

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: February 28, 2024

Re: John Mazza

Name : John Mazza - Dragotta Lane Marlboro NY 12547

S.B.L. : 108.4-6-5.1 & 108.4-6-5.2

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 2 (two) 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.

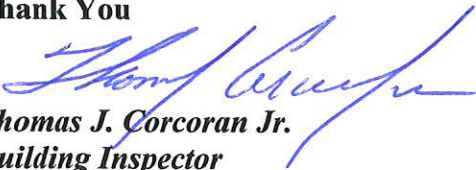
If you look at the map Mr. Mazza owns both properties. One lot has a 1 (one) family home (in conformity) and the other lot has 2 (two) houses (non conformity)

Mr. Mazza wishes to bring the lot with 2 (two) house into conformity with a subdivision putting each home on its own lot but needs a setback variance.

Since all building exist, the hardship is not self created, and the building department has no issue with the setback variance.

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

Thank You


Thomas J. Corcoran Jr.
Building Inspector
Code Enforcement Officer

TOWN OF MARLBOROUGH
21 MILTON TURNPIKE, P.O. BOX 305
MILTON, NEW YORK 12547
PHONE: 845-795-6167 EXT. 118 / FAX: 845-795-2031

ZONING BOARD APPLICATION

THOMAS CORCORAN JR.
BUILDING INSPECTOR
CODE ENFORCEMENT

DATE 2/26/24

NAME MAZZA

ADDRESS 2 DRAGONIA ROAD, MARLBOROUGH, NY 12542

TELEPHONE (917) 337-4107

REQUEST (DESCRIBE IN DETAIL) AS VARIANCE FOR SIDE LANE SETBACK
FOR LOT # 2 OF THE PROPOSED PROJECT
ALSO A 5' x 4' VARIANCE FOR ^{SETBACK} ACCESSORY STRUCTURE
FOR LOT # 1 OF THE PROPOSED PROJECT

FOR OFFICE USE ONLY

DENIED _____ DATE _____

APPROVED _____ DATE _____

ZONING BOARD OF APPEALS _____

SIGNATURE

APPLICATION FEES:	COMMERCIAL	\$300.00
	RESIDENTIAL	\$300.00

(LEGAL NOTICE FEE, TRANSCRIBER FEES & ATTORNEY FEES TO BE TAKEN OUT OF ESCROW FEE)

1. APPLICATION MADE TO BUILDING INSPECTOR FOR BUILDING PERMIT.
2. IF APPLICATION IS DENIED BY THE BUILDING INSPECTOR, APPLICATION MAY BE MADE TO THE ZONING BOARD.
3. ZONING BOARD OF APPEALS WILL REVIEW APPLICATION AT THEIR NEXT SCHEDULED HEARING IF ALL DOCUMENTATION HAS BEEN SUBMITTED TO THE SECRETARY BY THE DESIGNATED DEADLINE.
4. ZONING BOARD OF APPEALS WILL EITHER:
 - A. APPROVE APPLICATION SUBMITTED
 - B. REQUIRE FURTHER SUBMISSIONS
 - C. DISAPPROVE SUBMITTED APPLICATION
 - D. REQUEST A SITE PLAN FROM THE PLANNING BOARD AND/OR A REFERRAL FROM THE ULSTER COUNTY PLANNING BOARD
5. IF A SITE PLAN REVIEW IS REQUESTED BY THE ZONING BOARD OF APPEALS, SAID APPLICATION WILL BE PLACED ON THE NEXT AVAILABLE AGENDA OF THE PLANNING BOARD.
6. THE PLANNING BOARD WILL REFER THEIR FINDING OF THE SITE PLAN REVIEW TO THE ZONING BOARD. IF ENGINEERING REVIEW IS REQUIRED THE APPLICANT WILL BE LIABLE FOR THOSE CHARGES.
7. LEGAL NOTICES MUST BE SENT TO ALL PROPERTY OWNERS WITHIN 500 FEET OF THE QUESTIONED PROPERTY. THE ZONING BOARD WILL ADVISE THE APPLICANT WHEN THIS MUST BE DONE.

