

A.C.E.S.

Town of Marlborough - Planning Board
21 Milton Turnpike
Milton, NY 12547

Attn: Lenny Conn, Chairman
Re: **PROJECT SUMMARY: Diviesti**
Type: Subdivision
Owner: Michael and Jennifer Diviesti
Location: 6-8 Diviesti Dr
Tax Parcel: 108.4-7-14
Zoning: R-1
ACES Project No: 23032DIV

06/19/24

Requested Documents

Per request by the Planning Board please find attached Deeds, Property Cards, Filed Maps, and apo Tax Map. These were transmitted to Jen by e-mail to MarlboroughPlanning@marlboroughny.us on June 4, 2024 with the following body of text.

Hi Jen,

Per your request I am sending this to you only, with the understanding that you will forward to the other associated parties. After the concerns voiced at last nights meeting, I am sending additional documents related to the number of parcels accessing Diviesti Drive for their ingress/egress.

In 1981 as shown on Filed Map 11355A filed in 1999, and the current Tax Map, the tax parcels 108.4-7-29.1, 108.4-7-29.1, 2, and 108.4-7-27 all utilize Sharon Lane for their ingress/egress.

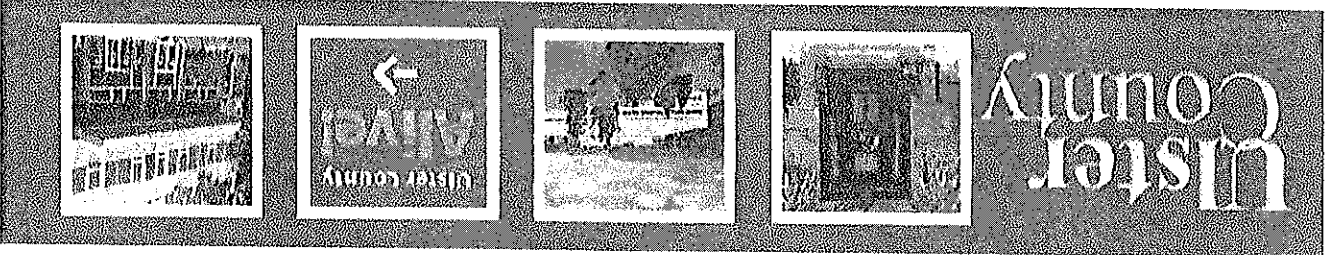
That leaves only four current tax parcels, 108.4-7-14, 108.4-7-15, 108.4-7-29.1, and 108.4-7-29.2 as utilizing Diviesti Drive for their ingress/egress.

Any concerns, please contact me directly at 914-906-8830.

Respectfully Yours,

Jonathan N. Millen, L.L.S., President

Integrity • Trust • Commitment • Excellence • Reliability • Community • Service
Boundary • Geodetic/GPS • As-Built • Construction • FEMA/Flood Map • Site Planning • Subdivision • ALTA/ASCM • Route/ROW • Landfills
1229 Route 300 - Suite 4 • Newburgh, NY 12550
Office: 845-943-7198 • Field: 914-906-8830
E-Mail: JMillenLLS@acessurveying.com Web: www://acessurveying.com



Property Description Report For: 20 Diviesti Dr, Municipality of Town of Marlborough

No Photo Available

Status:	Active
Roll Section:	Taxable
Swis:	513600
Tax Map ID #:	108,4-7-29,200
Property Class:	312 - Vac w/imprv
Site:	RES 1
In Ag. District:	No
Site Property Class:	312 - Vac w/imprv
Zoning Code:	R1 - Residential 1
Neighborhood Code:	00003
School District:	Marlboro
Total Assessment:	2015 - \$70,000
Legal Property Desc:	Deed Page: 89
Deed Book:	5524
Grid East:	632424
Total Acreage/Size:	4.40
Land Assessment:	2015 - \$68,500
Full Market Value:	2015 - \$70,000
Equalization Rate:	----
Deed Book:	5524
Grid East:	632424

Area

Living Area:	0 sq. ft.
Second Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.
Finished Rec Room:	0 sq. ft.
First Story Area:	0 sq. ft.
Half Story Area:	0 sq. ft.
3/4 Story Area:	0 sq. ft.
Number of Stories:	0

Structure

Building Style:	0
Bedrooms:	0
Fireplaces:	0
Porch Type:	0
Basement Garage Cap:	0
Overall Condition:	0
Year Built:	0
Bathrooms (Full - Half):	0 - 0
Kitchens:	0
Basement Type:	0
Porch Area:	0.00
Attached Garage Cap:	0.00 sq. ft.
Overall Grade:	

Owners

Owner Information Not Available

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
3/12/2013	\$0	312 - Vac w/imprv	Land & Building	Divesti, Michael	No	No	Yes	5524/89

Utilities

Sewer Type:	Private	Water Supply:	Comm/public
Utilities:	Electric	Heat Type:	0
Fuel Type:	0	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Shed-machine	24 x 12	Average	Normal	1980

