

Town of Marlborough Planning Board
Simple Two-Lot Lot Line Change Application

Application # 23-1031

Under this application there can be no change in buildings, access, and no variance for any dimension requirement. The Planning Board has the right to determine the application requires a site plan approval. Please refer to the Town of Marlborough Town Code Section 155-31 <https://www.ecode360.com/8667578#8667578> to review all relevant local legislation with regards to Site Plan Review.

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

Date of Initial Submission and Latest Revision	
Name of Project	FRANCES FREMGEN
Addresses of Project	CLARKS Lane MILTONS NY 1254-
Tax Section, Block, and Lot Numbers	102, 2 - 3 - 13. 100
Zoning District(s)	This application is only valid for R-1 <input type="checkbox"/> and R-AG-1 <input checked="" type="checkbox"/> zones Indicate which
Number of Acres each lot	1
Proposed number of acres for each lot	1

Reason For Application: To clean up lot line From Previous 2 lot subdivision in 1979.
Description of Proposal 155-31 E (3) (a): To remove lot line which goes thru center of GARAGE. GARAGE built in 1979 But did not have correct setbacks at time of Build. To keep it conforming the Lot line has to be moved.
Requested waivers based on this being a simple two-lot lot line change Item 26 to 50, others noted above.

CONTACT INFORMATION	
Name of Property Owner	Frances Fremgen
Address of Property Owner	149 CLARKS LANE
Telephone Number of Property Owner:	845 - 795 - 5126
Email of Property Owner	N/A
Name of Applicant	Frances Fremgen
Address of Applicant	149 CLARKS LANE
Telephone Number of Applicant	845 - 795 - 5126
Email Address of Applicant	N/A
Name of Surveyor	Spencer Hall Land Surveyor
Address of Surveyor	6244 Rt 82 Stamfordville N.Y.
Telephone Number of Surveyor	845-868-1262 12581
Email Address of Surveyor	hallsurveying@optonline.net
Name of Engineer	N/A
Address of Engineer	
Telephone Number of Engineer	
Email Address of Engineer	
Name of Attorney	Dan Martuscello
Address of Attorney	Rusk Martuscello, Hepner Walden
Telephone Number of Attorney	RT 9W Marlboro N.Y. 12542
Email Address of Attorney	845-236-4411
Name & Profession of Other Involved Personnel	dm mart@rwhm.com
Address of Other Involved Personnel	Edward Brown
Telephone Number of Other Involved Personnel	Willow Tree Milton N.Y. 12547
Email of Other Involved Personnel	Deceased.

Town of Marlborough Planning Board

Simple Two-Lot Lot Line Change Application

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

Simple Two-Lot Line Change plans and Checklist shall be prepared by a licensed professional engineer, architect, land surveyor or landscape architect. Additional Town Codes apply to all Simple Two-Lot Line Change plans.

Please check each required item. Y for yes provided, N for not provided, or RW for Request Waiver. **Provide a written explanation for any requested waivers from the checklist.**

After final approval is given by the Planning Board, the Building Department should be contacted for further guidance.

Y/N/RW	Required Items To Be Submitted
1	Complete application with below information and twelve (12) copies of all maps, plans, reports, and a PDF file of all documentation submitted. Plan sets must be submitted in collated packages. (155 E, 155-31 E (5)). Plans SHALL be prepared by licensed professional (155-31 E) and shall refer to specific data sources. (See section 75-6 B. (6) regarding plan stamp requirements of licensed professional).
2 ✓	Completed Simple Two-Lot Lot Line Change Application form (Pages 1 and 2) 155-31 E (1).
3 ✓	Simple Two-Lot Lot Line Change Application Checklist Complete (Automatic application rejection without checklist) pages 3 to 6.
4 ✓	Ethics code Town of Marlborough Disclosure of Interest (where applicable) Pages 8-10
5 ✓	Application Fee Paid (Separate check from Escrow Fee) see page 11.
6 ✓	Initial Escrow Fee Paid (Separate check from Application Fee) see page 11, also 155-31 J.
7 ✓	Disclaimer Forms Provided See Page 12.
8 ✓	Letter of Agent Statement Page 13.
9 ✓	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 ✓	Project Narrative. Complete Brief document 155-31 E (3) (a) A description of proposed project (bottom of page 1 of Simple Two-Lot Lot Line Change Application) (c) An analysis of how the project complies with the requirements contained within this Chapter 15 5, Zoning, is included. (d) Any waivers or variances needed have been identified. 155-31 F Waivers shall be discussed in the briefing document to be submitted by the applicant.
11 ✓	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).

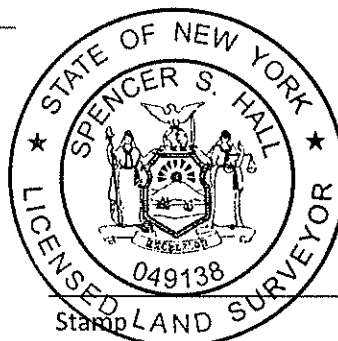
12 ✓	Map of the site includes North arrow, scale, and date. 155-31 E (4) (b).
13 ✓	Map of the site depicts boundaries of the property with surveyed dimensions. 155-31 E (4) (c).
14 ✓	Map of the site depicts acreage of each distinct existing and proposed land use on the applicant's property, and the proposed density of each if residential uses are proposed. 155-31 E (4) (f).
15 ✓	Map of the site depicts location, proposed use, and setback measurements of all existing and proposed buildings, structures and signs on the applicant's property, 155-31 E (4) (j).
16 ✓	Map of the site depicts the locations of all existing and proposed water supply system. 155-31 E (4) (p) [1].
17 ✓	Map of the site depicts the locations, of all existing and proposed sewage disposal system. 155-31 E (4) (p) [2].
18 ✓	A copy of the deed to the property as most recently filed and/or a copy of the executed contract of sale is included 155-31 E (4) (aa) [1].
19 ✓	A copy of each covenant, easement or deed restriction in effect or intended to cover all or part of the tract is included 155-31 E (4) (aa) [2].
20 ✓	Identification, and submittal when available, of all necessary permits from federal, state, county or local agencies, approvals required from said agencies for the project's execution, and proof of special permit and/or variance approvals, if applicable, are included 155-31 E (4) (aa) [4].
21 NA	Agricultural Data Statement (If applicable). See also 155-52 Setbacks and buffers from active agricultural lands.
22 N	Inventory and quantity of hazardous materials anticipated for on-site storage and/or use, if applicable, are provided. 155-31 E (4) (v).
23 N	Plans for the disposal of construction and demolition, waste, whether on-site or at a New York State approved solid waste management facility are indicated. 155-31 E (4) (w).
24 N	A park or open space is being provided see 155-31 E (4) (x).
25 N	For projects involving more than one phase, a site plan showing each phase of the project is included. 155-31 E (4) (y)
26 RW on item (b)	Project Narrative. Complete Brief document 155-31 E (3) (b) A description of whether the site design includes the possibility for interconnections with adjoining sites and, if no such interconnection is provided, a thorough narrative as to why an interconnection is not feasible.
27 RW	Public hearing and legal notice page 7
28 RW	Names of all owners of record adjacent to the applicant's property are indicated. 155-31 E (4) (d).
29 RW	Existing school district (if applicable), zoning district, and overlay district boundaries (if applicable), within 500 feet of the site's perimeter is indicated. 155-31 E (4)(e).
30 RW	Grading and drainage plan showing existing and proposed contours with intervals of two feet extending 50 feet beyond the tract. If any portion of the parcel is within a one-hundred-year floodplain as determined by the Federal Emergency Management Agency (FEMA), the area will be shown and base flood elevations given. 155-31 E (4) (g).

