

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

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

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

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

**Project Narrative**

Date of Initial Submission and Latest Revision	8/24/24
Name of Proposed Business and/or nature (if applicable) 155-31 O 4 (b) (iv)	Bed and Breakfast at 224 Highland avenue
Address of Project Site 155-31 O 4 (b) (i)	224 Highland Avenue, Marlboro, NY 12542
Tax Section, Block, and Lot Number(s)	108.12-1-48.200
Zoning District(s) 155-31 O 4 (b) (iii), 155-12	R Residential District, R-1 Residential District, R-Ag-1 Rural Agricultural District, indicate ( R )
Gross Square Footage of Each Building 155-31 O 4 (b) (ix)	<b>Short term rentals not permitted in multifamily houses</b> 1300 SF
Number of Bedrooms to be Rented for Short term rentals and bed and breakfast	<b>No increase in bedrooms permitted</b> 1
Number of Parking spaces 155-31 O 4 (b) (x)	3
Number of Employees 155-31 O 4 (b) (xi)	0
Proposed days and hours of operation are indicated. 155-31 O 4 (b) (xii)	Monday-Sunday 12:00 AM-12:00PM

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

The following is a description of the existing site at 224 Highland Avenue, Marlboro, NY 12542 and its intended use and requested further use. The existing site is a single-family house with 3 bedrooms and 2-1/2 bathrooms. There is no additional site development required for enhanced use of property. There will be no additional requirements or strain placed on the sewer or water usage of the home. The impact on the traffic will be of no noticeable consequence as the traffic required for operations will be one car for (2) guests and there is ample parking available in the driveway as well as additional street parking available. There will be no additional noise, visual, drainage etc. damage to adjoining properties as the number of guests is limited and the bedrooms in the house are already below permitted occupancy for the home. For the reasons submitted above regarding adverse effects to neighbors, demand on public roads and services, the usage of the current property and its ability to sustain this operation without any additional improvements, it is analyzed that the requested plan is in adherence to the requirements laid out in Chapter 155. No waivers are requested at this time.

## Contacts

Name of Property Owner 155-31 O 4 (b) (ii), 155-1	William DeSantis
Address of Property Owner	226 Highland Avenue, Marlboro, NY 12542
Telephone Number of Property Owner:	845-430-2649
Email of Property Owner	danedesantis@gmail.com
Name of Applicant (if different)	Dane DeSantis
Address of Applicant	224 Highland Avenue, Marlboro, NY 12542
Telephone Number of Applicant	845-549-0283
Email Address of Applicant	danedesantis@gmail.com

### Professional contacts if applicable

Name of Surveyor	Darren Stridiron
Address of Surveyor	148 Route 17 M, Harriman, NY, 10926
Telephone Number of Surveyor	845-234-2310
Email Address of Surveyor	surveyingcva@cvassociatesny.com
Name of Engineer	Dave Feeney
Address of Engineer	20 Alta Drive, Newburgh, NY 12550
Telephone Number of Engineer	845-590-5543
Email Address of Engineer	Feeneyenginerring@gmail.com
Name of Attorney	N/A NOT USING AN ATTORNEY
Address of Attorney	
Telephone Number of Attorney	
Email Address of Attorney	
Name & Profession of Other Involved Personnel	N/A NO OTHER PROFESSIONALS INVOLVED
Address of Other Involved Personnel	
Telephone Number of Other Involved Personnel	
Email of Other Involved Personnel	

## Town of Marlborough Planning Board

### Checklist for Minor Site Plan Application

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

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

Y / N	Required Items To Be Submitted
<b>1</b> X	Twelve (12) copies of all maps, plans, reports, and a PDF file of all documentation submitted. Any plan sets must be submitted in collated packages.
<b>2</b> X	Complete Narrative Description Page 1 use additional pages if need 155-31 O 4 (b) A description of the existing site and use 155-31 O 4 (b) (v) A description of the intended site development and use 155-31 O 4 (b) (vi) Anticipated impacts on services (i.e. traffic, water, sewer) 155-31 O 4 (b) (vii) 155-23 D The impact on adjoining property (i.e. noise, visual, drainage, other) 155-31 O 4 (b) (viii) 155-23 D An analysis of how the project complies with the requirements contained within this Chapter 155, Zoning, is included. Any waivers or variances needed have been identified.
<b>3</b> X	Completed Minor Site Plan Application (Pages 1 and 2) and Disclaimer page 10.
<b>4</b> X	Site Plan Application Checklist Complete (Automatic application rejection without checklist) pages 3 to 4
<b>5</b> X	Home Occupation 155-23 D – “There shall be no structural alteration to the principal building in order to accommodate the home occupation. Home occupations shall generate no noise, odor, vibration, smoke, dust, traffic or other objectionable effects.” Short term rentals and home occupations are classified as Type 2 SEQRA action (No Environmental Assessment Form is required).
<b>6</b> X	Letter of Agent Statement Page 11 if applicable. Notice of Disclosure or Interest pages 6-8 if applicable.
<b>7</b> X	Application Fee Paid (Separate check from Escrow Fee) see page 9
<b>8</b> X	Initial Escrow Fee Paid (Separate check from Application Fee) see page 9
<b>9</b> X	A copy of the deed to the property as most recently filed and/or a copy of the executed contract of sale is included 155-31 E (aa) (1).
<b>10</b> X	A copy of each covenant, easement or deed restriction in effect or intended to cover all or part of the tract is included 155-31 E (aa) (2).
<b>11</b> N/A	Agricultural Data Statement (If applicable). (N/A) because home is not within 500ft of a farm located in an agricultural area
<b>12</b> X	Photographs of the site and buildings and/or aerials thereon are included. They are encouraged, not required by Planning Board. See <a href="https://ulstercountyny.gov/maps/parcel-viewer/">https://ulstercountyny.gov/maps/parcel-viewer/</a>
<b>13</b> N/A	Show signing proposed for Home Occupation see 155-27 and 155-28. N/A becasue signing not permitted for short-term rentals.155-32.3 l. No signing is permitted for short term rentals.