Taxes

Year	Description	Amount
2016	County	\$0.00
2015	County	\$0.00
2015	School	\$1,986.08

***Taxes may not reflect exemptions or changes in assessment**



Nina Postupack Ulster County Clerk

Nina Postupack

Cashier / Station: r sec / Cashier Workstation 2

Book-Vol/Pg: BK-D VI-5524 Pg-89

Recorded Date/Time: March 13, 2013 09:51:34A

Receipt Number: 1243038

Document Number: 2013-00004145

File Information:

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County,
Record and Return To:
ULSTER COUNTY DEPT OF FINANCE
PO BOX 1800
KINGSTON NY 12402

**** THIS PAGE IS PART OF THE INSTRUMENT ****

D31 - Tax Deeds	0.00	RP Report NoFee	0.00	3430
Recording Charge:	0.00			
Tax-Transfer	0.00	Amount	0.00	
ULSTER COUNTY	0.00	Consideration	0.00	
		Amount	0.00	
		RS#/CS#	2625	
		Basic	0.00	
		Local	0.00	
		Additional	0.00	
		Special Additional	0.00	
		Transfer	0.00	
			0.00	

**** Examined and Charged as Follows: ****

Comment:

Recorded By: ULSTER COUNTY DEPT OF FINANCE

Num Of Pages: 10

ULSTER COUNTY

To

Parties: ULSTER COUNTY

Recorded On: March 13, 2013

D31 - Tax Deeds

As

Instrument Number: 2013-00004145

Volm-5524 Pg-89

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401



60 2013 00004145

10
578000

THIS INDENTURE, made this 12th day of March, 2013 between Christopher J. Rioux as Deputy for Burton Gulnick, Jr. as Commissioner of Finance of the County of Ulster, whose principal office is located at the Ulster County Office Building, 244 Fair Street, Kingston, New York 12401, Grantor, and

The County of Ulster, a municipal corporation having an office at the Ulster County Office Building, 244 Fair Street, Kingston, New York 12401, Grantee

WITNESSETH, that the Grantor, pursuant to the provisions of Article Eleven, Title 3, of the Real Property Tax Law of the State of New York, and in particular Section 1124 thereof, and pursuant to a Judgment duly made on the 5th day of March, 2013, and entered in the Office of the Clerk of the County of Ulster on the 6th day of March, 2013, in an action entitled In The Matter of Foreclosure of tax liens pursuant to Article Eleven, Title Three, of the Real Property Tax Law by the County of Ulster affecting parcels located in various towns in Ulster County shown on "Schedule A" attached, and List of Delinquent Taxes dated and filed in the Ulster County Clerk's Office on November 10, 2010.

AND, in consideration of ONE (\$1.00) DOLLAR, lawful money of the United States paid by the Grantee, does hereby grant and release unto the Grantee, its successors and assigns forever,

All, those certain plots, pieces or parcels of land, together with the buildings thereon situate, lying and being in the Towns of the County of Ulster, State of New York, which are designated by their respective serial numbers and more particularly known and described by their tax map numbers on Schedule "A" attached hereto and made a part hereof.

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

TO HAVE AND TO HOLD the above granted premises unto the grantee, its successors and assigns forever.

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

IN WITNESS THEREOF, the Grantor has hereunto set his hand and seal this 12th day of March, 2013.

COUNTY OF ULSTER

BY: Christopher J. Rioux
Christopher J. Rioux, Deputy for
Burton Gulnick, Jr.

Ulster County Commissioner of Finance

CHECKED OD

ENTERED AK

MARK/OFF _____

~ next to Dept of Finance.

STATE OF NEW YORK }

SS:

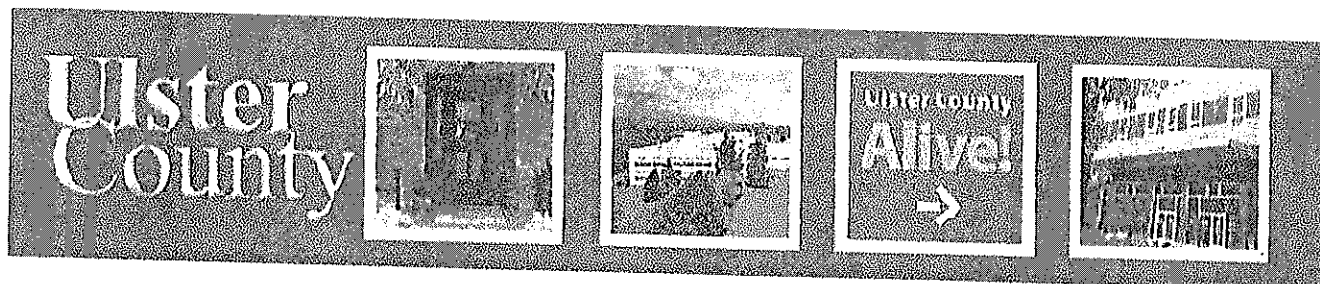
COUNTY OF ULSTER }

On this 12th day of March, 2013, before me the undersigned, personally appeared, Christopher J. Rioux, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Diane M. Stabile
Notary Public