31 RW	Map of the site depicts location and boundaries of all existing natural land features on the property, including rock outcrops, isolated trees 12 inches or more in diameter at breast height (dbh) and all trees over 24 inches in dbh (whether isolated or in a forested area), existing vegetative and forest cover, orchards, hedgerows and other ornamental landscaping, stone walls, soil types and boundaries, active farmlands, visually prominent agricultural landscape features, such as fields, pastures, and meadows on knolls and hilltops, woodlands along roadways, property lines, and streams, steep slopes in excess of 15%, and water sources. Water sources include ponds, lakes, wetlands and watercourses, primary aquifers and primary aquifer recharge areas, floodplains, and drainage retention/detention areas. The plan shall show locally significant trees which include rare or unusual species, trees associated with historic events or persons, or trees that significantly contribute to a unique scenic viewshed. 155 E (4) (h).
32 RW	Location of all existing buildings, structures, signs, and agricultural lands, on adjacent property within 100 feet of the subject lot lines is shown. 155-31 E (4) (i).
33 RW	Map of the site depicts location, proposed use, and height, of all existing and proposed buildings, structures and signs on the applicant's property, including floor plans, and plans for exterior elevations, at a scale of 1/4 inch equals one foot, showing the structure's mass and architectural features, and indicating the type and color of materials to be used. A table indicating square footage of building areas to be used for a particular use, such as retail operation, office use, warehousing, or other commercial activity; maximum number of employees; maximum seating capacity, where applicable; and number of parking spaces existing and required for the intended use. 155-31 E (4) (j).
34 RW	Traffic flow patterns within the site, entrances and exits, the location of potential interconnections between the project site and adjoining sites, truck/commercial vehicle loading and service areas, curb cuts on the site and within 100 feet of the site, and all streets which are either proposed, mapped or built are indicated. 155-31 E (4) (k). The Town requires right-of-way of 25 feet from the center line of Town roads along the property frontage. See also 155-31 G (8).
35 RW	Any cross-access easements, walkways, and bicycle path opportunities associated with the project are indicated. 155-31 E (4) (l).
36 RW	The location, design (including size of spaces, and accessible parking information) and construction materials of all off-street parking areas (open and enclosed, if any), including the number of parking spaces required and to be provided is indicated. 155-31 E (4) (m) and 155-31 G (9) (c) Off-street parking spaces are the minimum size. See 155-27 A (1) (a).
37 RW	The location, design and construction materials of all present and proposed walkways, bicycle paths and bicycle parking, benches, ramps, outdoor storage or display areas, retaining and/or landscaping walls and fences is indicated. 155-31 E (4) (n).
38 RW	A general and conceptual landscape plan showing proposed changes to existing natural land features. Trees to be saved shall be noted on site plans, and appropriate measures shall be outlined to protect the tree stock from damage during construction. 155-31 E (4) (o). Native species are encouraged. 155-31 G (17) (b).
39 RW	Map of the site depicts the design and construction materials of all existing and proposed water supply system. 155-31 E (4) (p) [1].
40 RW	Map of the site depicts the design and construction materials of all existing and proposed sewage disposal system. 155-31 E (4) (p) [2].

41 RW	Map of the site depicts the location, design and construction materials of all existing and proposed telephone, cable and energy systems, including electric, oil, gas, solar, or other energy systems. 155-31 E (4) (p) [3].
42 RW	Map of the site depicts the location, design and construction materials of all existing and proposed storm drainage system, including but not limited to existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, manholes, and drainage swales. 155-31 E (4) (p) [4] Identify a distance off site to show drainage structures or a natural discharge location.
43 RW	The location of fire and emergency access ways and zones, including the location of fire hydrants or of the nearest alternative water supply for fire emergencies are indicated. 155-31 E 4 (q) Discussed lock box provision with fire department (see Milton or Marlboro Fire District) except on single family detached residential dwellings See also 155-31 G (13).
44 RW	The location, type, and screening details for solid waste disposal facilities and containers is indicated. 155-31 E (4) (r).
45 RW	The proposed location, height, orientation, type of illuminating device, bulb type and wattage, and photometric data of all outdoor lighting fixtures is indicated. 155-31 E (4) (s). See also 155-31 G (14)
46 RW	The location, height, size, materials, design, and illumination of all present and proposed signs and other advertising or instructional devices are indicated. 155-31 E (4) (t) See also 155-28.
47 RW	Estimates of noise generation at the source and property line are provided. 155-31 E (4) (u). See also 155-31 G (16).
48 RW	Proposed days and hours of operation are indicated. 155-31 E (4) (z).
49 RW	Enforceable map notes of stormwater drainage, utility rights-of-way, etc., are indicated 155-31 E (4) (aa) [3].
50 RW as Type II action	Short-unlisted actions or full EAF Type one action, as required by the lead agency under the Environmental Conservation Law, is complete and included. See 155-31 E (4) (aa) [6] Environmental Assessment Form. Applicants must use NYSDEC* web based system EAF mapper Application. https://www.dec.ny.gov/permits/6191.html Make sure to unblock popups.

The plat for the proposed Simple Two-Lot Lot Line Change has been prepared in accordance with this checklist. A waiver request must be submitted by design professional for any items which are not provided.

By: 
 Licensed Professional



12/14/2023
 Date

With regard to question #21, there is no active farmland within the required distance.

We are also requesting a waiver for questions #22-#50 on the Simple Two Lot Line Change Application.

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, Frances Fremgen, residing at 149 Clark's Lane Milton N.Y., make the following statements about interests in the real property which is the subject of this

application, petition or request for a lot line change,

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: Frances Bionardi aka Fremgen 12/14/2023

ACKNOWLEDGMENT

State of New York,
County of:

On 12/14 (2023), before me personally appeared Frances Fremgen, 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.

PENNY E CASHMAN
Notary Public, State of New York
Registration No. 01CA6372126
Qualified in Ulster County
Commission Expires March 12, 2026

Notary



Planning Board Fees

(All Applications Subject To Escrow Fees)

Application Fees:

Lot Line Revision	\$600.00
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Escrow Deposit: *(To be replenished to 75% of original escrow when level drops to 25% remaining in account.)*

Lot Line Revision	\$1,000.00 Minimum
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Please make checks payable to: Town of Marlborough

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): FRANCES FREMGEN AKA BIANCARDI

Applicant's Signature: Frances Fremgen aka Biancardi

Date: 12/14/2023

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

Town of Marlborough Planning Board
Letter of Agent

I (We), FRANCES FREMGEN aka BIANCARDI am (are) the owner(s) of a parcel of land located on CLARKES LAINE in the Town of Marlborough, Tax Map Designation: Section 102.2 Block 3 Lot 13.10B.