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

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

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

By: DANE DESANTIS Date 8 / 28 / 24

## **Town of Marlborough Planning Board**

### **Legal Notices for Public Hearing**

#### **Procedure for Legal Notices:**

1. The Town of Marlborough Planning Board will schedule Public Hearings during a regularly scheduled meeting after approval for the Public Hearing has been granted.
2. Applicants are required to obtain surrounding property owner names and addresses from the Ulster County Parcel viewer for 500 feet from the parcel. See <https://ulstercountyny.gov/maps/parcel-viewer/>.
3. Applicants are required to send a Public Notice Letter, obtained from the Town of Marlborough Planning Board Office, via Certified Mail to property owners no less than 10 days prior to Public Hearing.
4. The Town of Marlborough Planning Board Office will send notification to the Town's official newspaper.
5. All Certified Mail receipts, in addition to a copy of the Ulster County Parcel viewer's listing of names and addresses, must be submitted at the Public Hearing.

Any questions regarding procedures should be directed to The Town of Marlborough Planning Board Office.

Phone: 845-795-6167

Email: [marlboroughplanning@marlboroughny.us](mailto:marlboroughplanning@marlboroughny.us)

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

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

**Application Fees**

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

**Escrow Fees**

Escrow fee is \$750.00.

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

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

## **Disclaimer**

The applicant is advised that the Town of Marlborough Town Code, which contains the Town's Zoning Regulations, is subject to amendment. Submission of an application to the Planning Board does not grant the applicant any right to continued review under the code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new code requirements made while the application is pending.

An approval by the Planning Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer or water. It is the applicant's responsibility to apply for and obtain Town of Marlborough and other agency approvals not within this Board's authority to grant.

**AFTER FINAL APPROVAL IS GIVEN BY THE PLANNING BOARD, THE BUILDING DEPT. MUST BE CONTACTED FOR FURTHER GUIDANCE.**

The Town of Marlborough Town Board sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgment of responsibility for payment of these fees to the Planning Board for review of this application including, but not limited to, fees for professional services (Planners/Consultants, Engineers, Attorneys,) public hearings and site inspections. Applicant's submissions and re-submissions that are not complete will not be considered by the Planning Board or placed upon its agenda unless all outstanding fees have been paid.

The undersigned applies for subdivision, site plan, or lot line approval as described above under the rules and procedures of the Town of Marlborough, New York as duly authorized by the Town Board of Marlborough, New York.

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

Applicant's Name (Print): DANE DESANTIS

Applicant's Signature: 

Date: 8/24/24

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

Town of Marlborough Planning Board

Letter of Agent

I (We) William DeSantis am (are) the owner(s) of  
a parcel of land located  
on 224 Highland Avenue in the Town  
of Marlborough, Tax Map Designation: Section 109.12 Block 1 Lot 48.200

I (We) hereby authorize Dane DeSantis to act as my (our) agent  
to represent my (our) interest in applying to the Town of Marlborough Planning Board for  
a  Lot Subdivision  Site Plan  Minor Site Plan  Lot Line Revision Application. (check one)

Signature:

Dane DeSantis

Date:

8/24/24

Signature:

William DeSantis

Date:

8/24/24

State Of New York

County of Orange

On the 24 day of August in the year 2024 before me, the undersigned, a Notary Public in and for said

State, personally appeared William DeSantis,

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Julia E. Colangelo  
Notary Public

**JULIA E. COLANGELO**  
Notary Public, State of New York  
No. 01CO6171821 Commission  
Expires July 30, 2023



# TOWN OF MARLBOROUGH

*Building Department*

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

*(845) 795-2406 Ext # 7*

## APPLICATION FOR SHORT TERM RENTAL CERTIFICATION

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

### Property Owner Contact Information :

Owners Name : Dane DeSantis

Address : 224 Highland Avenue, Marlboro, NY 12542

Phone : 845-549-0283

Cell Phone :