SIGNATURE

DATE

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

APPLICANT JOHN MAZZA, JR PHONE # (911) 337-4107
ADDRESS 2 DRAGOTA RD, MARLBOROUGH, NY ZIP 12542
LOCATION OF PROPERTY 19 SOUTH ST E 6 DRAGOTA RD MARLBOROUGH
ZONING DISTRICT R SECTION 108.4 BLOCK 6 LOT 5.1 & 5.2
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? 5.1 0.69A ± 5.2 0.36A

3. IS THE PROPERTY PRESENTLY IMPROVED WITH PERMANENT STRUCTURES? YES
NUMBER OF DWELLINGS (2) 5.1 (1) 5.2 NON-DWELLINGS (GARAGES, SHEDS) (1) 5.1

4. DOES THE EXISTING BUILDING HAVE A CERTIFICATE OF OCCUPANCY? 5.1 - YES 5.2 - NO

5. ARE EXISTING STRUCTURES PRESENTLY OCCUPIED? 5.1 - YES 5.2 - NO
SEASONALLY? _____ YEAR-ROUND? ☒

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

7. WILL PREMISES BE OWNER OCCUPIED? YES

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: _____ TITLE: _____

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

We are proposing a subdivision of lot #2 of a filed subdivision map # 1989-8303 to eliminate the non conforming use of 2 single family houses on one lot.

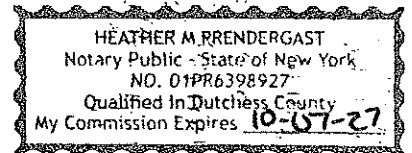
In order to accomplish this we will require variances from setback requirements.

A 5 foot variance for the sideline setback for lot # 2 of the proposed project. Also a 5 foot and 4 foot variance for setbacks for an accessory structure for lot # 1 of the proposed project.

STATE OF NEW YORK

COUNTY OF Orange

SWORN TO ME THIS 18 DAY OF January 2024



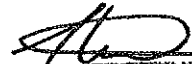



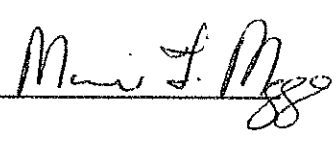
NOTARY PUBLIC SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME

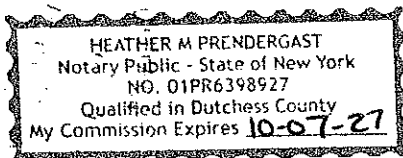
THIS 18 DAY OF January 2024

BY Marie F. Mazza


NOTARY PUBLIC

 
SIGNATURE

JOHN MAZZA, JR MARIE F. MAZZA



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).

JOHN MAZZA, JR
APPLICANTS NAME (PRINT)

x 
APPLICANTS SIGNATURE

x 1/18/24
DATE

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.

I, JOHN MAZZA & MARIE MAZZA, residing at
2 DRAGONA RD, MARLBOROUGH, NY 12542, make
the following statements about interests in the real property which is the subject of this application,
petition or request for a VARUANCE, 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: x

Date: x

[Signature] Marie F. Mazza
1/18/24 1-18-24

ACKNOWLEDGMENT

State of New York

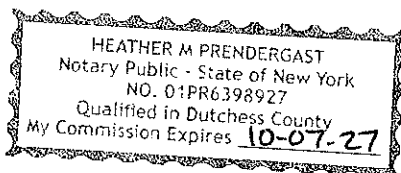
County of: Orange

On January 18, 2024, before me personally appeared

John Mazza Jr., Marie F. Mazza, 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.

[Signature]

Notary



A 201

Standard N.Y.U.T.P. Form 1007
Mortgage & Sale deed, with consent against grantor's heirs, executors or assigns.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

LIBER 1992 PAGE 0023

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

THIS INDENTURE, made the 10th day of March, nineteen hundred and Ninety
 BETWEEN JOHN MAZZA and MARYLIN MAZZA, husband and wife both residing at
 Overlook Bluff Drive, Marlboro, New York 12542
 JOHN MAZZA JR. residing at South Road, Marlboro, N.Y 12542

party of the first part, and

JOHN MAZZA JR. and MAURIE F. MAZZA, husband and wife both
 residing at South Road, Marlboro, New York 12542

party of the second part,

WITNESSETH, that the party of the first part, in consideration of -----

-----TEN 00/100-----

dollars,

lawful money of the United States, and other good and valuable consideration paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
 successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
 lying and being in the Town of Marlboro, County of Ulster, State of New York and
 designed as Lot #3 on filed Map #8303 filed in the Ulster County Clerks Office
 on October 18, 1989 and more particularly described as follows:

BEGINNING at a point on the westerly boundary of Dragotta Road, said point
 being on the division line between this lot on the North and the lands N/F of
 Newman on the South; thence along said division line S 87° 15' W. 186.67 feet to
 a point on the division line between the lands of Zambato on the west and this lot
 on the east; thence along said division line N. 12° 25' 30" E. 83.0 feet to a
 point on the division line between Lot #2 filed Map #8303 on the North and this
 lot on the South; thence along said division line the following two courses and
 distances (1) N. 78° 17' 40" E. 109.75 feet to a point; thence (2) S. 77° 34'
 30" E. 80.0 feet to a point on the westerly boundary of Dragotta Road; thence
 along said road boundary S. 12° 25' 30" W. 79.0 feet to the place of beginning;
 Containing 0.365 acres.

BEING a part of the premises as conveyed by deed dated May 22, 1984 by William V.
 Albino and Carmelino M. Albino to John & Marylin Mazza and John Mazza Jr. said
 deed having been filed in the Ulster County Clerks Office in Liber 1504 of Deeds
 at page 990

LIB 1992 PAGE 0024

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

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

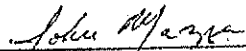
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

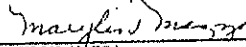
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

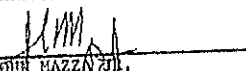
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of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

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires. IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


JOHN MAZZA


MARILYN MAZZA

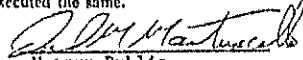

JOHN MAZZA JR.

STATE OF NEW YORK, COUNTY OF Ulster

On the 16th day of March 1990, before me personally came

John & Marylin Mazza

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same.


 Notary Public

 DANIEL M. MARTUSCELLO
 NOTARY PUBLIC, State of New York
 Qualified in Ulster County
 Commission Expires Sept. 30, 1992

STATE OF NEW YORK, COUNTY OF

On the _____ day of _____ 19____, before me personally came _____, being by me duly sworn, did depose and say that he resides at No. _____

that he is the _____ of _____

_____, the corporation described in and which executed the foregoing instrument; that he knows the seal 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 like order.

STATE OF NEW YORK, COUNTY OF Ulster

On the 16th day of March 1990, before me personally came

John Mazza Jr.

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.


 Notary Public

 DANIEL M. MARTUSCELLO
 NOTARY PUBLIC, State of New York
 Qualified in Ulster County
 Commission Expires Sept. 30, 1992

STATE OF NEW YORK, COUNTY OF

On the _____ day of _____ 19____, before me personally came _____ the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. _____

that he knows _____

_____ to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw _____ execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

 Bargain and Sale Deed
 WITH COVENANT AGAINST GRANTOR'S ACTS
 TITLE No. _____

JOHN MAZZA, MARYLIN MAZZA & JOHN MAZZA, JR.

TO

JOHN MAZZA, JR. & MARIE F. MAZZA

SECTION

BLOCK

LOT

COUNTY OR TOWN

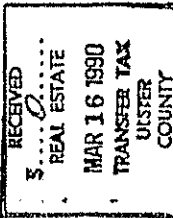
RETURN BY MAIL TO:

 RUSK
 WADLIN
 HEPPNER &
 MARTUSCELLO

Attorneys at Law

111 Main St., P. O. Box 727, Marlboro, N. Y. 12542

914-236-4411



Reserve this space for use of Recording Office.

Recorded on the 16 day of March 1990 at 11:04 AM

Index an Min. Liber 1992 and 20

of Deeds of page _____ and _____

Ulster County, N.Y.

Albert Spada

CLK

In # 26 Page 0

A 201

Standard N.Y.U.P. Form 2007
Margin & title fixed, with consent against creditor's title - Ind. or Corp.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

LIBER 1992 PAGE 0023

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

THIS INDENTURE, made the 10th day of March, nineteen hundred and Ninety
 BETWEEN, JOHN MAZZA and MARYLIN MAZZA, husband and wife both residing at
 Overlook Bluff Drive, Marlboro, New York 12542
 JOHN MAZZA JR. residing at South Road, Marlboro, N.Y 12542

party of the first part, and

JOHN MAZZA JR. and MARIE F. MAZZA, husband and wife both
 residing at South Road, Marlboro, New York 12542

party of the second part,

WITNESSETH, that the party of the first part, in consideration of -----

-----TEN 00/100----- dollars,

lawful money of the United States, and other good and valuable consideration paid
 by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
 successors and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
 lying and being in the Town of Marlboro, County of Ulster, State of New York and
 designed as Lot #3 on filed Map #8303 filed in the Ulster County Clerks Office
 on October 18, 1989 and more particularly described as follows:

BEGINNING at a point on the westerly boundary of Dragotta Road, said point
 being on the division line between this lot on the North and the lands N/F of
 Newman on the South; thence along said division line S 87° 15' W. 186.67 feet to
 a point on the division line between the lands of Zambito on the west and this lot
 on the east; thence along said division line N. 12° 25' 30" E. 83.0 feet to a
 point on the division line between Lot #2 filed Map #8303 on the North and this
 lot on the South; thence along said division line the following two courses and
 distances (1) N. 78° 17' 40" E. 109.75 feet to a point; thence (2) S. 77° 34'
 30" E. 80.0 feet to a point on the westerly boundary of Dragotta Road; thence
 along said road boundary S. 12° 25' 30" W. 79.0 feet to the place of beginning;
 Containing 0.365 acres.

BEING a part of the premises as conveyed by deed dated May 22, 1984 by William V.
 Albino and Carmelino M. Albino to John & Marylin Mazza and John Mazza Jr. said
 deed having been filed in the Ulster County Clerks Office in Liber 1504 of Deeds
 at page 990

INSTR 1992 PAGE 0024

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

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

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

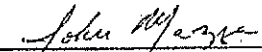
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

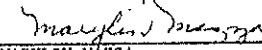
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of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

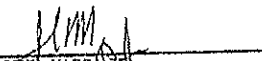
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:


JOHN MAZZA


MARILYN MAZZA

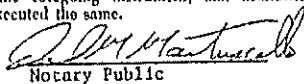

JOHN MAZZA

STATE OF NEW YORK, COUNTY OF Ulster

On the 16th day of March 1990, before me personally came

John & Marilyn Mazza

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same.



Notary Public

DANIEL M. MARTUSCELLO
NOTARY PUBLIC, State of New York
Qualified in Ulster County
Commission Expires Sept. 30, 1992

STATE OF NEW YORK, COUNTY OF

On the _____ day of _____ 19____, before me personally came _____, being by me duly sworn, did depose and say that he resides at No. _____

that he is the _____ of _____

the corporation described in and which executed the foregoing instrument; that he knows the seal 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 like order.

STATE OF NEW YORK, COUNTY OF

On the 16th day of March 1990, before me personally came John Mazza Jr.

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.



Notary Public

DANIEL M. MARTUSCELLO
NOTARY PUBLIC, State of New York
Qualified in Ulster County
Commission Expires Sept. 30, 1992

STATE OF NEW YORK, COUNTY OF

On the _____ day of _____ 19____, before me personally came _____, being by me duly sworn, did depose and say that he resides at No. _____

that he knows _____

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Mortgage and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. _____

JOHN MAZZA, MARILYN MAZZA &
JOHN MAZZA, JR.

TO

JOHN MAZZA, JR. & MARIE F. MAZZA

SECTION

BLOCK

LOT

COUNTY OR TOWN

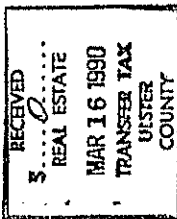
RETURN BY MAIL TO:

RUSK
WADLIN
HEPPNER &
MARTUSCELLO

Attorneys at Law

111 Main St., P. O. Box 727, Marlboro, N. Y. 12542

814-236-4411



Reserve this space for use of Recording Office.

Recorded on the 16 day of March 1990 at 11:07 AM.

Filed 11:07 AM.

Ulster County, SS.

of 108 pages.

and 22 sheets.