Diane M. STABILE
Notary Public, State of New York
Reg. #4951029
Qualified in Ulster County
Commission Expires May 15, 2015

R & R to:
Ulster County Dept. of Finance
PO Box 1800
Kingston, NY 12402



Property Description Report For: 10 Diviesti Dr, Municipality of Town of Marlborough

No Photo Available

Status:	Active
Roll Section:	Taxable
Swis:	513600
Tax Map ID #:	108,4-7-15
Property Class:	210 - 1 Family Res
Site:	RES 1
In Ag. District:	No
Site Property Class:	210 - 1 Family Res
Zoning Code:	R1 - Residential 1
Neighborhood Code:	00003
School District:	Marlboro
Total Assessment:	2015 - \$193,600
Legal Property Desc:	
Deed Page:	173
Grid North:	1006878
Total Acreage/Size:	2.00
Land Assessment:	2015 - \$88,500
Full Market Value:	2015 - \$193,600
Equalization Rate:	----
Deed Book:	404X 2
Grid East:	632340

Area

Living Area:	1,637 sq. ft.	First Story Area:	1,637 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	1
Finished Rec Room	0 sq. ft.		

Structure

Building Style:	Ranch	Bathrooms (Full - Half):	1 - 1
Bedrooms:	2	Kitchens:	1
Fireplaces:	0	Basement Type:	Crawl
Porch Type:	Porch-covered	Porch Area:	156.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1993		

Owners

Owner Information Not Available

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
1/17/2005	\$0	Family 210 - 1 Res	Land & Building	Diveiti, Dominick	No	No	No	4047/173

Utilities

Sewer Type:	Private	Water Supply:	Comm/public
Utilities:	Electric	Heat Type:	Hot air
Fuel Type:	Oil	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Porch-coverd	26 x 6	Average	Normal	1993
Patio-concr	570 x 4	Average	Normal	1993
Gar-1.5 det	32 x 24	Average	Normal	2009

Taxes

Year	Description	Amount
2016	County	\$1,464.99
2015	County	\$1,455.73
2015	School	\$2,746.47

*Taxes may not reflect exemptions or changes in assessment



60 2005 00006070

Ulster County
Albert Spada
County Clerk
Kingston, NY 12401

Instrument Number: 2005- 00006070

Recorded On: March 09, 2005

As
D01 - Deed

Parties: DIVIESTI MICHAEL BY ADM
To
DIVIESTI DOMINICK

Recorded By: PHOENIX ABSTRACTING CORP
Comment: MARLBORO

Billable Pages: 4

Num Of Pages: 4

**** Examined and Charged as Follows: ****

D01 - Deed	37.00	RP5217-75	75.00	Tax Affidavit TP 584	5.00
Recording Charge:	117.00				
Tax-Transfer	Amount 0.00	Consideration Amount 0.00	RS#/CS# 4556	Basic 0.00	
				Additional 0.00	Special Additional 0.00
Tax Charge:	0.00			Transfer	0.00

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County,

File Information:

Document Number: 2005- 00006070

Receipt Number: 261416

Recorded Date/Time: March 09, 2005 01:55P

Book-Vol/Pg: BK-D VI-4042 Pg-173

Cashier / Station: s smar / Cashier Workstation 6

Record and Return To:

LEONARD MCCUE

PO BOX 2266

NEWBURGH NY 12550



ALBERT SPADA, ULSTER COUNTY CLERK

CONFIRMATORY DEED

The purpose of this Confirmatory Deed is to confirm the deed hereto given by the Grantor to the Grantees on June 21, 1982 and recorded in the Office of the Clerk of the County of Ulster, June 30, 2982, in Liber 1466 at page 547.

Administrator's Deed

This indenture, made the 14th day of January, two thousand five,

between MICHAEL DI VESTI, JR., as Administrator of the Estate of MICHAEL DI VESTI,

Deceased, by Letters of Administration issued by the Surrogate's Court of Ulster County January 29, 1969 and recorded in the Surrogate's Court files at Liber 33, at page 257.

MICHAEL DI VESTI died a resident of Ulster County on August 14, 1968

MICHAEL DIVESTI, Jr. resides at

83 SOUTH STREET

MARLBORO, N.Y. 12542

party of the first part, and

DOMINICK DI VESTI AND LILLIAN DI VESTI, husband and wife

South Road.

Marlboro, New York 125542

party of the second part,

intend, that the party of the first part, in consideration of One Dollar 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 and more fully described in SCHEDULE A annexed hereto and made a part hereof.