Email : DaneDeSantis@gmail.com

Section-Block-Lot 108.12-1-48.200

### Property Information :

Section-Block-Lot 108.12-1-48.200

Address : 224 Highland Avenue, Marlboro, NY 12542

District Location :  R  R-1  RAG-1

Is this a :  Single Family Home  Detached Dwelling  Bed & Breakfast

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

Number of bedrooms : 3 Number of bathrooms : 2-1/2

WATER  Private  Municipal

SEWER  Private  Municipal

Number of parking spaces available : (3) driveway (1) Street

Maximum Occupancy for overnight guest : 2

Any other structures on the property ? No

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

# CHECKLIST FOR SHORT TERM RENTAL CERTIFICATION

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

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

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

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

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

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

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

Print Name Dane DeSantis

Date 8/28/24

Signature of Owner Dane DeSantis

# SHORT TERM RENTAL CERTIFICATION FIRE INSPECTION CHECKLIST

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

## EXTERIOR OF HOME

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

## INTERIOR OF HOUSE

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

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

Print Name DANE DESANTIS

Date 8/28/24

Signature of Owner Dane Desantis

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

# **TOWN OF MARLBOROUGH**

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

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

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

Owners Name : Dane DeSantis

Address : 224 Highland Avenue

Phone : 845-549-0283

Cell Phone : \_\_\_\_\_

Email : DaneDeSantis@gmail.com

Section-Block-Lot 108.12-1-48.200

### Property Information :

Section-Block-Lot 108.12-1-48.200

Address : 224 Highland Avenue, Marlboro, NY 12542

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

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

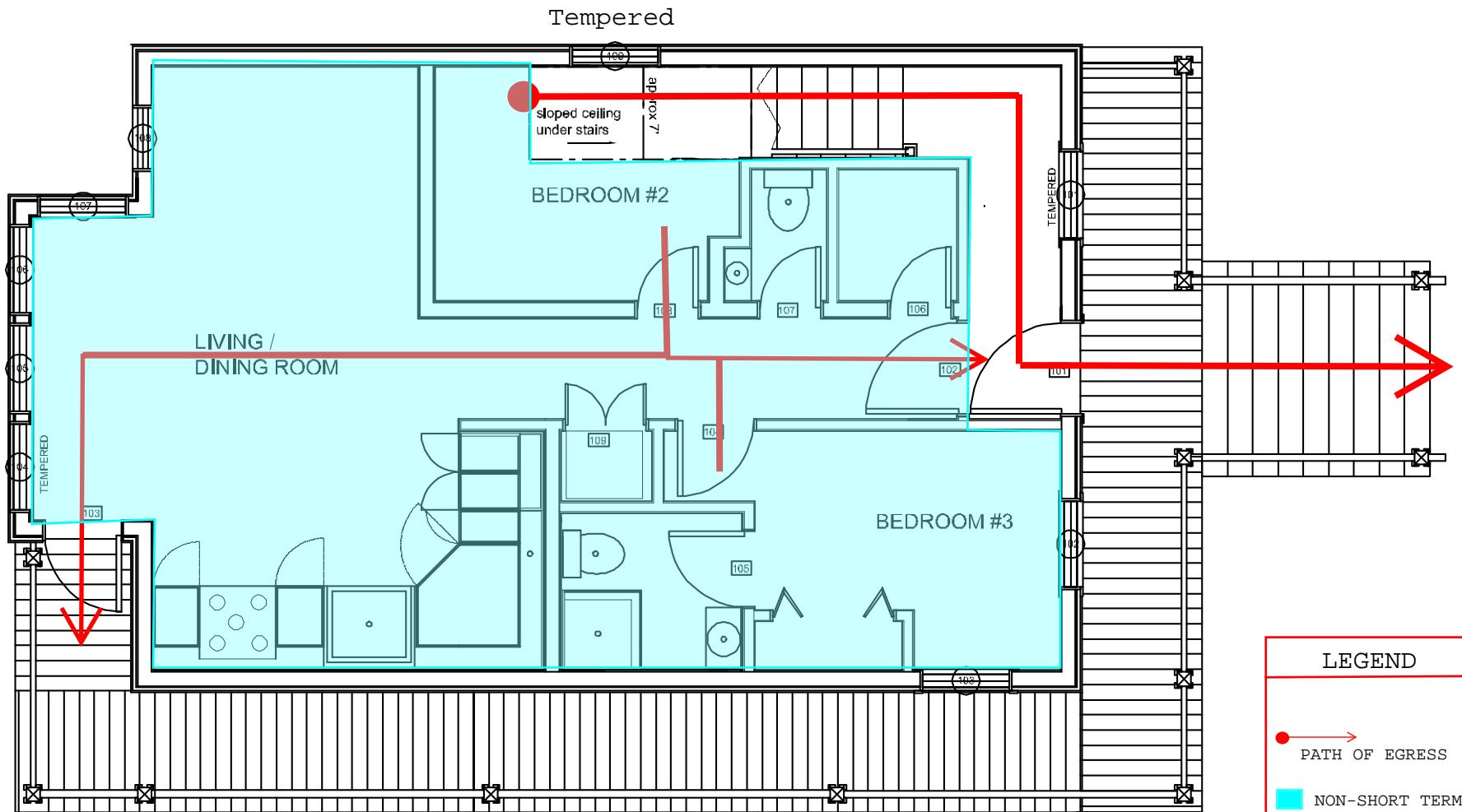
**At this time it can be presented to the Town of Marlborough Building Department for review and annual application for short term rental certification and certificate.**

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

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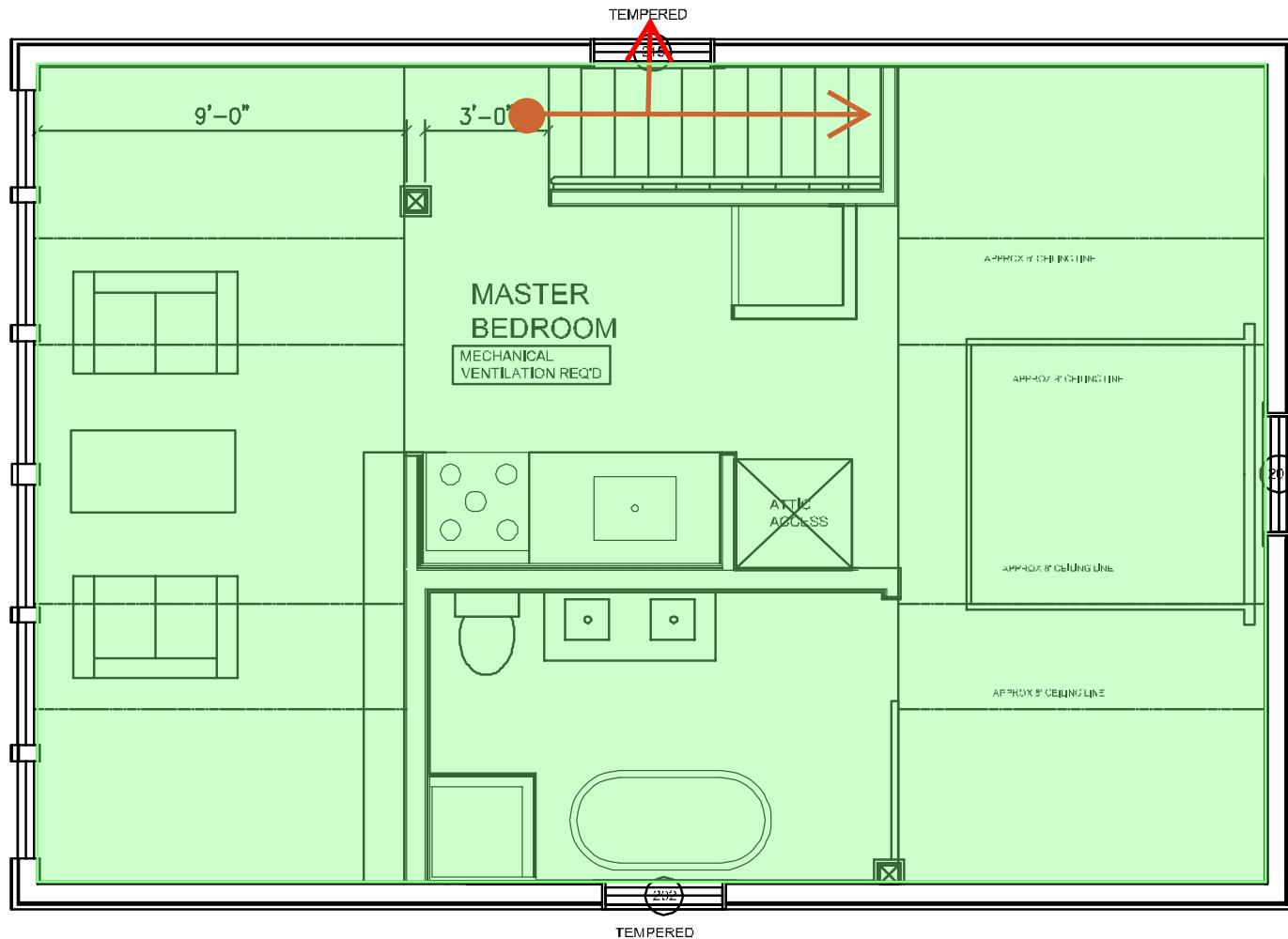
## Planning Board Chairman