I (We) hereby authorize _____ 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)

Frances Fremgen aka Biancardi
Signature

12/14/2023
Date

Barry Plant
Signature

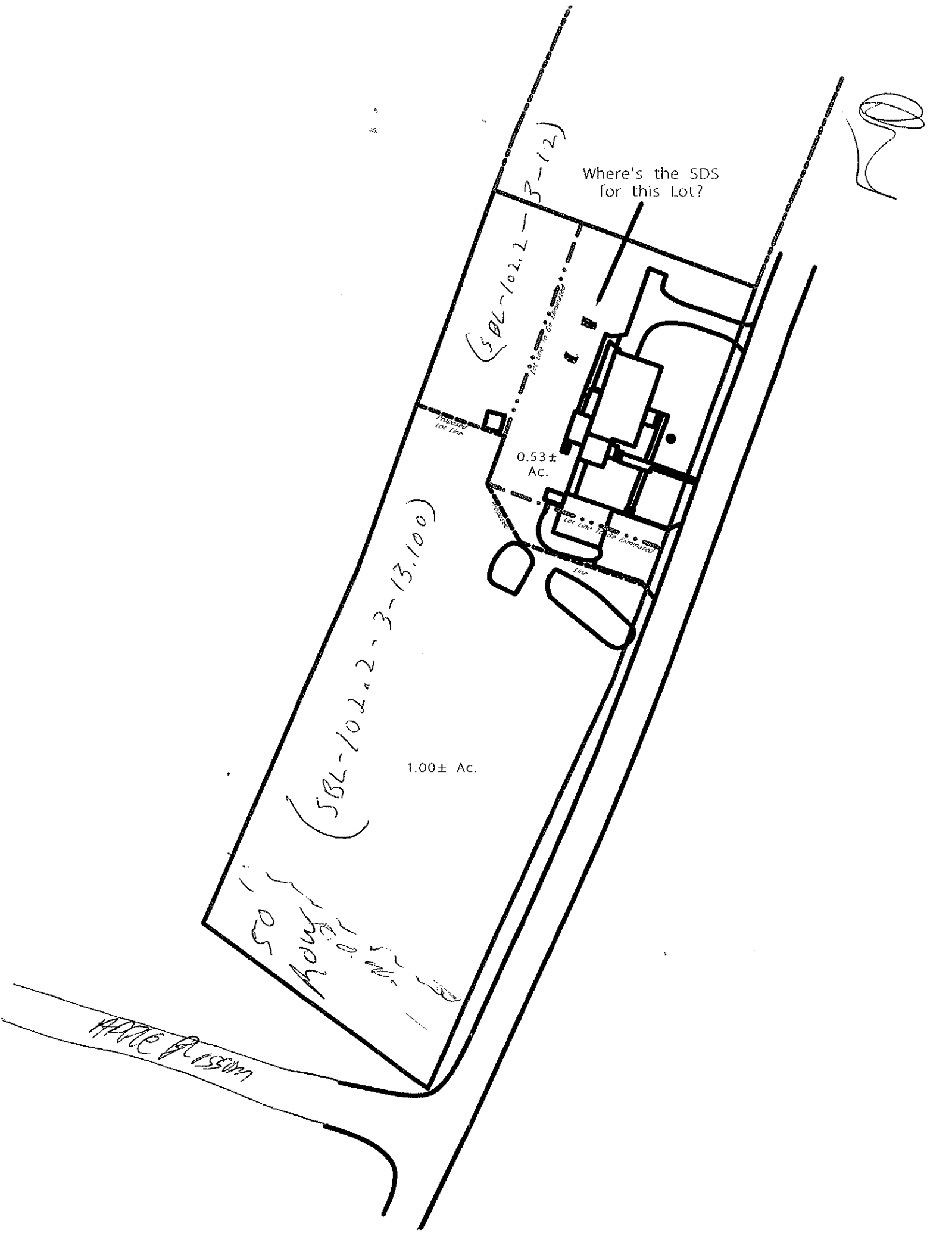
12/14/23
Date

State Of New York
County of ULSTER

On the 14th day of December in the year 2023 before me, the undersigned, a Notary Public in and for said State, personally appeared

Frances Fremgen, 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.

Penny E Cashman
Notary Public



Where's the SDS
for this Lot?

(5BL-102.2-3-12)

(5BL-102.2-3-13.100)

0.53±
Ac.

1.00± Ac.

50' ROW
5BL-102.2-3-13.100
1.00± Ac.

HARVE BLISSON

COUNTY AND TOWN REAL PROPERTY TAXES DUE 2023

REPLACEMENT BILL

Fiscal Year: 01/01/2023-12/31/2023

County Aid: \$58,114,554

Bill No: 1236

Town Aid: \$406,468

TAX COLLECTOR ADDRESS:

Colleen Corcoran
Town of Marlborough
P.O. Box 305
Milton, NY 12547

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Assessor estimates the Full Market Value of this property as of July 1, 2021 254,384
The Assessed Value of this property is: 185,700
The Uniform Percentage of Value used to establish assessments in your municipality was: 73%

513600 MARLBOROUGH
SBL: 102.2-3-12

Owner: Bank:

Fremgen Frances
149 Clarkes Ln
Milton, NY 12547

Exemption	Value	Full Value	Purpose
VET COM C	46,425	63,596	County

Exemption	Value	Full Value	Purpose
VET COM TS	32,850	45,000	Co/Tw/Sch

Property Information:

Dimensions: 100.00 X 150.00

Roll Section: 1

Location: 149 Clarkes Ln

Property Class: 210 1 FAMILY RES

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE FROM PRIOR YEAR	TAXABLE VALUE	TAX RATE PER \$1000	TAX AMOUNT
County General Tax	73,948,042	-3	139,275	3.865233	538.33
Town General Tax	4,280,421	3.1	152,850	5.57427	852.03
Town Highway Tax	2,268,812	2.5	152,850	2.954609	451.61
Milton fire	692,300	2.2	185,700	2.275858	422.63

If Paid By:	Penalty%	1st Payment	2nd Payment	Total Tax	You have the option of paying one full payment or two half payments	TOTAL	\$2,264.60
01/31/23	0.0%	\$1,132.30	\$1,132.30	\$2,264.60		If paid in January	
02/28/23	1.0%	\$1,143.62	\$1,143.62	\$2,287.24			
03/31/23	2.0%	\$1,154.95	\$1,154.95	\$2,309.90			
04/30/23	3.0%	\$1,166.27	\$1,166.27	\$2,332.54			
05/31/23	4.0%	\$1,177.59	\$1,177.59	\$2,355.18			

CURRENT AMOUNT PAID: \$2,264.60

If you have an escrow account forward bill to your bank

KEEP TOP PORTION OF BILL FOR YOUR RECORDS

TEAR OFF AND RETURN THIS PORTION WITH YOUR 2ND PAYMENT

BILL NO: 1236

TAX COLLECTOR ADDRESS:

Colleen Corcoran
Town of Marlborough
P.O. Box 305
Milton, NY 12547

Owner:

Fremgen Frances
149 Clarkes Ln
Milton, NY 12547

**CHECK BOX IF YOU REQUIRE A RECEIPT ☐

Receipt Area to be completed by Tax Collector

Paid By: _____ Received By/Date: _____

MAKE CHECKS PAYABLE TO
TAX COLLECTOR

TEAR OFF AND RETURN THIS PORTION WITH YOUR 1ST PAYMENT

BILL NO: 1236

TAX COLLECTOR ADDRESS:

Colleen Corcoran
Town of Marlborough
P.O. Box 305
Milton, NY 12547

Owner:

Fremgen Frances
149 Clarkes Ln
Milton, NY 12547

**CHECK BOX IF YOU REQUIRE A RECEIPT ☐

Receipt Area to be completed by Tax Collector

Paid By: _____ Received By/Date: _____

MAKE CHECKS PAYABLE TO
TAX COLLECTOR

COUNTY AND TOWN REAL PROPERTY TAXES DUE 2023

REPLACEMENT BILL

Fiscal Year: 01/01/2023-12/31/2023

County Aid: \$58,114,554

Bill No: 1237

Town Aid: \$406,468

TAX COLLECTOR ADDRESS:

Colleen Corcoran
Town of Marlborough
P.O. Box 305
Milton, NY 12547

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Assessor estimates the Full Market Value of this property as of July 1, 2021 74,658
The Assessed Value of this property is: 54,500
The Uniform Percentage of Value used to establish assessments in your municipality was: 73%

513600 MARLBOROUGH

SBL: 102.2-3-13.100

Owner: Bank:

Fremgen Frances
149 Clarkes Ln
Milton, NY 12547

Exemption

Value

Full Value

Purpose

Exemption

Value

Full Value

Purpose

Property Information:

Dimensions: 1.08 ACRES

Roll Section: 1

Location: Clarkes Ln

Property Class: 311 RES VAC LAND

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE FROM PRIOR YEAR	TAXABLE VALUE	TAX RATE PER \$1000	TAX AMOUNT
County General Tax	73,948,042	-3	54,500	3.865233	210.66
Town General Tax	4,280,421	3.1	54,500	5.57427	303.80
Town Highway Tax	2,268,812	2.5	54,500	2.954609	161.03
Milton fire	692,300	2.2	54,500	2.275858	124.03

If Paid By:	Penalty%	1st Payment	2nd Payment	Total Tax
01/31/23	0.0%	\$399.76	\$399.76	\$799.52
02/28/23	1.0%	\$403.76	\$403.76	\$807.52
03/31/23	2.0%	\$407.76	\$407.76	\$815.52
04/30/23	3.0%	\$411.75	\$411.75	\$823.50
05/31/23	4.0%	\$415.75	\$415.75	\$831.50

You have the option of paying one full payment or two half payments

TOTAL \$799.52
If paid in January

CURRENT AMOUNT PAID: \$799.52

If you have an escrow account forward bill to your bank

KEEP TOP PORTION OF BILL FOR YOUR RECORDS

TEAR OFF AND RETURN THIS PORTION WITH YOUR 2ND PAYMENT

BILL NO: 1237

TAX COLLECTOR ADDRESS:

Colleen Corcoran
Town of Marlborough
P.O. Box 305
Milton, NY 12547

Owner:

Fremgen Frances
149 Clarkes Ln
Milton, NY 12547

****CHECK BOX IF YOU REQUIRE A RECEIPT** ☐

Receipt Area to be completed by Tax Collector

Paid By: _____ Received By/Date: _____

MAKE CHECKS PAYABLE TO TAX COLLECTOR

TEAR OFF AND RETURN THIS PORTION WITH YOUR 1ST PAYMENT

BILL NO: 1237

TAX COLLECTOR ADDRESS:

Colleen Corcoran
Town of Marlborough
P.O. Box 305
Milton, NY 12547

Owner:

Fremgen Frances
149 Clarkes Ln
Milton, NY 12547

****CHECK BOX IF YOU REQUIRE A RECEIPT** ☐

Receipt Area to be completed by Tax Collector

Paid By: _____ Received By/Date: _____

MAKE CHECKS PAYABLE TO TAX COLLECTOR

LIBR 1028 PAGE 448

This Indenture,

April *Nineteen Hundred and* *Made the* *Third* *day of*
Fifty-eight

Between BENJAMIN CAMPO and FRANCES CAMPO, husband and wife, both
residing at Milton, in the Town of Marlborough, Ulster County, New
York (no street or number)

parties of the first part, and

PETER FREMOEN and FRANCES FREMOEN, husband and wife, both residing at
Milton, in the Town of Marlborough, Ulster County, New York (no street
or number)

parties of the second part,

Witnesseth that the parties of the first part, in consideration of

-----More Than One-----Dollar (\$ 1.00)
lawful money of the United States, and less than One Hundred Dollars
paid by the parties of the second part, do hereby grant and release unto the
parties of the second part, their distributees and assigns forever, all
THAT CERTAIN PIECE, PARCEL OR LOT OF LAND situate, lying and being in
the Town of Marlborough, County of Ulster and State of New York,
bounded and described as follows:

Beginning at an iron pipe set in the westerly side of Clark's Lane and
being 319 feet more or less northeasterly from the southerly boundary
of lands of Benjamin Campo of whose lands the lot described herein is
a part; thence from said point of beginning through the lands of the
said Campo as follows: N 58° 30' W, 100 feet to an iron pipe set;
thence N 16° 30' E, 150 feet to an iron pipe set; thence S 58° 30' E,
100 feet to an iron pipe set in the westerly side of Clark's Lane;
thence along the same S 16° 30' W, 150 feet to the place of beginning.
The bearings herein refer to the magnetic needle as it pointed in
1958.

Included herewith are any rights, title or interest which the parties
of the first part may have in and to Clark's Lane to the middle
thereof in front of the above described lot.

Being a part of the premises conveyed to the parties of the first
part by Benjamin Campo by deed dated January 5, 1948 and recorded in
Liber 692 of deeds at page 31.

Together with the appurtenances and all the estate and rights of the part 1es of the first part in and to said premises,

To have and to hold the premises herein granted unto the part 1es of the second part, their distributees and assigns forever, as tenants by the entirety.

And said Benjamin Campo and Frances Campo

covenant as follows:

First, That the part 1es of the second part shall quietly enjoy the said premises;

Second, That said Benjamin Campo and Frances Campo

will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor s 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.

In Witness Whereof, the part 1es of the first part ha ve hereunto set their hand s and seal s the day and year first above written.

In Presence of

John Rusk Jr.

Benjamin Campo
Frances Campo

State of New York
County of Ulster

On this Third day of April
Nineteen Hundred and Fifty-eight
before me, the subscriber, personally appeared

BENJAMIN CAMPO and FRANCES CAMPO

to me personally known and known to me to be the same person s described in and who executed the within Instrument, and they duly acknowledged to me that they executed the same.

no stamp.

John Rusk Jr.

JOHN RUSK, JR.
Notary Public, State of New York
Appointed in Ulster County
Commission Expires March 30, 1960

FILED
Z H M

APR 4 - 1958

LAWRENCE CRAFT
COUNTY CLERK

1028 PAGE 449

135
BENJAMIN CAMPO
& FRANCES CAMPO

TO

PETER FREMGEN &
FRANCES FREMGEN

Dated, April 3rd, 1958

Ulster County, N. Y.