CHECKED
SM
ENTERED
SM
MARK/OFF

✓ Phoenia Abstract

4
IN
36

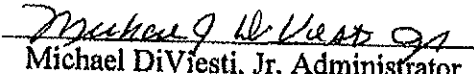
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the described premises to the center line thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

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

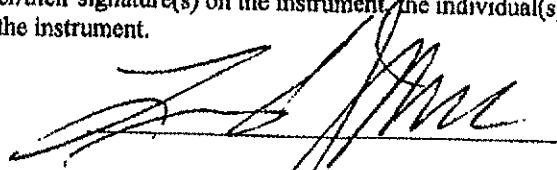
~~In Witness Whereof~~, the party of the first part has duly executed this deed the day and year first above written.

 Grantor
Michael DiViesti, Jr, Administrator
of the Estate of Michael DiViesti,
Deceased.

STATE OF NEW YORK, COUNTY OF ORANGE

ss:

On the 14th day of January, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared MICHAEL DI VIESTI, JR., 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(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.



LEONARD J. McCUE
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30,

RJR
Leonard McCue
PO Box 2266
Newburgh NY 12550

Schedule A Description

Title Number AP03-U-2143

Page 1

ALL that certain plot, 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:

Being lot number 2 on a filed map entitled "Subdivision for the Estate of Michael and Elizabeth Divest", filed in the Ulster County Clerk's Office on November 10, 1981 as map #4477. Being more particularly bounded and described as follows:

BEGINNING at a point in the westerly line of lot #3 where the same is intersected by the dividing line between lots #1 & #2 as shown on said map and running thence,

1) S 05°-43'-00" W 243.84' along the dividing line between lots #2 and #3 to a point; thence,

2) N 85°-47'-31" W 283.43' continuing along the same to a point; thence,

3) N 06°-49'-00" E 269.50' along or near a stonewall, and lands now or formerly of Colletta, As In Possession, to a point; thence,

4) N 04°-26'-53" E 108.90' continuing along the same to a point; thence,

5) S 84°-17'-0" E 140.28' along the dividing line between lots #1 & #2 as shown on said map to a point; thence,

6) S 05°-43'-00" W 127.02' continuing along the same to a point; thence,

7) S 84°-17'-00" E 140.28' continuing along the same to the point or place of BEGINNING.

TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities over and through the private common driveway area (50' wide) adjacent to the easterly line of the above described parcel. Said easement being shown on the above mentioned Divest map.

TOGETHER WITH an easement for ingress, egress and utilities over the existing driveway crossing through lot #1 as shown on said Divest map. Said easement to have a minimum width of twenty (20') feet.



Property Description Report For: 14 Diviesti Dr, Municipality of Town of Marlborough

No Photo Available

Status:	Active
Roll Section:	Taxable
Swis:	513600
Tax Map ID #:	108.4-7-29.100
Property Class:	270 - Mfg housing
Site:	RES 1
In Ag. District:	No
Site Property Class:	270 - Mfg housing
Zoning Code:	R1 - Residential 1
Neighborhood Code:	00003
School District:	Marlboro
Total Assessment:	2015 - \$73,300
Legal Property Desc:	
Deed Page:	339
Grid North:	1006598
Total Acreage/Size:	1.00
Land Assessment:	2015 - \$64,800
Full Market Value:	2015 - \$73,300
Equalization Rate:	----
Deed Book:	3396
Grid East:	632350

Area

Living Area:	0 sq. ft.	First Story Area:	0 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	
Finished Rec Room:	0 sq. ft.		

Structure

Building Style:	0	Bathrooms (Full - Half):	0 - 0
Bedrooms:	0	Kitchens:	0
Fireplaces:	0	Basement Type:	0
Porch Type:	0	Porch Area:	0.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	0	Overall Grade:	
Year Built:			

Owners

Owner Information Not Available

Sales

Sale Date	Price	Property Class	Prior Owner	Value	Arms Length	Addl. Parcels	Deed Book and Page
12/14/2001	\$8,226	270 - Mfg housing	Land & Building Divest, Michael	No	No	No	3396/339

Utilities

Sewer Type:	Private	Water Supply:	Private
Utilities:	Electric	Heat Type:	0
Fuel Type:	0	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Mobile home	65 x 12	Economy	Fair	1973
Mh:wood add	12 x 10	Average	Normal	1973

Taxes

Year	Description	Amount
2016	County	\$1,006.67
2015	County	\$1,004.82
2015	School	\$2,079.71

*Taxes may not reflect exemptions or changes in assessment

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

LIBR 3396 PAGE 0339

318

Return To:

FRANCIS FERRO
80 OLD INDIAN ROAD
MILTON NY 12547

DIVIESTI
MICHAEL BY EXEC
SULLIVAN
GLORIA

Index Deed Book

Book 03396 Page 0339

No. Pages 0004

Instrument DEED

Date : 8/14/2002

Time : 9:54:10

Control # 200208140010

RPT 17 2002 000244

Employee ID SMAR

DEED REC	\$	17.00
	\$	.00
	\$	.00
GOV REC FE	\$	20.00
TRANS TAX	\$	34.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
Total:	\$	71.00

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.