STAMP



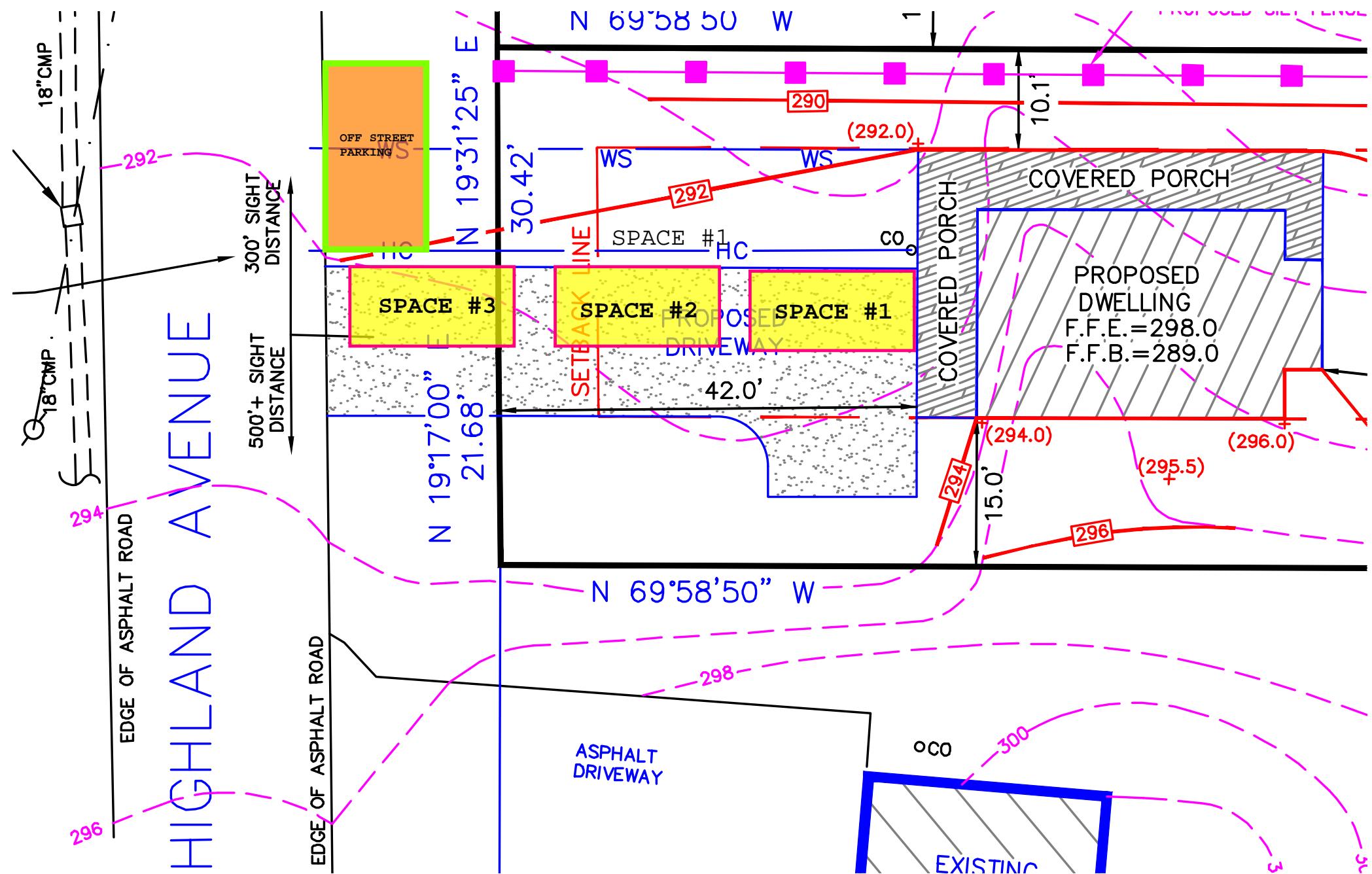
## 1ST FLOOR LAYOUT & EGRESS PLAN

SCALE 1/4" = 1'-0"



2ND FLOOR LAYOUT & Egress Plan

SCALE 1/4" = 1'-0"