Recorded on the 4 day

at April 1958 at 9

1028

at 448

and

Lawrence U. Craft

APR 4

RUSK & RUSK
ATTORNEYS AT LAW
MARLBOROUGH, NEW YORK



This Indenture,

Made the 1st day of
September Nineteen Hundred and Seventy-Seven
Between FRANCES CAMPO, (widow of Benjamin Campo), residing on
Mulberry Lane, Milton, in the Town of Marlborough, Ulster County, New
York, (no street number),

party of the first part, and

PETER J. FREMGEN and FRANCES J. FREMGEN, husband and wife,
both residing on Clarke's Lane, Milton, in the Town of Marlborough,
Ulster County, New York, (no street number),

parties of the second part,
Witnesseth that the party of the first part, in consideration of -----

TEN Dollars (\$ 10.00)
lawful money of the United States, and other good and valuable consideration
paid by the parties of the second part, does hereby grant and release unto the
parties of the second part, their distributees and assigns forever, ~~xxx~~

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, situate, lying
and being in the Town of Marlborough, County of Ulster and State of
New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Clarke's Lane, said
point being the southeast corner of lands conveyed to School District
#12 of the Town of Marlboro in 1852 and running thence along the
easterly line of Clarke's Lane, South 28° 33' 32" West 130.74 feet,
South 22° 32' 03" West 121.44 feet to the northeast corner of lands
of Fremgen; thence around lands of Fremgen, South 55° 09' 45" West
99.77 feet, South 18° 51' 13" West 142.80 feet and South 50° 53'
18" East 100.00 feet to the westerly side of Clarke's Lane; thence
continuing along Clarke's Lane, South 20° 13' 40" West 75.74 feet,
South 24° 31' 32" West 190.58 feet and South 23° 23' 39" West 51.29
feet to a point in a stone wall on the division line of lands now
or formerly of Clarke and the herein described parcel; thence along
said division line, North 53° 44' 47" West 150.00 feet to a point;
thence along the easterly line of lands to be conveyed to F.M.C.
Corporation the following, North 23° 23' 39" East 208.44 feet, North
19° 47' 47" East 249.51 feet, North 23° 23' 19" East 98.00 feet
and North 28° 24' 39" East 151.38 feet to a point on the projection
of the southerly bounds of the school house lot; thence on said
projection line and the southerly boundary of the school house lot,
South 58° 35' 17" East 150.00 feet to the place of beginning.

Containing 1.995 acres.

SUBJECT to a 50 foot right of way bounded and described as
follows:

BEGINNING at the southwest corner of the above described parcel
and running thence along said parcel, North 23° 23' 39" East 51.29 feet
to a point; thence running through lands of Campo, South 53° 44' 46"
East 150.00 feet to the westerly side of Clarke's Lane; thence along
the westerly side of Clarke's Lane, South 23° 23' 39" West 51.29
feet to a point in a stone wall on the northerly line of lands now
or formerly of Clarke; thence through said stone wall, North 53° 44'
46" West 150.00 feet to the place of beginning.

BEING that portion of the lands reserved in a deed from Benjamin
Campo & Frances Campo to FMC Corp., to be recorded simultaneously here-
with and being a part of the premises described in a deed to Benjamin
Campo & Frances Campo dated January 5th, 1948 recorded in Liber 692 at
page 31.

BEING the same premises conveyed by Benjamin Campo & Frances Campo,
his wife, to Benjamin Campo & Frances Campo, as tenants by the entirety,
by deed dated the 29th day of June, 1970 & recorded in the Ulster County
Clerk's Office on the 29th day of June, 1970 in Liber 1244 of Deeds at
Page 788. Said Benjamin Campo died a resident of the Town of Marlboro
Ulster County, New York, on January 12, 1975 and Frances Campo makes
this deed as surviving tenant of the tenancy by the entirety.

1379 848

Together with the appurtenances and all the estate and rights of the part y of the first part in and to said premises,
On have and to hold the premises herein granted unto the part ies of the second part, their distributees and assigns forever.

And said party of the first part covenants as follows:

- First, That said party of the first part is seized of said premises in fee simple, and has good right to convey the same;
 - Second, That the part ies of the second part shall quietly enjoy the said premises;
 - Third, That the said premises are free from incumbrances, except as aforesaid.
 - Fourth, That the party of the first part will execute or procure any further necessary assurance of the title to said premises;
 - Fifth, That said party of the first part will forever warrant the title to said premises.
 - Sixth, That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.
- In Witness Whereof, the party of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of
Daniel M. Martuscello

Frances Campo
Frances Campo

State of New York }
County of ULSTER } ss. On this 10 day of September
before me, the subscriber, personally appeared Nineteen Hundred and Seventy-Seven

FRANCES CAMPO
to me personally known and known to me to be the same person described in and who executed the within Instrument, and a he duly acknowledged to me that she executed the same.

Daniel M. Martuscello
Notary Public

DANIEL M. MARTUSCELLO
Notary Public, State of New York
Appointed in Ulster County
Commission Expires March 30, 1978

FILED
7-11-77
SEP 7 1977
ALBERT SPADA
ULSTER COUNTY CLERK
662

RECEIVED
2-25
REAL ESTATE
SEP 7 1977
TRANSFER TAX
ULSTER
COUNTY

7.00 108

deed
FULL COVENANT WITH LIEN COVENANT

FRANCES CAMPO (widow of Benjamin Campo)

TO

PETER J. FREMGEN and
FRANCES J. FREMGEN

Dated, September 15, 1977

Ulster County, N. Y.
Recorded on the 7 day
of Sept. 19 77, at 9-
o'clock Am. Min. Ulster 1379
of Deeds at page 847 and
examined
Albert Spada

R+R

RUSK, RUSK, PLUNKET & WADLIN
ATTORNEYS AT LAW
MARLBORO, NEW YORK 12542

Stamp 2.75

Permit No: 80-15

File Date: 4/23/80

BUILDING PERMIT

SEC-BLK-LOT: 102.002-3-12.0

Permit Fee: \$\$\$\$45.00

A permit is hereby given by the Building Department, TOWN OF MARLBOROUGH, COUNTY OF ULSTER, N.Y., for the structure described herein:

Owner's Name: FREMGEN, PETER

(914)-795-5120

Address: CLARKS LANE, MILTON, NEW YORK

Builder's Name: QUICK, LOU CONTRACTORS, INC.

(914)-662-7283

Address: 127 CARTER AVE., NEWBURGH, NEW YORK

Location of Building: CLARKS LANE, MILTON, NEW YORK

Zoned-----	Frontage--	Depth-----	Rear-----	Area-Sq-Ft
RAG 1	22'	26'	22	572

Permit-For Use-----	Constr.--	Foundat,n	Roof-----	Ext-Walls	Interior--
RESIDENTIAL GARAGE	CONCRETE	CONC/BLOC	ASP.SHING	WOODSHING	

Building-Dim---	Stories	Rooms	Bedrms	Kitch	Baths
26'x22'	1.0	1	0	0	0.0

Heating Plant:

Remarks: PART CEM. FL. FINISHED GARAGE BASE/SIDE ENCL. PORC

Approximate Cost: \$\$\$\$15,000.00

1. I am familiar with the Zoning and Building Ordinance of the TOWN OF MARLBOROUGH, and do hereby agree to abide by them.
2. The information stated above is correct and accurate.