ALBERT SPADA
COUNTY CLERK

TRANSFER AMT

TRANSFER AMT \$ 8,226.10

TRANSFER TAX \$ 34.00

18B1A3396PAC0340

4
TR
36
C40

EXECUTOR'S DEED

THIS EXECUTOR'S DEED (this "Deed") dated as of December 14, 2001 by Michael DiVesiti, Jr., residing at 83 South Street, Marlboro, New York 12542 (the "Grantor"), as executor of the last will and testament of Michael DiVesiti, late of Marlboro, New York, who died on the 22nd day of April, 1968, to Gloria Sullivan, having an address at P.O. Box 190, Marlboro, New York 12542 (the "Grantee").

WITNESSETH, that Grantor, to whom letters testamentary were issued by the Surrogate's Court of Ulster County, New York on January 29, 1969 and by virtue of the power and authority given in and by said last will and testament and/or by Article 11 of the Estates Powers and Trusts Law, and in consideration of Eight Thousand and Two Hundred Twenty-Six and 10/100 Dollars (\$8,226.10) and other valuable consideration, does hereby grant and release to Grantee, the heirs, successors and assigns of the Grantee 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, Ulster County, New York, as more particularly described in Exhibit A attached hereto (the "Premises").

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the Premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to the Premises;

TO HAVE AND TO HOLD the Premises herein granted unto the Grantee, the heirs, successors and assigns of the Grantee forever.

AND the Grantor covenants that the Grantor has not done or suffered anything whereby the Premises have been encumbered in any way whatsoever, except as aforesaid.

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that 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.

CHECKED
ENTERED
SM
MARKIOFF

Francis and
80 old Indian Rd
Milton, NY 12547

IN WITNESS WHEREOF, the Grantor has duly executed this Deed the date and year first above written.

Michael DiVesti, Jr.
Michael DiVesti, Jr., as executor of
Estate of Michael DiVesti

STATE OF NEW YORK)

SS.:

COUNTY OF ULSTER)

On the 14 day of December, 2001, before me, the undersigned, personally appeared Michael DiViesti, Jr., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

SARA W. MCGINTY
Notary Public, State of New York
#02MC6029081
Qualified in Ulster County
Commission Expires June 13, 2025

STATE OF NEW YORK)

SS.:

COUNTY OF ULSTER)

On the ___ day of _____ in the year 2000, before me, the undersigned, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

LIBR3396PAGE0342

EXHIBIT "A"

ALL, that plot, piece and parcel of land with buildings and improvements thereon erected, situate, lying and being at Marlboro, in the Town of Marlborough, County of Ulster and State of New York 12542, same being designated as Lot Number 1 on a certain subdivision map entitled "Minor Subdivision, Lands of Michael Divisil, 83 South Street, Town of Marlborough" by Willis C. Hawkins, P.E. and Gerald Zimmerman, L.S., which was filed in the Office of the Ulster County Clerk on July 2nd, 2002 as Filed Map Number 12340 along with a right of way, easement and right of passage over a certain 50' private drive known as Elizabeth Drive extending from South Street to the southerly boundary of the parcel herein conveyed.

Property Description Report For: 21 Sharon Ln, Municipality of Town of Marlborough

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	513600
		Tax Map ID #:	108.4-7-27
		Property Class:	210 - 1 Family Res
		Site:	RES 1
		In Ag. District:	No
		Site Property Class:	210 - 1 Family Res
		Zoning Code:	R1 - Residential 1
		Neighborhood Code:	00003
		School District:	Marlboro
Total Acreage/Size:	2.00	Total Assessment:	2024 - Tentative \$218,500 2023 - \$218,500 2022 - \$218,500
Land Assessment:	2024 - Tentative \$77,500 2023 - \$77,500 2022 - \$77,500		
Full Market Value:	2024 - Tentative \$374,464 2023 - \$361,157 2022 - \$299,315		
Equalization Rate:	----	Property Desc:	
Deed Book:	5132	Deed Page:	86
Grid East:	632496	Grid North:	1005687

Area

Living Area:	1,409 sq. ft.	First Story Area:	1,085 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	324 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	1.5
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Contemporary	Bathrooms (Full - Half):	2 - 0
Bedrooms:	2	Kitchens:	1
Fireplaces:	1	Basement Type:	Partial
Porch Type:	Porch-open/deck	Porch Area:	240.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Good
Year Built:	1985	Eff Year Built:	

Owners

Owner Information Not Available

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
5/23/2011	\$0	210 - 1 Family Res	Land & Building	Giampaolo, Robert	No	No	No	5132/86
7/30/1999	\$174,000	210 - 1 Family Res	Land & Building	Divestl, Anthony	Yes	Yes	No	2950/325

Utilities

Sewer Type:	Private
Utilities:	Electric
Fuel Type:	Oil
Water Supply:	Central Air:
Heat Type:	Hot air
Condition	No

Improvements

Structure	Size	Grade	Condition	Year
Porch-open/deck	240.00 sq ft	Average	Normal	2011
Gar-1.0 det	750.00 sq ft	Average	Normal	1985
Porch-open/deck	176.00 sq ft	Good	Normal	1985