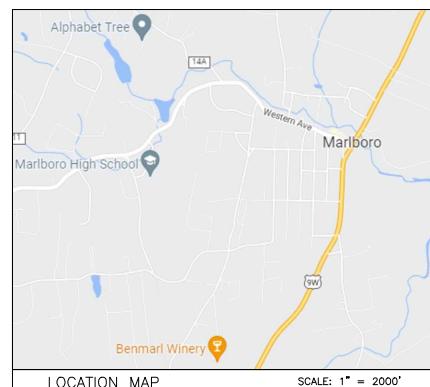
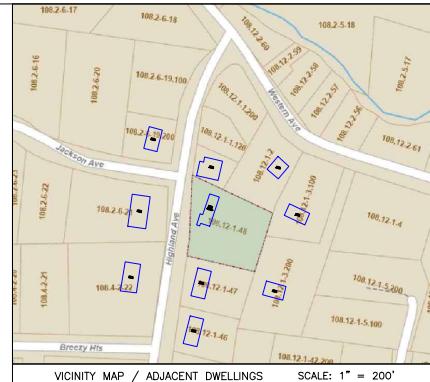
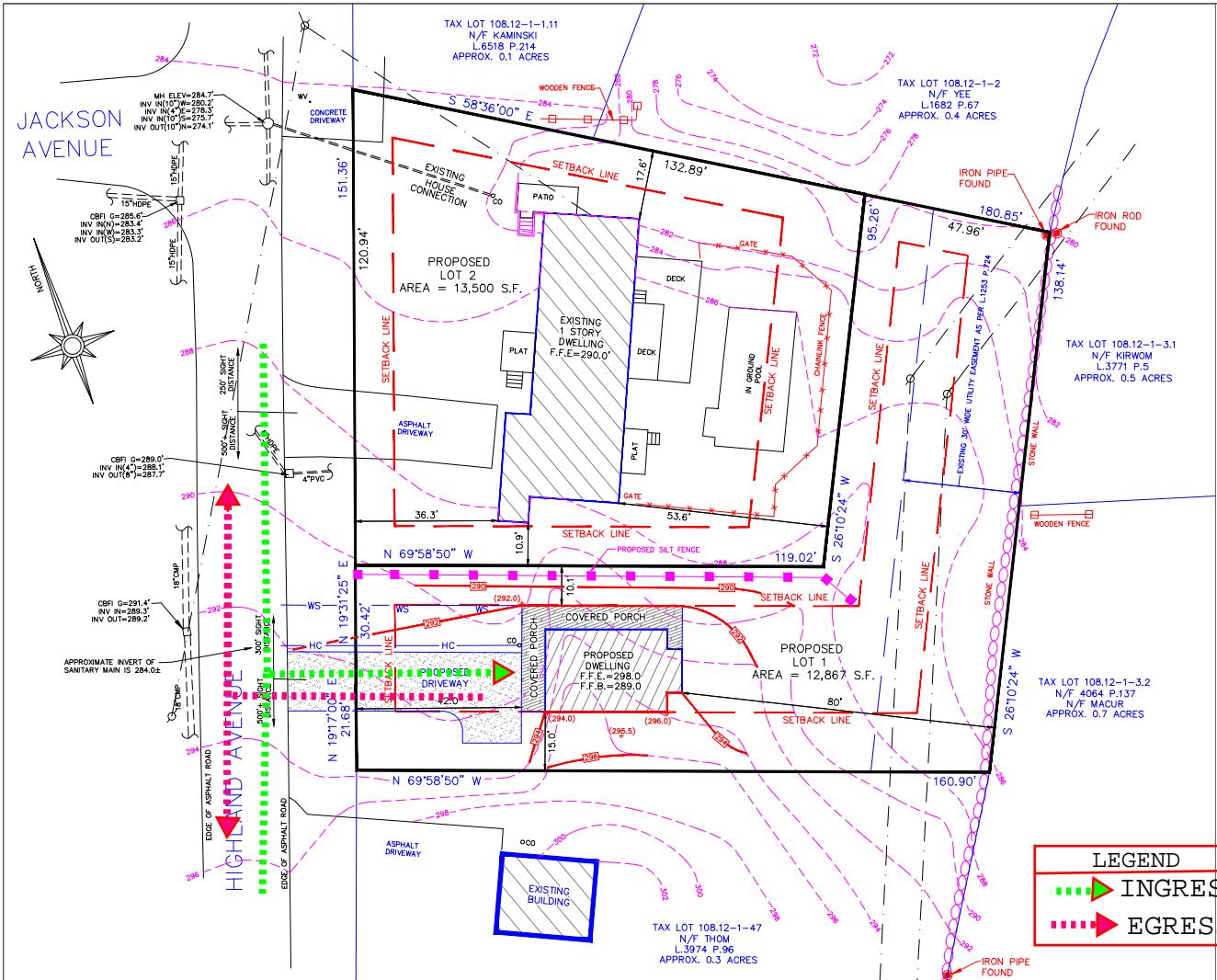


# **PROPOSED PARKING PLAN**

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## **DRIVEWAY IS EXISTING**

EXISTING SPACES  
STREET PARKING



**OWNERS CERTIFICATION**

The undersigned, owner or owner's authorized representative of the property shown on this plan, does hereby certify that he/she has reviewed the plan, is familiar with this map, its contents and its notes and hereby consents to all said terms and conditions as stated herein and agrees to file this map with the Ulster County Clerk.

Signature

Date

**LEGEND**

- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING OVERHEAD WIRES
- DENOTES EXISTING STONE WALL
- DENOTES EXISTING WOODEN FENCE
- DENOTES EXISTING WATER VALVE
- CO DENOTES EXISTING CLEANOUT
- 350' DENOTES EXISTING CHAINLINK FENCE
- HC DENOTES PROPOSED HOUSE CONNECTION (SEWER)
- WS DENOTES PROPOSED WATER SERVICE

A SURVEY PLAN WILL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT WITH THE HOUSE LOCATIONS STAKED IN THE FIELD IN ORDER TO PREVENT A ZONING VIOLATION DURING CONSTRUCTION.

**PLANNING BOARD ENDORSEMENT**

**SUBDIVISION PLAT**

Date Received	Town Clerk
Date Received	Planning Board Chairman
Date	Town Highway Superintendent
Date	Planning Board Action

I HEREBY CERTIFY THAT:  
THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.  
ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.  
ALL OBSERVABLE EVIDENCE OF RIGHTS-OF-WAY ON THE GROUND ARE SHOWN.  
ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.  
UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SECTION 2, OF THE NEW YORK STATE EDUCATION LAW.  
THIS SURVEY PLAN IS EXPRESSED WITH WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.  
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW.  
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

Darren Stridiron  
DARREN J. STRIDIRO, P.L.S.  
NEW YORK STATE LICENSE No. 050487

**PROPOSED SUBDIVISION PLAT  
226 HIGHLAND AVENUE**

**TAX LOT:**  
108.12-1-48  
**AREA:** AS SHOWN

**DESGANTIS FAMILY SUBDIVISION**

**DATE:** 4/15/22

**TOWN OF MARLBOROUGH**

**SCALE:** 1" = 20'

**ULSTER COUNTY**

**NEW YORK**

**CV ASSOCIATES NY, P.E., L.S., P.C.**

**JOB NO.** 1402-13

## ZONING

### 155 Attachment 2

#### SCHEDULE I LOT, YARD AND HEIGHT REGULATIONS<sup>3</sup>

Town of Marlborough  
Chapter 155, Zoning

[Amended 3-8-1999 by L.L. No. 1-1999; 11-25-2002 by L.L. No. 8-2002;  
5-27-2003 by L.L. No. 2-2003; 9-24-2018 by L.L. No. 5-2018]

