

**MARLBOROUGH PLANNING BOARD**  
**TOWN OF MARLBOROUGH**  
**21 Milton Turnpike - P. O. Box 305**  
**Milton, NY 12542**  
**Telephone: (845) 795-6167 Fax: (845) 795-2031**

Date: November 21, 2023

Attn: Town of Marlborough  
Zoning Board of Appeals

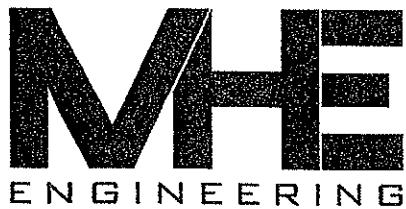
Please be advised the Town of Marlborough Planning Board referred the following application to the Zoning Board of Appeals at their meeting on.

**LynnDavid Properties**  
**397&405 Willow Tree Rd Milton NY 12547**  
**SBL # 102.2-5-23, 26**  
**4 Lot Subdivision**  
**Planning Board File No. 23-1025**

3 existing residential structures will be located on proposed lot 1. These structures lose their pre-existing non-conforming protections based on a significant reduction in lot size.

If you need any additional information, please feel free to contact me.

Jen Flynn  
Planning Board Secretary



**TOWN OF MARLBOROUGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS**

**PROJECT:** LYNNDAVID PROPERTIES  
**PROJECT NO.:** 23-29  
**PROJECT LOCATION:** SECTION 102.2, BLOCK 5, LOT 23 & 26/397 & 405 WILLOW TREE RD  
**REVIEW DATE:** 15 NOVEMBER 2023  
**MEETING DATE:** 20 NOVEMBER 2023  
**PROJECT REPRESENTATIVE:** MESSINA ASSOCIATES

1. The application should be revised to state it is four (4) lot subdivision with lot line change.
2. Lot lines are depicted to the center lines of the roadway. Roadway dedication parcels should be provided and the revised property lines for all bulk setbacks.
3. Topography is required to be shown on the entire parcel.
4. Highway Superintendents comments regarding the location of all driveways should be received. Consideration for combining the driveways on Lots 2 & 4 should be addressed.
5. Numerous pre-existing non-conformities exist on the site. Front yard setbacks for two existing structures on Lot 1. Front yard setback on existing structure on new Lot A, the lot line parcel.
6. Section 155-12.2A Additional Restrictions on Use states "in all zones other than the C-1 and C-2 zones, residential use of a lot shall be limited to one single family residence or if the density allows one two family residence on an individual lot. Three existing residential structures will be located on proposed Lot 1. These structures will lose their pre-existing non-conforming protections based on a significant reduction in lot size.
7. Wells and septic locations must be approved by the Ulster County Health Department.
8. Sight distance on all driveways existing and proposed should be depicted.
9. The amount of land disturbed by the Grading Plan to be provided must be addressed. If greater than one acre disturbance is proposed coverage under the NYSDEC Stormwater SPDES Permit is required.

**NEW YORK OFFICE**

33 Airport Center Drive, Suite 202, New Windsor, NY 12553  
845-567-3100 | F: 845-567-3232 | [mheny@mhepc.com](mailto:mheny@mhepc.com)

**PENNSYLVANIA OFFICE**

111 Wheatfield Drive, Suite 1, Milford, PA 18337  
570-296-2765 | F: 570-296-2767 | [mhepa@mhepc.com](mailto:mhepa@mhepc.com)

10. A Grading Plan supporting access and construction of each lot should be submitted. It is requested that the revised plan depicting the roadway dedication parcels be submitted including updated Bulk Tables based on the revised property lines prior to any referrals to the ZBA.

Respectfully submitted,

**MHE Engineering, D.P.C.**



Patrick J. Hines  
Principal  
PJH/kbw



**TOWN OF MARLBOROUGH**  
PO Box 305 Milton NY 12547  
TELEPHONE NO. 795-2406 : FAX NO. 795-6171

**DEPARTMENT OF BUILDINGS**

**THOMAS CORCORAN JR.**  
BUILDING INSPECTOR  
CODE ENFORCER  
FIRE INSPECTOR

**Date: January 12, 2023**

**Re: LynnDavid Properties LLC**

**Name : Kevin Hardy - Mulberry Lane / Willow Tree Road Milton NY 12547**

**S.B.L. : 102.2-5-26 / 102.2-5-23**

**This letter is to verify that the building department has reviewed the above named applicants maps and intended application to the planning board and has concluded :**