Special Districts for 2024 (Tentative)

Description	Units	Percent	Type	Value
FD091-Mariborough fire	0	0%		0
LT091-Mariborough light	0	0%		0
WD091-Mariborough water	0	0%		0

Special Districts for 2023

Description	Units	Percent	Type	Value
FD091-Mariborough fire	0	0%		0
LT091-Mariborough light	0	0%		0
WD091-Mariborough water	0	0%		0

Special Districts for 2022

Description	Units	Percent	Type	Value
FD091-Mariborough fire	0	0%		0
LT091-Mariborough light	0	0%		0
WD091-Mariborough water	0	0%		0

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401



80 2011 00007831

Volm-5132 Pg-86

Instrument Number: 2011- 00007831

Recorded On: June 10, 2011

As
D01 - Deed

Parties: GIAMPAOLO ROBERT
To
DABRO DOROTHY N

Recorded By: QUEEN CITY ABSTRACT

Billable Pages: 4

Comment:

Num Of Pages: 4

**** Examined and Charged as Follows: ****

D01 - Deed	60.00	RP5217-126	125.00	Tax Affidavit TP 584	5.00
Recording Charge:	190.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	0.00	0.00	3393	Basic	0.00
MARLBOROUGH					
				Additional	0.00
				Special Additional	0.00
Tax Charge:	0.00			0.00 Transfer	0.00

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County,

File Information:

Document Number: 2011- 00007831
Receipt Number: 1045133
Recorded Date/Time: June 10, 2011 03:56:06P
Book-Vol/Pg: Bk-D VI-5132 Pg-86
Cashier / Station: m mpol / Cashier Workstation 7

Record and Return To:

QUEEN CITY ABSTRACT
325 MAIN ST
POUGHKEEPSIE NY 12601



Nina Postupack

Nina Postupack Ulster County Clerk

7
m. 36

Bargain and Sale Deed with Covenant against Grantor's Acts
Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT

THIS INDENTURE, made the 23rd day of May, 2011

BETWEEN ROBERT GIAMPAOLO and DOROTHY N. DABRO f/k/a Dorothy N. Giampaolo, residing at 21 Sharon Lane, Marlboro, New York 12542

party of the first part, and DOROTHY N. DABRO, residing at 21 Sharon Lane, Marlboro, New York 12542

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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 and State of New York, more particularly described in Schedule A attached hereto.

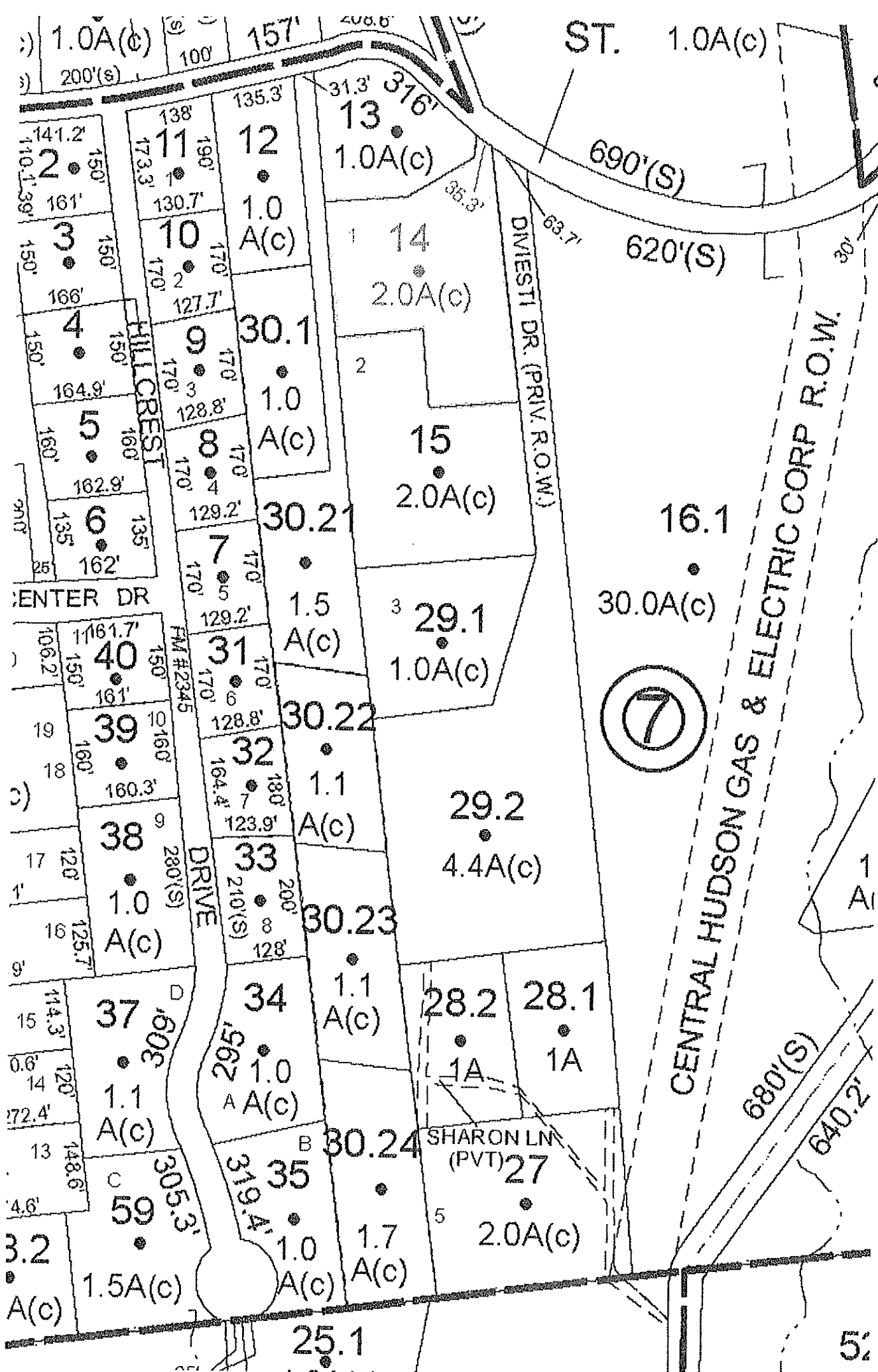
BEING the same premises as described in a deed dated July 30, 1999 from Anthony Diviesti and Sharon Lee Diviesti which Deed has been recorded in the Office of the Ulster County Clerk on August 4, 1999 in Liber 2950 at page 325.