Regulations	District						
	R	R-1	R-Ag-1	C-1	C-2	HD	I
Minimum lot area		1 acre <sup>1</sup>	1 acre <sup>1</sup>			2 acres	5 acres
Without public water or sewer (square feet)	20,000			15,000	20,000		
With public water or sewer (square feet)	15,000			10,000			
With public water and sewer (square feet)	10,000			5,000		1.5 acres	
Minimum yards							
Front yard (feet)	10	35	50	5	35	75	75
Rear yard (feet)	20	50	75	20	30	75	75
Side yard (feet)							
One	10	35	35	0	35	25	25
Both	25	70	80	0	70	50	50
Minimum lot width (feet)	75	150	150	50	100	200	200
Minimum lot depth (feet)	100	200	200	100	100	200	200
Maximum building coverage (percent)	30%	20%	20%	75%	40%	40%	30%
Maximum height							
Stories	2½	2½	2½	2½	2½	4	2½
Height (feet)	35	35	35	35	35	45 <sup>2</sup>	35

#### NOTES:

<sup>1</sup> Minimum lot sizes in R-1 and R-Ag-1 are subject to percolation tests required under § 155-42, but in no event are less than one (1) acre.

<sup>2</sup> For buildings in excess of 35 feet in height in the HD Zone, there shall be a visual impact analysis prepared under SEQRA because the HD Zone includes property within the Coastal Boundary Zone. Regarding the alternative means of measurement of height by feet or by number of stories, the lesser of the two alternatives shall apply.

<sup>3</sup> Minimum setbacks are subject to § 155-52 in R-Ag-1, R-1, and HD Zones that are next to active agricultural lands in efforts to preserve and protect agricultural practices. This minimum setback of 75 feet from the property line will supersede other minimum setbacks identified in Schedule I.

## **EMERGENCY INFO**



**HOME ADDRESS: 224 HIGHLAND AVENUE, MARLBORO, NY**

**12542**

TOWN OF MARLBOROUGH POLICE- 845-795-2181

TOWN OF MARLBOROUGH FIRE DEPT.-845-236-4121

POISON CONTROL- 1-800-222-1222

## **HOMEOWNER CONTACT INFORMATION**

Dane DeSantis

845-549-0283

DaneDeSantis@gmail.com

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

**THIS INDENTURE**, made the \_\_\_\_\_ day of \_\_\_\_\_, nineteen hundred and \_\_\_\_\_**BETWEEN** John L. De Santis, Senior  
Grace DeSantis  
Marlborough, New York 12542party of the first part, and William A. DeSantis  
Rt. 9W  
Marlborough, 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 **All** that parcel of land situate in the town of Marlborough, County of Ulster and State of New York and being known as Section 108.012 Block 1 Lot #48 as found on a map entitled lands of John L. DeSantis and Grace DeSantis said map to be filed in the Ulster County clerk's office, bounded and described as follows.

Beginning at an iron pipe in the easterly line of Highland Avenue, 50 feet wide, where the same is intersected by the northerly line of lands now or formerly of Rant; and running thence,

(1). N 19d-17m-00s E 21.68' along the easterly line of Highland Avenue to an angle iron; thence,  
 (2). N 19d-31m-25s E 151.36' continuing along the same to an iron pipe. Said pipe being 266.07' southerly from the southerly end of a curve connecting the easterly line of Highland Avenue with the southerly line of Western Avenue; and running thence. (3). S 58d-36m-00s E 180.85' along other lands now or formerly of DeSantis to an iron pipe; thence, (4). S 26d-10m-24s W 138.14' along a stone wall on lands now or formerly of Grasso to an iron pipe found; thence, (5). N 69d-58m-50s W 160.90' along the northerly line of lands now or formerly of Rant to the point or place of beginning.  
 Containing 0.6053 acres of land more or less. SUBJECT to a 30' wide New York Telephone Company easement as described in liber 1253 of deeds on page 724. SUBJECT to any other easements, rights of way or restrictions of record.

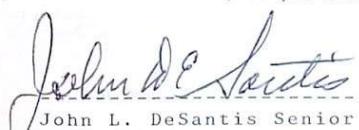
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;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

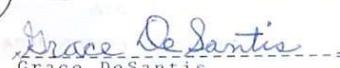
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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

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

IN PRESENCE OF:

  
 John L. De Santis Senior

  
 Grace De Santis

## STATE OF NEW YORK, COUNTY OF Ulster

ss:

On the 11th day of December 19 86, before me personally came  
John DeSantis Sr.

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

*Dennis B. McCourt*

DENNIS B. McCOURT  
Notary Public, State of New York  
Qualified in Ulster County  
No. 4799051  
Commission Expires March 30, 1987

## STATE OF NEW YORK, COUNTY OF Ulster

ss:

On the 11th day of December 19 86, before me personally came

Grace DeSantis

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

*Dennis B. McCourt*

DENNIS B. McCOURT  
Notary Public, State of New York  
Qualified in Ulster County  
No. 4799051  
Commission Expires March 30, 1987

## STATE OF NEW YORK, COUNTY OF

ss:

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

that he is the ;

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

ss:

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 L. DeSantis Senior  
Grace DeSantis

TO

William A. DeSantis

SECTION

BLOCK

LOT

COUNTY OR TOWN

RETURN BY MAIL TO:

William A. DeSantis  
Rt. 9W  
Marlborough, New York

Zip No. 12542

Reserve this space for use of Recording Office.



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

LIBER 1590 PAGE 0157

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

THIS INDENTURE, made the 7<sup>th</sup> day of January, nineteen hundred and eighty-seven  
 BETWEEN JOHN L. DESANTIS, residing at Western Avenue, Marlboro, New York  
12542

party of the first part, and

WILLIAM A. DESANTIS and LAURA DESANTIS, husband and wife both residin  
 at Route 9W 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, Ulster County, New York more particularly  
 described as follows:

BEGINNING at an iron pipe in the easterly line of Highland Avenue, 50 feet wide  
 where the same is intersected by the northerly line of lands now or formerly of Rant  
 and running thence,

(1) N 19° 17' 00" E 21.68' along the easterly line of Highland Avenue to an  
 angle iron; thence,

(2) N 19° 31' 25" E 151.36' continuing along the same to an iron pipe. Said  
 pipe being 266.07' southerly from the southerly end of a curve connecting the east-  
 erly line of Highland Avenue with the southerly line of Western Avenue; and runnin  
 thence,

(3) S 58° 36' 00" E 180.85' along other lands now or formerly of DeSantis to a  
 iron pipe; thence,

(4) S 26° 10' 24" W 138.14' along a stone wall on lands now or formerly of  
 Grasso to an iron pipe found; thence,

(5) N 69° 58' 50" W 160.90' along the northerly line of lands now or formerly  
 of Rant to the point or place of beginning.