Signature of Applicant

IMPORTANT

1. A permit under which no work has commenced within twelve (12) months after issuance, shall expire by limitation, and a new permit must be secured before work can begin.
2. It is the responsibility of the owner and/or contractor to comply with all applicable town ordinances and to call for the required inspections at least one day in advance.

Signature of Building Inspector

DISTRIBUTION: WHITE to APPLICANT, YELLOW to FILE, GREEN to OFFICE

TOWN OF MARLBOROUGH
COUNTY OF ULSTER
TOWN HALL, RT 9W
MILTON, N.Y. 12547

(914) 795-2406

BUILDING DEPARTMENT

Application No: 80-15

Building Permit No: 80-15

Name of Owner: FREMGEN, PETER

Location: CLARKS LANE, MILTON, NEW YORK

Map No: 513600

Section: 102.002

Block: 3

Lot: 12-0

CERTIFICATE OF OCCUPANCY

CO No: 80-15

CO Date: 1/14/01

THIS CERTIFIES that the structure described herein, conforms substantially to the approved plans and specifications heretofore filed in this office with Application for Building Permit dated: 4/23/80, pursuant to which Building Permit was issued, and conforms to all the requirements of the applicable provisions of the law.

The structure for which this certificate is issued is as follows:

For: RESIDENTIA	Building Dim.: 28'x22'	Zoned: RAG 1
Use: GARAGE	Stories: 1.0	Frontage: 22'
Construction: CONCRETE	Rooms: 1	Depth: 26'
Foundation: CONC/BLOC	Bedrooms: 0	Rear: 22
Roof: ASP. SHING	Kitchens: 0	Area Sq-Ft: 572
Ext. Walls: WOODSHING	Baths: 0.0	
Int. Walls:		
Heating Plant:		

Remarks: PART CEM. FL. FINISHED GARAGE BASE/SIDE ENCL. PORC

This certificate is issued to: FREMGEN, PETER
for the aforesaid structure.



Building Inspector

(The Certificate of Occupancy will be issued only after affidavits or other competent evidence is submitted to the Superintendent of Buildings that the completion of the construction in compliance with the State Building Construction Code and with other laws, ordinances or regulations affecting the premises, and in conformity with the approved plans and specifications. A final electrical, plumbing, heating or sanitation certificate or other evidence of compliance may be required before the issuance of the Certificate of Occupancy, pursuant to the Code of the Town of Marlborough, Sec 114-34

- DISTRIBUTION.

ORIG to APPLICANT,

COPY to FILE

TSC 16392

This Indenture,

Made the 15th day of September Nineteen Hundred and Seventy-seven between FRANCES CAMPO, (widow of Benjamin Campo), residing on Mulberry Lane, Milton, in the Town of Marlborough, Ulster County, New York, (no street number),

party of the first part, and

PETER J. FREMGEN and FRANCES J. FREMGEN, husband and wife, both residing on Clarke's Lane, Milton, in the Town of Marlborough, Ulster County, New York, (no street number),

parties of the second part.

Witnesseth that the party of the first part, in consideration of TEN Dollars (\$ 10.00) lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their distributees and assigns forever, ~~xxx~~

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Marlborough, County of Ulster and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Clarke's Lane, said point being the southeast corner of lands conveyed to School District #12 of the Town of Marlboro in 1852 and running thence along the easterly line of Clarke's Lane, South 28° 33' 36" West 130.74 feet, South 22° 32' 03" West 121.44 feet to the northeast corner of lands of Fremgen; thence around lands of Fremgen, South 55° 09' 45" West 99.77 feet, South 18° 51' 13" West 142.80 feet and South 50° 53' 18" East 100.00 feet to the westerly side of Clarke's Lane; thence continuing along Clarke's Lane, South 20° 13' 40" West 75.74 feet, South 24° 31' 32" West 190.58 feet and South 23° 23' 39" West 51.29 feet to a point in a stone wall on the division line of lands now or formerly of Clarke and the herein described parcel; thence along said division line, North 53° 44' 47" West 150.00 feet to a point; thence along the easterly line of lands to be conveyed to F.M.C. Corporation the following, North 23° 23' 39" East 208.44 feet, North 19° 47' 47" East 249.51 feet, North 23° 23' 19" East 98.00 feet and North 28° 24' 39" East 151.38 feet to a point on the projection of the southerly bounds of the school house lot; thence on said projection line and the southerly boundary of the school house lot, South 58° 35' 17" East 150.00 feet to the place of beginning.

Containing 1.995 acres.

SUBJECT to a 50 foot right of way bounded and described as follows:

BEGINNING at the southwest corner of the above described parcel and running thence along said parcel, North 23° 23' 39" East 51.29 feet to a point; thence running through lands of Campo, South 53° 44' 46" East 150.00 feet to the westerly side of Clarke's Lane; thence along the westerly side of Clarke's Lane, South 23° 23' 39" West 51.29 feet to a point in a stone wall on the northerly line of lands now or formerly of Clarke; thence through said stone wall, North 53° 44' 46" West 150.00 feet to the place of beginning.

BEING that portion of the lands reserved in a deed from Benjamin Campo & Frances Campo to FMC Corp., to be recorded simultaneously herewith and being a part of the premises described in a deed to Benjamin Campo & Frances Campo dated January 5th, 1948 recorded in Liber 692 at page 31.

BEING the same premises conveyed by Benjamin Campo & Frances Campo, his wife, to Benjamin Campo & Frances Campo, as tenants by the entirety, by deed dated the 29th day of June, 1970 & recorded in the Ulster County Clerk's Office on the 29th day of June, 1970 in Liber 1244 of Deeds at Page 788. Said Benjamin Campo died a resident of the Town of Marlboro, Ulster County, New York, on January 12, 1975 and Frances Campo makes this deed as surviving tenant of the tenancy by the entirety.

1379 847 Rec 9-7-77

Stamp \$ 2.75

579-410

410

STATE OF NEW YORK
COUNTY OF DUTCHESS SS.:

On this 6th day of Dec., 1935, before me personally came

ROBERT H. KARP, JR.
with whom I am personally acquainted, to me known and known to me to be the subscribing witness to the foregoing instrument, who, being by me duly sworn, did depose and say that he resides in Poughkeepsie, that he is personally acquainted with Geo. B. and Mary J. Hess and knows said persons to be the persons described in and who executed the foregoing instrument; that he, the said subscribing witness, was present and saw the said persons execute the same and that they severally duly acknowledged to him, the said subscribing witness, that they executed the same and that he thereupon subscribed his name as witness thereto.

Roy E. Clearwater
Notary Public
Certificate filed
in Ulster County.

A true record entered
Jan. 8, 1936 at 11 A. M.

Clerk

In consideration of the sum of \$1.00 paid to the undersigned by Central Hudson Gas & Electric Corporation, the receipt whereof is hereby acknowledged, the undersigned hereby grants and conveys unto said corporation, its successors and assigns, an easement and right of way 6 feet in width over the lands of the undersigned, situated in the town of Marlboro County of Ulster, State of New York.