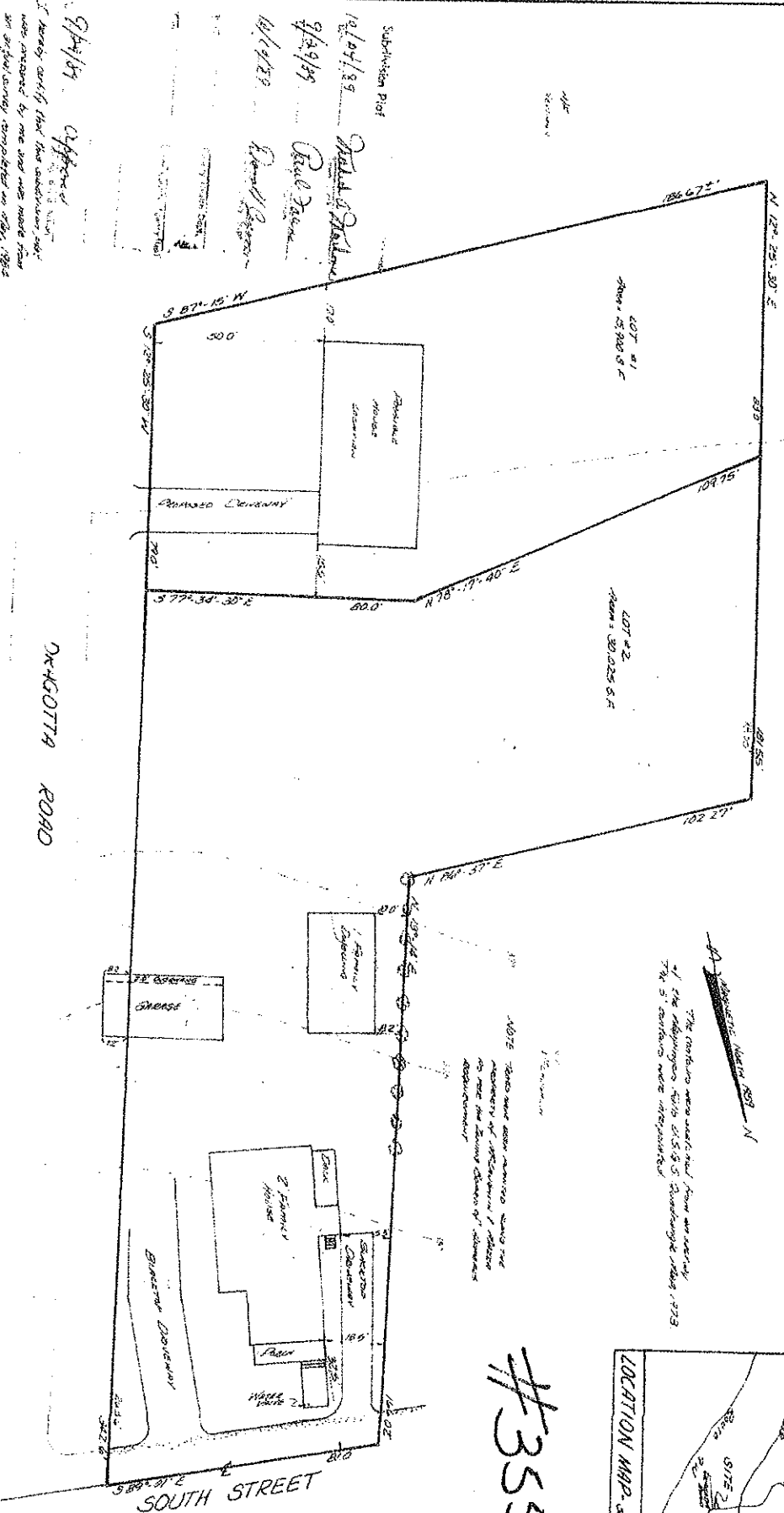
Albert Spada

Clerk

1400
5:00
1900/12/24
FILED
11:07 AM
MAR 16 1990
ALBERT SPADA
ULSTER COUNTY CLERK
033650

In # 36 Rongel-D

~~656~~



10172
HANS HAVE BEEN ADVISED THAT THE
MINISTRY OF DEFENSEMENT IS PREPARING
FOR THE "MILITARY CHIEFS OF" "ARMED
FORCES"

MESSINA ASSOCIATES
CHRYSTEN T. MESSINA, P.E., C.S.
516 BRIDGE AVENUE
FARMINGDALE, NY 11735
TEL: 516.333.1917

SUBDIVISION ^{file}
JOHN MAZZA
TOWN OF MARLBORO - WILSTER COUNTY - NEW YORK
Scale: 1" = 20'
Drawn: March 2, 1900

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: x

[Signature] Marie F. Mazza

Date: x

1/18/24 1-18-24

ACKNOWLEDGMENT

State of New York

County of: Orange

On January 18, 2024, before me personally appeared

John Mazza Jr., Marie F. Mazza, 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.

[Signature]

Notary