XXX : The application should be presented to the Town of Marlborough Zoning Board because :

The pre-existing 3 ( three ) homes on one lot is a non-conformity

It is my recommendation, and professional opinion, as the Town of Marlborough Zoning Officer, that the Zoning Board of Appeals grant the applicant consideration for his variance based upon *Town Code Section 155-34 (3) Regulations of Nonconformities*

*Change. Any nonconforming use of land, buildings or other structures shall not be changed to any use that is different in nature and purpose from the former nonconforming use, except to such uses that are permitted uses in the district in which the use is located. Any nonconforming use of land, buildings or other structures, once changed to conform or more nearly conform to this chapter, shall not thereafter be changed so as to be less conforming again.*

1) If you look at the map Mr. Hardy owns the property to the south of the non conforming lot with the 3 houses ( this lot is also a non conforming lot - accessory structure ( non agricultural barn ) with no principal use.

2) There is also a property not owned by Mr. Hardy to the West of the non conforming lot with the 3 house ( 1 family home on a lot less than the 1 acre requirement in this zone )

With all this stated :

- 1) Mr. Hardy CAN NOT subdivide the 3 ( three ) homes that currently exist because the setback and 1 ( one ) acre requirement , per home / per lot ) CAN NOT be achieved.
- 2) Mr. Hardy is willing to make the southern lot conforming to code by adding the accessory barn to the lot with the homes
- 3) Mr. Hardy is willing to give density / property to the property to the west making that undersized lot a 1 ( one ) acre lot and now conforming to the town code.
- 4) Mr. Hardy is not making any change that is different in nature from the former non-conforming use and are permitted uses in the district.

It is my opinion , as Town of Marlborough Zoning Officer, that Mr. Hardy meets the definition of town code stated above and is bringing the entire area " more nearly conforming" and " conforming" to best of his ability and I believe that a subdivision, leaving the 3 ( three ) home on one lot as a non-conforming, is a fair trade for bring two other lots into conformity to the Town Code.

Any Questions or concerns please don't hesitate to contact me.

Thank You



Thomas J. Corcoran Jr.

*Building Inspector  
Code Enforcement Officer  
Zoning Officer  
Fire Inspector*

APPLICATION TO THE ZONING BOARD OF APPEALS  
TOWN OF MARLBOROUGH, NEW YORK

APPLICANT KEVIN HARDY & MARY SCATURRO PHONE # (845) 742-7138

ADDRESS 16 BURNING TREE DRIVE, NEWBURGH, NY ZIP 12550

LOCATION OF PROPERTY SW INTERSECTION OF MULBERRY LANE & WILLOWING ROAD

ZONING DISTRICT R-A6-1 SECTION 102.2 BLOCK 5 LOT 26  
102.2 5 23

APPLICANT IS: OWNER OWNER TENANT  OTHER

ATTORNEY (IF REQUIRED)

ADDRESS  PHONE #

\*\*\*\*\*

CHECKLIST OF REQUIREMENTS

1. COPY OF THIS COMPLETED APPLICATION WITH REQUIRED FEE MADE PAYABLE TO THE TOWN OF MARLBOROUGH.
2. SIX (6) COPIES OF PLOT PLAN SHOWING SETBACKS OF PROPOSED VARIANCE AND ALL OTHER STRUCTURES LOCATED ON THE PROPERTY, ALSO EXISTING WELL AND SEPTIC.
3. ANY OTHER DETAILS AND EXHIBITS (PHOTOGRAPHS) DEEMED NECESSARY APPLICABLE TO THIS PROPOSAL.
4. COPY OF DEED AND TAX BILL OF PROPERTY REQUIRING VARIANCE.
5. LIST OF NAMES AND ADDRESSES OF ALL OWNERS OF PROPERTIES WITHIN 500 FEET OF THE PROPERTY FROM "ALL" EXTERIOR BOUNDARIES.  
ALL PROPERTY OWNERS MUST BE NOTIFIED BY CERTIFIED MAIL WITH RETURN RECEIPT 10 DAYS PRIOR TO THE PUBLIC HEARING.
6. COPY OF BUILDING PERMIT SHOWING PROPOSAL AND REASON FOR DENIAL IF DENIED.

APPLICATIONS WILL NOT BE ACCEPTED UNLESS ACCOMPANIED BY ALL OF THE NECESSARY DOCUMENTATION.