Said easement and line shall extend from the property line of Isobel T. Mallock on the north to the bbl factory on the north & highway on east, easement granted for one pole with wires to & from pole. Pole to be located about 50 ft. north of southern property line of undersigned. Provided said line & pole will not obstruct any bldg. or other appurtenances the undersigned owner may desire to build in the future. If this line & pole obstructs any bldg or appurtenance that said owner may build or construct the Central Hudson Gas & Electric Corp., agrees to relocate line or reconstruct line in such a manner that will allow owner full use of lands under line.

Together with the right at all times to enter thereon and to have access thereto and to construct, operate and maintain thereon and to repair, replace, protect and remove, lines of poles, cables, cross arms, guys, braces and all other appurtenances or fixtures adapted to the present and future needs, uses and purposes of said corporation, its successors, assigns and lessees.

Together with the right also to trim at any time such trees thereon of the undersigned, as in the judgment of said corporation, its successors, assigns and lessees, may interfere with, obstruct or endanger the construction, operation or maintenance of said rights, lines and fixtures or any thereof.

Reserving unto the undersigned the right to cultivate the ground between said pole and beneath said wires and fixtures, and provided that damage to the property owned by the undersigned caused solely by said corporation, its successors, assigns, or lessees, in maintaining or repairing said lines shall be adjusted at the expense of said corporation, its successors, assigns, or lessees.

The provisions hereof shall apply to and bind the heirs, legal representatives, successors, assigns and lessees of the undersigned and said corporation respectively.

Signed, sealed and delivered on August 14, 1935.

In the presence of
J. R. Mallock

George Hildebrand (L.S.)
Residing at Highland, N. Y.

STATE OF NEW YORK
COUNTY OF DUTCHESS SS.:

On this 2nd day of October, 1935, before me personally came

J. R. MALLOCK
with whom I am personally acquainted, to me known and known to me to be the subscribing witness to the foregoing instrument, who, being by me duly sworn, did depose and say that he resides in Milton, that he is personally acquainted with George Hildebrand and knows said person to be the person described in and who executed the foregoing instrument; that he, the said subscribing witness, was present and saw the said person execute the same and that he duly acknowledged to him, the said subscribing witness, that he executed the same and that he thereupon subscribed his name as witness thereto.

Roy E. Clearwater
Notary Public.

Certificate filed
in Ulster County.

A true record entered
Jan. 8, 1936 at 11 A. M.

Clerk

68-5-55.9

Together with the right at all times to enter thereon, and have access thereto and to construct, relocate, operate and maintain thereon and to repair, replace, protect and remove a line of poles, cables, crossarms, wires, guys, braces, underground conduits and all other appurtenances and fixtures adapted to the present and future needs, uses and purposes of said corporations, their respective successors, assigns and lessees.

Together with the right also to attach guy wires to trees on said property, and to trim, cut and remove trees and other objects thereon so as to provide a clearance of 10 feet from the wires of said corporations.

The exact location of said easement and line is to be as determined by said corporations having regard to the origin, general direction and destination of said line and the requirements of said corporations. If such line hereafter materially interferes with any new use to which the land of the undersigned may subsequently be devoted, the Corporations will, on reasonable notice, and on being given without cost a new easement and right of way, satisfactory in form to them, for a substitute location reasonably suitable for their requirements, remove such line to such substitute location, but only one such removal may be required.

Central Hudson Gas & Electric Corporation and New York Telephone Company shall reimburse the undersigned for any damage to his property caused solely by the said Corporations in repairing the line to be located on this easement.

The provisions hereof shall inure to and bind the heirs, legal representatives, successors, assigns and lessees of the undersigned and of said corporations respectively.

Signed, sealed and delivered, on April 29, 1947

Frederic Bush (L.J.)
Residing at 1080 Trapps Road, Town of
Rochester, Ulster County, New York State

In the presence of:
Marjorie Bush

STATE OF NEW YORK:
COUNTY OF ULSTER SS:

On this 29 day of April 1947, before me personally came

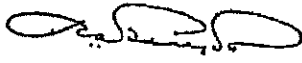
----- MARJORIE BUSH -----

with whom I am personally acquainted, to me known and known to me to be the subscribing witness to the foregoing instrument, who, being by me duly sworn, did depose and say that he resides in Trapps Rd. Town of Rochester, that he is personally acquainted with Frederic Bush and knows said person to be the person described in and who executed the foregoing instrument; that he, the said subscribing witness, was present and saw the said person execute the same and that she duly acknowledged to him, the said subscribing witness, that she executed the same and that he thereupon subscribed his name as witness thereto.

Hubert Smith,
Notary Public.

HUBERT SMITH #47120
Notary Public State of New York
Resident in and for Ulster County
Commission expires March 30, 1949.
Sullivan County #83

A true record entered
August 13, 1947 at 9-00 A. M.



Clerk

177-11-1
COMPLAINT
V. 2. B.

R/W #354 (47-255)
Take Off Pole 35781

In consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt whereof from Central Hudson Gas and Electric Corporation, a domestic corporation having its principal office (residence) at South Road (no street number), Poughkeepsie, New York, and New York Telephone Company, a domestic corporation having its principal office (residence) at 140 West St., New York, N.Y., is hereby acknowledged, the undersigned hereby grant and convey unto said corporations and each of them, their respective successors, assigns and lessees, an easement and right of way in, upon, over, under and across the lands of the undersigned including roads and highways thereon and adjacent thereto, situated in the Town of Marlboro, County of Ulster, State of New York

Said easement and line shall extend from the property line of Erapani on the North in a Southerly direction to the property line of Cusburno on the South.

Together with the right at all times to enter thereon and have access thereto and to construct, relocate, operate and maintain thereon and to repair, replace, protect and remove a line of poles, cables, crossarms, wires, guys, braces, underground conduits and all other appurtenances and fixtures adapted to the present and future needs, uses and purposes of said corporations, their respective successors, assigns and lessees,

Together with the right also to attach guy wires to trees on said property, and to trim, cut and remove trees and other objects thereon so as to provide a clearance of 10 feet from the wires of said corporations.

The exact location of said easement and line is to be as determined by said corporations having regard to the origin, general direction and destination of said line and the requirements of said corporations. If such line hereafter materially interferes with any new use to which the land of the undersigned may subsequently be devoted, the Corporations will, on reasonable notice, and on being given without cost a new easement and right of way, satisfactory in form to them, for a substitute location reasonably suitable for their requirements, remove such line to such substitute location, but only one such removal may be required.

Central Hudson Gas & Electric Corporation and New York Telephone Company shall reimburse the undersigned for any damage to their property caused solely by the said Corporations in repairing the line to be located on this easement.

The provisions hereof shall inure to and bind the heirs, legal representatives, successors, assigns and lessees of the undersigned and of said corporations respectively.

Signed, sealed and delivered, on April 15th, 1947

Benjamin J. Campo (L.S.)
Frances J. Campo (L.S.)

In the presence of:

Howard B. Hewitt

Residing at: No Number Willow Tree Cross Road
Town of Marlboro, Ulster County, N.Y.

