION

I. The following shall be submitted to the Building Department for a Annual Short Term Rental Certification

1. ☒ Completed Application
2. ☐ Application Fee ( \$500.00 Payable to Town of Marlborough - waived first year )  
\* Plus \$50.00 per bedroom over one bedroom
3. ☐ Fire Inspection Fee ( \$100.00 Payable to the Town of Marlborough )
4. ☒ Copy of deed ( Proof of Ownership )
5. ☒ Copy of Tax Bill ( Proof of address )
6. ☐ Planning Board approval letter ( attached )

II. The following items shall be required with submittal for Short Term Rental Certificate :

1. ☒ Exterior Plot Plan Showing all existing structures on the property including :
  - a. ☒ Property Boundaries
  - b. ☒ Parking Layout
2. ☒ Floor Plan of Home - all floors including basement
3. ☒ Copy of Safety Egress Plan - To be posted in rental unit on back of each bedroom door
4. ☒ Emergency Contact Information and 911 Address - To be posted in rental unit
5. ☒ Proof of registration of the Short Term rental with Ulster County

**Notice :** Only those structures and uses that have received a Certificate of Occupancy may be legally occupied pursuant to the Marlborough Town Code. The issuance of the Short Term Certificate does not mean that ALL structures , or portions thereof, on said property may be legally occupied. Only structures permitted by this application shall be deemed legally occupied.

**Acknowledgment :** This Short Term Rental Certificate application is a annual application and is subject to a annual renewal fee set forth by the Town of Marlborough and listed in the town fee schedule. This application is also subject to revocation or non-renewal if applicant fails to adhere to the Codes of the Town of Marlborough (examples but not limited to : noise, property maintenance, parking, signs, snow removal etc.)

Under penalties of perjury, I declare that I have completed this application and to the best of my knowledge and belief it is true, correct and complete, and I further declare that I have the authority to sign this application and that I am the owner of the said property.

Print Name Sean Slutsky

Date 11/27/23

Signature of Owner 

# SHORT TERM RENTAL CERTIFICATION FIRE INSPECTION CHECKLIST

The following inspection of items shall meet Town Code requirements prior to Certificate being issued

## EXTERIOR OF HOME

1. ☒ House number is posted in numerals at a minimum of 4 inches tall
2. ☒ House number is visual from the street
3. ☒ Property free of all physical and fire hazards
4. ☒ All refuse-rubbish is regularly removed from property
5. ☒ All egress exits are free from obstruction
6. ☒ Parking spaces clearly marked

## INTERIOR OF HOUSE

1. ☒ Are there handrails on all stairways
2. ☒ The electrical panel is properly marked
3. ☒ Smoke detectors & carbon monoxide detectors installed and working on every level
4. ☒ Smoke detectors are installed and working in every bedroom
5. ☒ Smoke / Carbon monoxide detector installed and working within 12 feet of every bedroom
6. ☐ Burglar / Fire alarm system installed and connected to a central station
7. ☒ Is the Safety egress plan posted on the back of every bedroom door
8. ☒ Is the Emergency contact information and 911 address posted
9. ☒ Is there a \*fire extinguisher ( ABC ) installed and maintained on every floor
10. ☒ Is there a \*fire extinguisher ( K ) installed in the kitchen

Under penalties of perjury, I declare that I have completed and met all requirements listed above and to the best of my knowledge and belief it is true, correct and complete, and I further declare that I have the authority to sign this application and that I am the owner of the said property.