The premises are not in an agricultural district and that the subject premises is entirely owned by the transferor(s).

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever. AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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

248
- Queen City Abstract
325 Main St.
Poughkeepsie, NY
12601
CHECKED
ENTERED
MARK/OFF

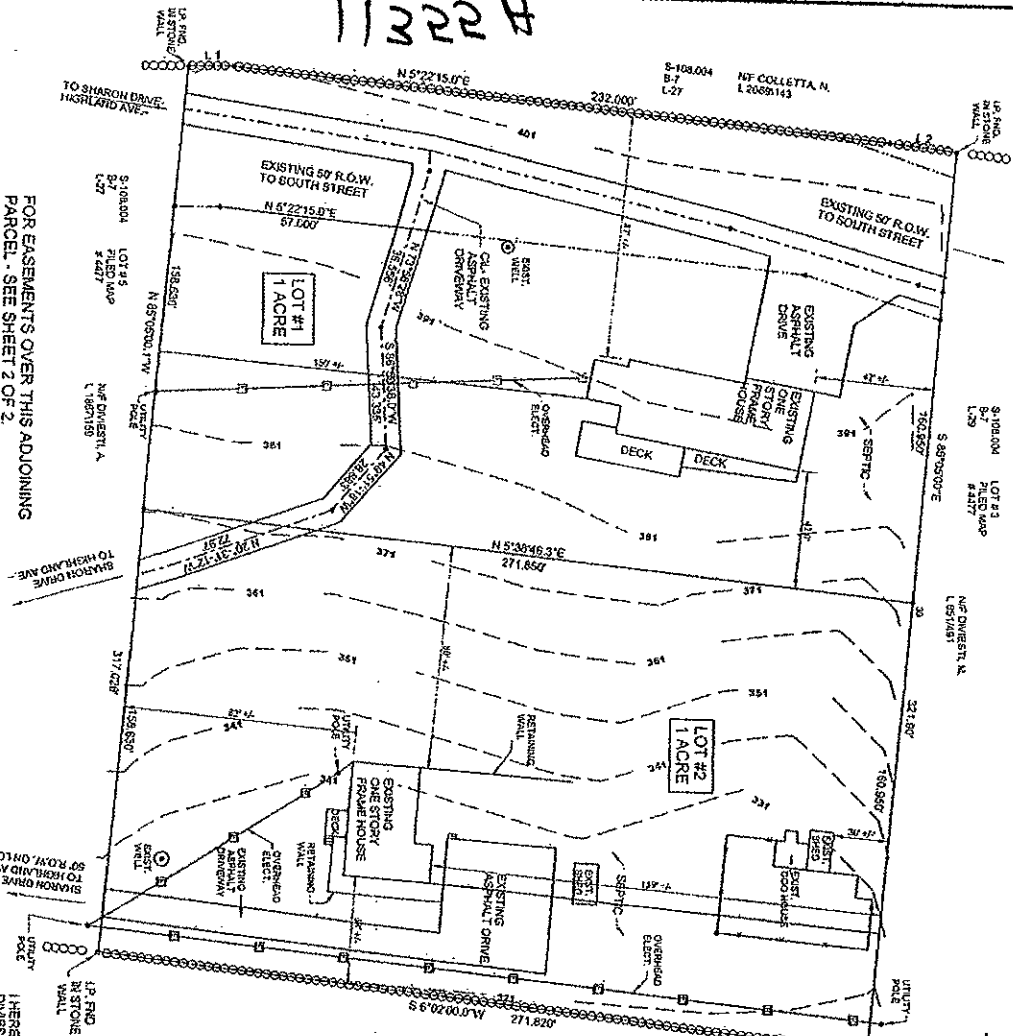




LOCATION MAP

1"=200'