\*PLEASE ANSWER ALL QUESTIONS #1-12\*

1. THE UNDERSIGNED HEREBY APPEALS TO THE ZONING BOARD OF APPEALS OF THE TOWN OF MARLBOROUGH.

FROM AN ORDER, REQUIREMENT, DECISION OR DETERMINATION MADE BY THE BUILDING INSPECTOR  
 FROM A DECISION BY THE PLANNING BOARD OF THE TOWN OF MARLBOROUGH  
 OTHER \_\_\_\_\_

2. WHAT IS THE APPROXIMATE ACREAGE OF THE PROPERTY INVOLVED? 12.119 Acres

3. IS THE PROPERTY PRESENTLY IMPROVED WITH PERMANENT STRUCTURES? YES  
NUMBER OF DWELLINGS 43 NON-DWELLINGS (GARAGES, SHEDS) 4

4. DOES THE EXISTING BUILDING HAVE A CERTIFICATE OF OCCUPANCY? YES

5. ARE EXISTING STRUCTURES PRESENTLY OCCUPIED? YES  
SEASONALLY? \_\_\_\_\_ YEAR-ROUND?

6. HAS IMPROVEMENT, ADDITION, OR CONSTRUCTION BEEN STARTED? NO

7. WILL PREMISES BE OWNER OCCUPIED? NO

8. WAS A PREVIOUS APPEAL OR VARIANCE APPLICATION BEEN MADE WITH RESPECT TO THIS PROPERTY? NO IF SO, WHEN \_\_\_\_\_

9. IS THE LAND OR BUILDING WITHIN 500 FEET OF:

NO BOUNDARY OF ANY CITY, TOWN OR VILLAGE?  
NO BOUNDARY OF ANY EXISTING OR PROPOSED STATE OR COUNTY PARK OR OTHER RECREATION AREA?  
NO RIGHT-OF-WAY OF ANY EXISTING OR PROPOSED STATE OR COUNTY PARKWAY, THRUWAY, EXPRESSWAY, ROAD OR HIGHWAY?  
NO RIGHT-OF-WAY OF ANY EXISTING OR PROPOSED STREAM OR DRAINAGE CHANNEL OWNED BY THE COUNTY OR FOR WHICH THE COUNTY HAS ESTABLISHED CHANNEL LINES?

10. TYPE OF ACTION SOUGHT:

AN INTERPRETATION OF THE ZONING ORDINANCE OR ZONING MAP  
 A VARIANCE TO THE ZONING ORDINANCE

11. NATURE OF REQUEST:

TOWN CODE SECTION: 185.34(3) TITLE: REGULATION OF NON CONFORMING USE

12. REASON YOU ARE PETITIONING THE ZONING BOARD OF APPEALS. (IF SEEKING A VARIANCE INDICATE HARSHIP YOU WILL SUFFER IF THE VARIANCE IS NOT GRANTED).

*Attn:cc:as  
SEE LETTER FROM CIVIC ENFORCEMENT OFFICER*

STATE OF NEW YORK

COUNTY OF Ulster

SWORN TO ME THIS 24<sup>th</sup> DAY OF January 2024

*Lindsay A. Jankovitz*  
NOTARY PUBLIC SIGNATURE

Lindsay A Jankovitz NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01JA6368902 Qualified in Ulster County Commission Expires December 26, 2025
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*L. Jankovitz*  
SIGNATURE

*L. Jankovitz*  
*May 24, 2024*

**ZONING VARIANCE AREA/USE**

**1. AREA MAPS SHOWING THE LOCATION OF THE PROPOSAL**

- A. SUBMIT AN 8 ½" X 11" PHOTOCOPY OF THE APPROPRIATE SECTION OF EITHER A USGS OR NYS DEPARTMENT OF TRANSPORTATION MAP – 1:2400 SCALE**
- B. SUBMIT AN 8 ½" X 11" PHOTOCOPY OF THE APPROPRIATE SECTION OF THE MUNICIPAL ZONING MAP**
- C. SUBMIT AN 8 ½" X 11" PHOTOCOPY OF THE APPROPRIATE SECTION OF THE LOCAL TAX MAP OF THE APPLICANT'S PROPERTY**