Print Name Sean Slutsky

Date 11/27/23

Signature of Owner 

\* We recommend all fire extinguishers in the structure be a minimum of 5 pounds each



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: 7128 / 197  
INSTRUMENT #: 2022-15648

Receipt#: 2022070325  
Clerk: SM  
Rec Date: 09/15/2022 11:35:28 AM  
Doc Grp: D  
Descrip: DEED  
Num Pgs: 4  
Rec'd Frm: REAL PROPERTY ABSTRACT AND  
TITLE

Party1: SWARTZ FRANCIS D  
Party2: SLUTSKY SEAN  
Town: MARLBOROUGH  
108.2-3-28.110

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 800.00

Sub Total: 800.00

Total: 995.00

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

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

Transfer Tax #: 867  
Transfer Tax  
Consideration: 200000.00

Transfer Tax - State 800.00

Total: 800.00

Record and Return To:

ELECTRONICALLY RECORDED BY CSC

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

OR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

INDENTURE, made this 1<sup>st</sup> day of Sept Two Thousand Twenty-Two

BETWEEN Francis D. Swartz, residing at 79 Ridge Road, Marlboro, New York 12542,  
party of the first part,

and Sean Slutsky and Jaclyn Bowdren, husband and wife residing at 73 Ridge Road, Marlboro, New York  
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,

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.

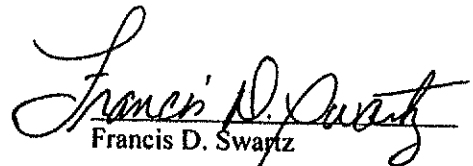
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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.

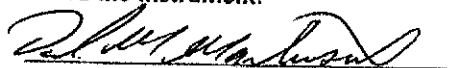
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

  
Francis D. Swartz

STATE OF NEW YORK )  
SS:  
COUNTY OF ULSTER )

On the 1<sup>st</sup> day of September, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared, Francis D. Swartz 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 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 M. MARTUSCELLO  
NOTARY PUBLIC, State of New York  
Qualified in Ulster County  
Commission Expires Sept. 30, 2022

Rpts - 9242  
Section 108.2 Block 3

## **SCHEDULE A**

at certain plot piece or parcel, of land, situate, lying being in the Town of Marlborough, County of Ulster and State of New York being designated as Lot #1 on a map entitled "Final Map of Lot Line Division Between Lands of Francis D. & Maxine Swartz and Lands of William J. Swartz." Filed with the Office of the Ulster County Clerk on May 25, 2021 as map #21-132, said lot being more particularly bounded and described as follows:

**BEGINNING** at a point in a stone wall on the northerly bounds of Ridge Road at the southeast corner of the herein described Lot #1 said point being on the division line with lands conveyed to Mario Marcucci as recorded in Deed Liber 4796 at page 224, and running thence along the northerly bounds of said Ridge Road South 84° 58' 05" West a distance of 128.24 feet to a point and thence North 89° 28' 10" West a distance of 47.67 feet to a rebar to be set on the division line with Lot #2 as designated on above referenced filed map #21-132 thence along the division line between the herein described Lot #1 and said Lot #2, said line running on the easterly side of a driveway, North 05° 15' 20" West a distance of 26.00 feet to a point, thence North 16° 11' 33" East a distance of 99.70 feet to a point, thence North 20° 57' 32" East a distance of 56.03 feet to a point, thence North 45° 21' 22" East a distance of 52.44 feet to a rebar to be set, thence still along the division line between lot #1 and Lot #2, North 90° 00' 00" East a distance of 313.95 feet to a point in a stone wall on the division line with lands conveyed to Paul and Maryann Dederick as recorded in Deed Liber 3028 at page 066, thence in part along said lands of Dederick and in part along aforementioned lands of Marcucci, said line running in part along a stone wall, South 18° 39' 25" West a distance of 40.22 feet to a point in the stone wall, thence South 65° 42' 15" West a distance of 11.42 feet to a point in the stone wall, thence South 66° 59' 15" West a distance of 35.12 feet to a point in the stone wall, thence South 76° 00' 05" West a distance of 32.11 feet to a point in the stone wall, thence South 03° 01' 15" East a distance of 25.25 feet to the point of beginning.

**BEING** the same premise as conveyed by Deed from William D. Swartz dated October 8, 2021 and recorded October 21, 2021 in the Ulster County Clerk's Office as instrument number 2021-19723 to Francis D. Swartz and Maxine Swartz, husband and wife.

Maxine Swartz died on April 8, 2022 a resident of Ulster County, New York. Francis D. Swartz confirms at the time of her death the parties were married and there were no pending matrimonial actions between them.