- NOTES: IMPROVED ALTERATION OR ADDITION TO A SUBDIVISION HAS BEEN A LICENSED LAND SURVEYOR'S 1. SCALE IS A LOCATION OF SECTION 22 OF THE NEW YORK STATE EDUCATION 2. ONLY CORNERS FROM THE ORIGINAL OF THIS SURVEY MADE WITH AN ORIGINAL OF THE LAND SURVEYOR'S 3. COMPASS BEARING AND DISTANCE SHALL BE CONSIDERED TO BE VALID IN THE CORNER 4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN



FOR EASEMENTS OVER THIS ADJOINING PARCEL - SEE SHEET 2 OF 2.

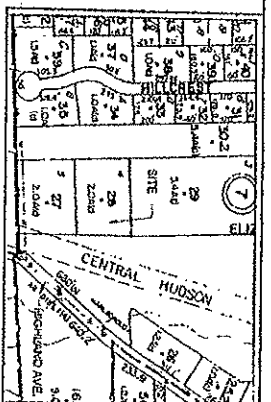
OWNERS ENDORSEMENT:

I, THE UNDERSIGNED, HAVE REVIEWED THE CONTENTS OF THIS MAP AND HEREBY CONCUR TO ALL THE TERMS AND CONDITIONS AS STATED HEREON, AND TO THE FILING OF THIS MAP.

ZONING-R-1	PROP. ZONING LOT#2	PROP. ZONING LOT#1
LOT AREA- 1.40 ACRES	LOT AREA- 1.40 ACRES	LOT AREA- 1.40 ACRES
LOT WIDTH- 150 FT.	LOT WIDTH- 150 FT.	LOT WIDTH- 150 FT.
LOT DEPTH- 320 FT.	LOT DEPTH- 150 FT.	LOT DEPTH- 150 FT.
FRONT YARD- 30 FT.	FRONT YARD- 30 FT.	FRONT YARD- 30 FT.
REAR YARD- 30 FT.	REAR YARD- 30 FT.	REAR YARD- 30 FT.
BOTH SIDES- 30 FT.	BOTH SIDES- 30 FT.	BOTH SIDES- 30 FT.

RECORD OWNER:
AUGUSTINE DIVESTI
22 SHARON LANE
MARLBORO, N.Y. 12542
SUBDIVIDER: SAME

TAX MAP



- GENERAL NOTES:
- TOTAL AREA - 2.0 ACRES
 - TAX MAP DATA - S-108.004, B-7-L-28
 - LOT #1 HAS BEEN BOUND 4477
 - LOT #2 HAS BEEN BOUND 4477
 - OVER THE EXISTING PRIVATE DRIVEWAY OF LOT #1 TO EXISTING R.O.W. LEADING TO SOUTH STREET.
 - BOTH LOTS #1 AND #2 ON THE RIGHT OF INGRESS AND EGRESS OVER A 20' R.O.W. ON THE LANDS OF ANTHONY DIVESTI LEADING TO SHARON DRIVE. SEE INSERT MAP.
 - THE LANDS OF ANTHONY DIVESTI HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE 20' R.O.W. ON BOTH LOTS #1 AND #2 OF THIS SUBDIVISION.
 - A ROAD MAINTENANCE AGREEMENT AND EASEMENTS WILL BE FILED IN THE ULSTER COUNTY CLERK'S OFFICE.

REF. MAP - SUBDIVISION FOR THE ESTATE OF MICHAEL & ELIZABETH DIVESTI, FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON 11-10-81 AS MAP # 4477.

FINAL PLAN

MINOR SUBDIVISION

LANDS OF

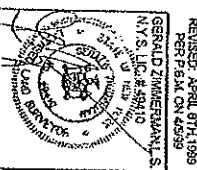
AUGUSTINE DIVESTI

22 SHARON LANE

TOWN OF MARLBOROUGH

ULSTER COUNTY-NEW YORK

SCALE: 1"=30' DATE: 1/4/99 DRAW: # 99-1



11355A

MADE 1/1/2000

I HEREBY CERTIFY TO AUGUSTINE DIVESTI, THAT THE BOUNDARY SURVEY IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON FEB. 6, 1999

$\Sigma \text{ votes} + \text{VOT} = \text{TOTAL} \text{ of } \text{VOT} \text{ votes}$
 $\text{Total} = 155 + 1000000 \text{ of } \text{STANDARD} \text{ of } \text{VOT} \text{ votes}$
 $\sim \text{SECTION} \sim$

- [illegible]