STATE OF NEW YORK:
COUNTY OF ULSTER:

On this 15th day of April, 1947, before me, the subscriber, personally appeared

----- BENJAMIN J. CAMPO and FRANCES J. CAMPO -----
to me personally known and known to me to be the individuals described in and who executed the foregoing instrument, and they severally duly acknowledged to me that they executed the same.

Howard B. Hewitt

Notary Public
Notary Public in the State of N.Y.
Residing in Newburgh Orange Co. N.Y.
Commission expires March 30, 1948
Certificate filed in Ulster Co. #4657

A true record entered
August 13, 1947 at 9-00 A. M.

Clark

R/N #355 (47-255)
Take Off Pole 35/81

In consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt whereof from Central Hudson Gas and Electric Corporation, a domestic corporation having its principal office (residence) at South Road (no street number), Poughkeepsie, New York, and New York Telephone Company, a domestic Corporation having its principal office (residence) at 140 West St., New York, N.Y., is hereby acknowledged, the undersigned hereby grants and conveys unto said corporations, and each of them, their respective successors, assigns and lessees, an easement and right of way in, upon, over, under and across the lands of the undersigned including roads and highways thereon and adjacent thereto, situated in the Town of Marlboro, County of Ulster, State of New York

Said easement and line shall extend from the property line of Campo on the North in a Southerly direction to the property line of Dirigo on the South

Together with the right at all times to enter thereon and have access thereto and to construct, relocate, operate and maintain thereon and to repair, replace, protect and remove a line of poles, cables, crossarms, wires, guys, braces, underground conduits and all other appurtenances and fixtures adapted to the present and future needs, uses and purposes of said corporations, their respective successors, assigns and lessees.

Together with the right also to attach guy wires to trees on said property, and to trim, cut and remove trees and other objects thereon so as to provide a clearance of 10 feet from the wires of said corporations.

The exact location of said easement and line is to be as determined by said corporations having regard to the origin, general direction and destination of said line and the requirements of said corporations. If such line hereafter materially interferes with any new use to which the land of the undersigned may subsequently be devoted, the Corporations will, on reasonable notice, and on being given without cost a new easement and right of way, satisfactory in form to them, for a substitute location reasonably suitable for their requirements, remove such line to such substitute location, but only one such removal may be required.

In consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt whereof from Central Hudson Gas and Electric Corporation, a domestic corporation having its principal office (residence) at South Road (no street number), Poughkeepsie, New York, AND THE NEW YORK TELEPHONE CO., a domestic Corporation having its principal office (residence) at 144 WEST ST. NEW YORK, N.Y., is hereby acknowledged, the undersigned hereby grant(s) and convey(s) unto said corporation(s), and each of them, their respective successors, assigns and licensees, an easement and right of way in, upon, over, under and across the lands of the undersigned including roads and highways thereon and adjacent thereto situated in the Town of CHARLEBORO County of ULSTER State of New York. Said easement and line shall extend from the property line of TURNPIKE ROAD on the NORTH in a SOUTHERLY direction to the property line of GLENN CLARKE on the SOUTH.

Together with the right at all times to enter thereon and have access thereto and to construct, relocate, operate and maintain thereon and to repair, replace, protect and remove a line of poles, cables, crossarms, wires, guys, braces, underground conduits and all other appurtenances and fixtures adapted to the present and future needs, uses and purposes of said corporation(s), their respective successors, assigns and licensees. Together with the right also to attach guy wires to trees on said property, and to trim, cut and remove trees and other objects thereon so as to provide a clearance of 15 feet from the wires of said corporation(s).

The exact location of said easement and line is to be as determined by said corporation(s) having regard to the origin, general direction and destination of said line and the requirements of said corporation(s). If such line hereafter materially interferes with any new use in which the land of the undersigned may subsequently be devoted, the Corporation(s) will, on reasonable notice, and on being given without cost a new easement and right of way, satisfactory in form to them, for a substitute location reasonably suitable for their requirements, remove such line to such substitute location, but only one such removal may be required.

Central Hudson Gas & Electric Corporation AND THE NEW YORK TELEPHONE CO. shall reimburse the undersigned for any damage to his/her/their property caused solely by the said Corporation(s) in expediting the line to be located on this easement.

The provisions hereof shall inure to and bind the heirs, legal representatives, successors, assigns and licensees of the undersigned and of said corporation(s) respectively.

Signed, sealed and delivered, on June 11 1954 at Benjamin Camps (L. S.)
in the presence of Michael C. Matanga Residing at ALBANY MILTON ULSTER LAKE NEW YORK
Michael C. Matanga Town, City or Village

INDIVIDUAL ACKNOWLEDGMENT
STATE OF NEW YORK

County of _____
On this _____ day of _____ 1954, before me, the subscriber, personally appeared _____
described in and who executed the foregoing instrument, and he _____ to me personally known and known to me to be the individual(s) (severally) duly acknowledged to me that he executed the same.

Notary Public.

CORPORATION ACKNOWLEDGMENT
STATE OF _____

County of _____
On this _____ day of _____, in the year 1954, before me personally appeared _____
to me known, who being by me duly sworn, did depose and say: that he is the President of the _____ of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that he signed his name thereto by this order.

Notary Public.

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS
STATE OF NEW YORK

County of Orange
On this 16th day of June 1954, before me personally appeared Michael C. Matanga (subscribing witness)
with whom I am personally acquainted, to me known and known to me to be the subscribing witness to the foregoing instrument, who, being by me duly sworn, did depose and say that he resides in Albany New York, that he is personally acquainted with Benjamin Camps and Michael C. Matanga and knows said person(s) to be the person(s) described in and who executed the foregoing instrument; that he, the said subscribing witness, was present and saw the said person(s) execute the same and that Benjamin Camps (severally) duly acknowledged to him, the said subscribing witness, that he executed the same and that by thereupon subscribed his name as witness thereto.

Notary Public.

NOTARY PUBLIC, State of New York
Residing in Dutchess County, N.Y.
My Commission Expires March 15, 1955

RIGHT OF WAY
Town Albany
Village City
No. 411
Benjamin Camps
Plattee
TO
Central Hudson Gas & Elec.
Dated June 11, 1954
May one A.D. 1954
W. O. No. 5754
Line for T. C. Brown 5754
Notary-County Clerk's Office
Recorded on the 12th day of July 1954
at 9 A.M. M. C. R. Recorded in
Book No. 896 of Deeds
on page 40 and examined.
Leave this space for Recording Office
No. _____ Yes _____ No _____
RECORD AND RETURN TO
CENTRAL HUDSON GAS & ELEC. CORP.
South Road, Poughkeepsie, N. Y.

LIBR 3246 PAGE 0210

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

213

Return To:

RUSK WADLIN HEPPNER
PO BOX 727
MARLBORO NY 12542

Index need Book

Book 03246 Page 0210

No. Pages 0003

Instrument EASEMENT

Date : 11/08/2001

Time : 3:28:50

Control # 200111080226

RPT 17 2001 002278

QUICK
JEANETTE & OR
FREMGEN NKA BIANCARDI
FRANCES J

Employee ID JGEI

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

TRANSFER AMT

STATE OF NEW YORK
ULSTER COUNTY CLERK'S OFFICE

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

TRANSFER AMT \$.00

TRANSFER TAX \$.00

ALBERT SPADA
COUNTY CLERK