CONTAINING 0.6053 acres of land more or less.

SUBJECT to a 30' wide New York Telephone Company easement as described in Liber  
 1253 of Deeds on page 724.

SUBJECT to an other easements, rights of way or restrictions of record.

BEING a part of the premises as deeded by deed dated January 19, 1972 from  
 James V. DeSantis and John L. DeSantis to John L. DeSantis said deed recorded in the  
 Ulster County Clerk's Office in Liber 1272 of Deeds at page 966.

LIBER 1690 PAGE 0068

**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 L. DESANTIS

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

**THIS INDENTURE**, made the 7<sup>th</sup> day of January, nineteen hundred and eighty-seven  
**BETWEEN** JOHN L. DESANTIS, residing at Western Avenue, Marlboro, New York  
12542

party of the first part, and

WILLIAM A. DESANTIS and LAURA DESANTIS, husband and wife both residing  
at Route 9W 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, Ulster County, New York more particularly  
described as follows:

BEGINNING at an iron pipe in the easterly line of Highland Avenue, 50 feet wide,  
where the same is intersected by the northerly line of lands now or formerly of Rant;  
and running thence,

(1) N 19° 17' 00" E 21.68' along the easterly line of Highland Avenue to an  
angle iron; thence,

(2) N 19° 31' 25" E 151.36' continuing along the same to an iron pipe. Said  
pipe being 266.07' southerly from the southerly end of a curve connecting the east-  
erly line of Highland Avenue with the southerly line of Western Avenue; and running  
thence,

(3) S 58° 36' 00" E 180.85' along other lands now or formerly of DeSantis to an  
iron pipe; thence,

(4) S 26° 10' 24" W 138.14' along a stone wall on lands now or formerly of  
Grasso to an iron pipe found; thence,

(5) N 69° 58' 50" W 160.90' along the northerly line of lands now or formerly  
of Rant to the point or place of beginning.

CONTAINING 0.6053 acres of land more or less.

SUBJECT to a 30' wide New York Telephone Company easement as described in Liber  
1253 of Deeds on page 724.

SUBJECT to an other easements, rights of way or restrictions of record.

BEING a part of the premises as deeded by deed dated January 19, 1972 from  
James V. DeSantis and John L. DeSantis to John L. DeSantis said deed recorded in the  
Ulster County Clerk's Office in Liber 1272 of Deeds at page 966.



STATE OF NEW YORK, COUNTY OF Ulster  
On the 7<sup>th</sup> day of February, 1987, before me  
personally came  
John L. DeSantis

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

  
John L. DeSantis  
NOTARY PUBLIC

SARAH HELLER  
Notary Public, State of New York  
Commission Expires Jan. 17, 1988

STATE OF NEW YORK, COUNTY OF

On the 19 day of February, 1987, before me  
personally came, who, being by me duly sworn, did depose and  
say that he resides at No. ;  
that he is the ; of ;

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 corpora-  
tion, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the 19 day of February, 1987, before me  
personally came, who, being by me personally acquainted, who, being by me  
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.

STATE OF NEW YORK, COUNTY OF

On the 19 day of February, 1987, before me  
personally came, who, being by me personally acquainted, who, being by me  
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 Chastain's Act

Title No. ;

JOHN L. DESANTIS

SECTION  
BLOCK  
LOT  
COUNTY OR TOWN

TO

WILLIAM A. DESANTIS  
LAURA DESANTIS

**RUSK  
WADLIN  
HEPPNER &  
MARTUSCELLO**  
Attorneys at Law  
111 Main St., P. O. Box 727, Middletown, N. Y. 10542  
914-236-4411

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1987-01-14 10:00 AM 1987-01-14 10:00 AM  
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1987-01-14 10:00 AM 1987-01-14 10:00 AM