**2. COMPLETE WRITTEN DESCRIPTION OF THE PROPOSAL**

- 3. SITE PLAN SHOWING PHYSICAL CHARACTERISTICS OF PROPERTY; EXISTING AND PROPOSED LAYOUT OF BUILDINGS, STRUCTURES, ADDITIONS, PARKING, ROAD OR HIGHWAY ACCESS, DRAINAGE AND AVAILABILITY OF UTILITIES (APPROPRIATE SCALE)**
- 4. SUPPORTING MATERIAL USED IN REQUEST, SUCH AS TRAFFIC GENERATION, ADDITIONAL SERVICES ETC.**
- 5. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED**
- 6. ZONING PROVISION FROM WHICH A VARIANCE IS REQUESTED**
  - A. LIST "PRACTICAL DIFFICULTIES" FOR AN AREA VARIANCE**
  - B. LIST "UNNECESSARY HARDSHIPS" FOR A USE VARIANCE**
- 7. COPY OF ENVIRONMENTAL ASSESSMENT OR IMPACT STATEMENT AS REQUIRED UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR).**
- 8. AFTER ULSTER COUNTY PLANNING BOARD REVIEW, SUBMISSION OF FINAL ACTION REPORT**

THE TOWN OF MARLBOROUGH MUNICIPAL CODE SETS FORTH THE SCHEDULE OF FEES FOR APPLICATIONS TO THE ZONING BOARD. THE SIGNING OF THIS APPLICATION INDICATES YOUR ACKNOWLEDGMENT OF RESPONSIBILITY FOR PAYMENT OF THESE FEES TO THE ZONING BOARD FOR REVIEW OF THIS APPLICATION, INCLUDING BUT NOT LIMITED TO FEES FOR PROFESSIONAL SERVICES (ATTORNEY'S, ENGINEER, LEGAL NOTICE AND TRANSCRIBER FEES).

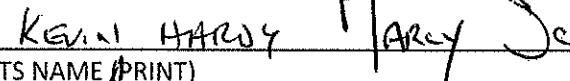
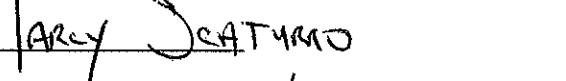
APPLICANT SUBMISSIONS AND RE-SUBMISSIONS WHICH ARE NOT COMPLETE WILL NOT BE CONSIDERED BY THE ZONING BOARD OR PLACED ON ITS AGENDA UNTIL ALL OUTSTANDING FEES HAVE BEEN PAID.

APPLICATION FEES: COMMERCIAL \$300.00  
RESIDENTIAL \$300.00

ESCROW FEES: \$700.00

\*ANY PORTION OF THE ESCROW FEE DEPOSIT NOT EXPENDED DURING THE REVIEW OF SUCH APPLICATION SHALL BE RETURNED TO THE APPLICANT UPON FINAL ACTION BY THE TOWN OF MARLBOROUGH.

\*ANY AND ALL FEES OUTSTANDING FROM THE ESCROW FEE DEPOSIT IS THE RESPONSIBILITY OF THE APPLICANT TO MAKE IMMEDIATE PAYMENT OF THE AMOUNT DUE TO THE TOWN OF MARLBOROUGH (AN INVOICE WITH BALANCE DUE WILL BE MAILED TO THE APPLICANT).

KEVIN HARDY MARY SCATTIMO  
APPLICANTS NAME (PRINT)   
APPLICANTS SIGNATURE   
DATE 1/24/64

**Town of  
Marlborough  
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.

12- KEVIN HARDY & MARY SCATURRO, residing at  
16 BURNING TIGER LANE, NEWBURGH, NY 12550, make

the following statements about interests in the real property which is the subject of this application, petition or request for a VARIANCE FOR SECTION 155.34 (3), before the Town of Marlborough Zoning Board of Appeals.

**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**

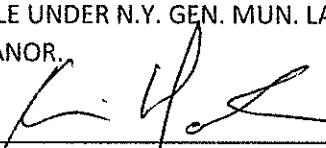
1. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application; petition or request for the subject property is an officer or employee 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:  and 

✓ Date: 1/24/24

ACKNOWLEDGMENT

State of New York  
County of: Ulster

On 1/24/2024, before me personally appeared

Kevin Hardy & Marcy Scaturro, 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.