Parcel	Owner	Secondary_Owner	Parcel_Address	Parcel_City	Mailing_Address	Mailing2	Mailing_City	Mailing_State
108.12-1-48.200	William A Desantis	Laura Desantis	224 Highland Ave	Marlboro	226 Highland Ave		Marlboro NY	12542
108.12-1-40	12 Hudson Terrace LLC		12 Hudson Ter	Marlboro	9 Christina Way		Milton NY	12547
108.4-2-25	null	null	null	Marlboro	null	null	null	null
108.12-1-36	Matthew Cormack	Lindsey Cormack	28 Church St	Marlboro	28 Church St		Marlboro NY	12542
108.12-1-39	Keith McAteer		40 Church St	Marlboro		P.O. Box 824	Marlboro NY	12542
108.12-1-38	The Runberg Family Trust	Steven H Runberg	14 Hudson Ter	Marlboro	14 Hudson Terrace		Marlboro NY	12542
108.2-6-19.200	Giuseppe Russo		29 Jackson Ave	Marlboro	29 Jackson Ave		Marlboro NY	12542
108.12-1-48.100	William A Desantis	Laura Desantis	226 Highland Ave	Marlboro	226 Highland Ave		Marlboro NY	12542
108.12-1-3.200	Alexander F Macur	Melissa B Macur	65 Western Ave	Marlboro	65 Western Ave		Marlboro NY	12542
108.12-1-3.100	Michelle Kirwan		67 Western Ave	Marlboro	67 Western Ave		Marlboro NY	12542
108.12-1-46	Christopher Eufemia		220 Highland Ave	Marlboro	2 Carpenter Drive		Poughkeepsie NY	12603
108.12-1-5.100	Valerie Grasso Navarro		4 Hudson Ter	Marlboro	4 Hudson Ter		Marlboro NY	12542
108.12-1-41	Edward M Molinelli		10 Hudson Ter	Marlboro	10 Hudson Ter		Marlboro NY	12542
108.12-1-42.100	Demetrio F Render		8 Hudson Ter	Marlboro	8 Hudson Ter		Marlboro NY	12542
108.12-1-42.200	Inc Nautilus Construction Inc		6 Hudson Ter	Marlboro		P.O. Box 211	Marlboro NY	12542
108.12-1-37	Robert J Living Trust Scott	Kevin F Living Trust Mazzella	36 Church St	Marlboro	36 Church St		Marlboro NY	12542
108.4-2-21	null	null	null	Marlboro	null	null	null	null
108.4-2-20	Alba Borchert	Claudia Mestrov	10 Breezy Hts	Marlboro	10 Breezy Hts		Marlboro NY	12542
108.4-2-19	Krista Tomanelli		18 Breezy Hts	Marlboro	18 Breezy Heights		Marlboro NY	12542
108.12-2-61	Mitchell Jaman	Michael Jaman	62 Western Ave	Marlboro	62 Western Avenue		Marlborough NY	12542
108.12-2-53	Xin Gao		58 Western Ave	Marlboro	58 Western Ave		Marlboro NY	12542
108.2-6-24	Jason Velez	Tara Velez	20 Jackson Ave	Marlboro	20 Jackson Ave		Marlboro NY	12542
108.2-6-23	Kevin A Kupperblatt	Susan G Kupperblatt	22 Jackson Ave	Marlboro	22 Jackson Ave		Marlboro NY	12542
108.12-1-7	null	null	null	Marlboro	null	null	null	null
108.12-1-8	James Behan III	Danielle Russo	57 Western Ave	Marlboro	57 Western Ave		Marlboro NY	12542
108.4-2-22	Benjamin Smillie	Erin Ferencik	221 Highland Ave	Marlboro	197 Spring St		Catskill NY	12414
108.2-6-18	Rafal Brzostowski		81 Western Ave	Marlboro	81 Western Ave		Marlboro NY	12542
108.12-2-60	Stephanie Watts		80 Western Ave	Marlboro	80 Western Ave		Marlboro NY	12542
108.12-1-6	Hector A Pagan		59 Western Ave	Marlboro	59 Western Ave		Marlboro NY	12542
108.12-1-5.200	Alison L Grieb	Ricardo A Mungray	2 Hudson Ter	Marlboro	2 Hudson Terrace		Marlboro NY	12542
108.2-6-17	David Hagen		85 Western Ave	Marlboro	615 Lattintown Rd		Marlboro NY	12542
108.2-5-18	Jessica A Haight		7 Prospect St	Marlboro	7 Prospect St		Marlboro NY	12542
108.2-6-15	Martha Lane	Sarah Santora	19 Jackson Ave	Marlboro	19 Jackson Ave		Marlboro NY	12542
108.2-5-17	Silver Towers Holdings LLC		1-5 Prospect St	Marlboro	51 Forest Road	#316-119		Monroe NY
108.2-6-16	The Farina Family Trust	Dennid N & Barbara E Farina	23 Jackson Ave	Marlboro	23 Jackson Ave		Marlboro NY	12542
108.12-2-59	James A McGrail		76 Western Ave	Marlboro	76 Western Ave		Marlboro NY	12542
108.12-2-58	Maria E Inga	Christian Inga	74 Western Ave	Marlboro	15 Trolley Rd		Cortlandt Manor NY	10567
108.12-1-1.200	Thomas J Desantis	Rosemarie Desantis	73 Western Ave	Marlboro		P.O. Box 419	Marlboro NY	12542
108.12-2-57	Maja Rodriguez		70-72 Western Ave	Marlboro	66 Western Ave		Marlboro NY	12542
108.12-2-56	Evaristo Rodriguez		66 Western Ave	Marlboro	66 Western Ave		Marlboro NY	12542
108.12-1-1.120	Berta Valderrama	Andrea Guevara	230 Highland Ave	Marlboro	230 Highland Ave		Marlboro NY	12542
108.12-1-2	Yee Lam	Sau Chu Chan	69 Western Ave	Marlboro		P.O. Box 1085	Marlboro NY	12542
108.12-1-1.110	Kevin Kuzminski		228 Highland Ave	Marlboro	228 Highland Ave		Marlboro NY	12542
108.2-6-22	Terrence J Healy		24 Jackson Ave	Marlboro	24 Jackson Ave		Marlboro NY	12542
108.2-6-21	Leon Chambers		223 Highland Ave	Marlboro	223 Highland Ave		Marlboro NY	12542
108.12-1-4	BAM 63 Inc		63 Western Ave	Marlboro	1 Downing Ave		Newburgh NY	12550
108.12-1-47	Joseph Thom	Diane Bailey	222 Highland Ave	Marlboro	222 Highland Ave		Marlboro NY	12542
108.12-1-43	John T Amodeo	Joseph M Amodeo	44 Church St	Marlboro	29 Birdsall Avenue		Marlboro NY	12542
108.12-1-35	Hector Pagan	Aida Pagan	1 Hudson Ter	Marlboro	1 Hudson Ter		Marlboro NY	12542
108.12-1-45	Trevor Lempicki	Alysa Lempicki	216 Highland Ave	Marlboro	216 Highland Ave Ave		Marlboro NY	12542
108.4-2-27	Joseph V Marsico	Anne Marsico	7 Conte Ter	Marlboro	7 Conte Ln		Marlboro NY	12542
108.4-2-24	Sonia Dietrick	David Dietrick	215 Highland Ave	Marlboro		P.O. Box 691	Marlboro NY	12542
108.12-1-34	Vaughn Arcaro		2 Orchard St	Marlboro	6020 Laurel Drive		Milton FL	32570
108.4-2-26.100	Deborah P Montell		5 Conte Ter	Marlboro	5 Conte Terrace		Marlboro NY	12542
108.12-1-44	Joel and Carol Naselow Irrv Trust	Joel and carol Naselow	214 Highland Ave	Marlboro	214 Highland Ave		Marlboro NY	12542
108.2-6-20	Vincenzo Montalbano	Emilia Montalbano	25 Jackson Ave	Marlboro	25 Jackson Ave		Marlboro NY	12542
108.2-6-19.100	Mario Russo		231 Highland Ave	Marlboro	231 Highland Ave		Marlboro NY	12542