Lindsay A. Jankovitz  
Notary

Lindsay A Jankovitz  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01JA6368902  
Qualified in Ulster County  
Commission Expires December 26, 2025



3  
4.  
26

**THIS INDENTURE**, made the 6 <sup>th</sup> day of February, 2020,

**BETWEEN** **PAUL GRENON, INDIVIDUALLY AND AS EXECUTOR OF THE  
ESTATE OF JAMES CATALANO, deceased, residing at  
150 Willets Drive East, Red Hook, New York 12571,**

party of the first part, and

**LYNNDAVID PROPERTIES, LLC, a New York Limited Liability Company  
with a mailing address of  
16 Burning Tree Drive, Newburgh, New York 12550,**

party of the second part,

**WITNESSETH**, that the party of the first part, by virtue of the power and authority to him given in and by the said Last Will and Testament, and in consideration of ONE HUNDRED FORTY FOUR THOUSAND AND 00/100 (\$144,000.00) DOLLARS, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND**, with the buildings and improvements thereon erected, situate, lying and being in the Town of Marlborough, County of Ulster and State of New York, bounded on the north and the east by the Public Highways, on the west by lands formerly of Charles S. Brown and on the south formerly by Anthony McCale and formerly of Alfred C. Jenkins, containing eight and 84/100 acres of land as surveyed by William Carpenter, surveyor, to the survey and record of which reference is hereby made.

**BEING** the same premises described in a deed from James Catalano and Joyce Grenon, Individually and as Executors of the Estate of Susan Catalano, to James Catalano dated February 22, 2000 and filed in the Ulster County Clerk's Office on February 23, 2000 at Liber 3016 cp 267.

James Catalano died August 10, 2018 and Letters Testamentary were granted to Paul Grenon on December 31, 2018 in the Ulster County Surrogate's Court.

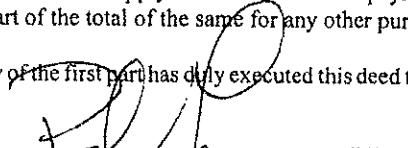
**TOGETHER** with the appurtenances and also the estate which the said Testator had at the time of his decease, in said premises, and also the estate therein, which the party of the first part has power to convey or dispose of, whether individually, or by virtue of said Will or otherwise,

**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 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 duly executed this deed the day and year first above written.

  
PAUL GRENON, INDIVIDUALLY AND AS  
EXECUTOR OF THE ESTATE OF JAMES CATALANO



**TAX COLLECTOR'S ADDRESS:**

COLLEEN CORCORAN

TAX COLLECTOR

PO BOX 305

MILTON, NY 12547

513600 TOWN OF MARLBOROUGH

**COUNTY AND TOWN REAL PROPERTY TAXES DUE 2024****Fiscal Year:** 01/01/2024 - 12/31/2024**Town Aid:****Bill No:** 2773

\$554,876

\$311,500

60.50%

**PROPERTY TAXPAYER'S BILL OF RIGHTS**

The Assessor estimates the Full Market Value of this property as of July 1, 2022 was: \$554,876

The Assessed Value of this property is: \$311,500

The Uniform Percentage of Value used to establish assessments in your municipality was: 60.50%

**SEE REVERSE SIDE FOR ADDITIONAL INFORMATION**

SBI: 102.2-5-26

Bank:

Properties, LLC LynnDavid

LLC

16 Burning Tree Drive  
Newburgh, NY 12550

PH. 845-795-5100 X.4 - 21 MILTON TPKE., MILTON, NY 12547

HOURS 8AM - 4PM - CLOSED FOR LUNCH 12:30 - 1:30PM

\*YOU MUST BRING YOUR TAX BILL\*

**Exemption** **Value** **Full Value** **Tax Purpose** **Exemption** **Value** **Full Value** **Tax Purpose****Property Information:**

Dimensions: 8.9 ACRES

Location: 397 Willowtree Ln

Roll Section: 1  
Property Class: Res Multiple

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE FROM PRIOR YEAR	TAXABLE VALUE	TAX RATE PER \$1000	TAX AMOUNT
County General Tax	73,939,117	0.0	311,500.00	3.973649	1,237.79
Town General Tax	4,761,615	11.2	311,500.00	6.082743	1,894.77
Town Highway Tax	2,054,444	-9.0	311,500.00	2.637231	821.50
Milton Fire	776,800	12.2	311,500.00	2.489686	775.54

MAY BE SUBJECT TO PAYMENT UNDER AG DIST LAW UNTIL 2023

If Paid By:	Penalty %	1st Payment	2nd Payment	Total Tax Due	You have the option of paying one full payment or two half payments	TOTAL \$	4,729.60
01/31/2024	0.0%	2,364.80	2,364.80	4,729.60	If paid in January		
02/29/2024	1.0%	2,388.45	2,388.45	4,776.90			
03/31/2024	2.0%	2,412.10	2,412.10	4,824.20			
04/30/2024	3.0%	2,435.74	2,435.74	4,871.48	If you have an escrow account forward bill to your bank.		
		2,450.20	2,450.20	4,918.79			

