

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

Application # 24 2015

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	9/13/2024
Name of Proposed Business and/or nature (if applicable) 155-31 O 4 (b) (iv)	Kristin Polanco BNB (Hudson Valley)
Address of Project Site 155-31 O 4 (b) (i)	16 Wygant Road, Marlborough
Tax Section, Block, and Lot Number(s)	108.2-9-22.113
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-AG-1 )
Gross Square Footage of Each Building 155-31 O 4 (b) (ix)	1090 <b>Short term rentals not permitted in multifamily houses</b>
Number of Bedrooms to be Rented for Short term rentals and bed and breakfast	3 <b>No increase in bedrooms permitted</b>
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)	365 days 24 hours 7 days a week

Project Description Narrative (see checklist item 2) Rental of single family house as AirBNB
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## Contacts

Name of Property Owner 155-31 O 4 (b) (ii), 155-1	Kristin Polanco
Address of Property Owner	16 Wygant Road, Marlboro, NY 12542
Telephone Number of Property Owner:	347-743-6720
Email of Property Owner	KPOL690775@gmail.com
Name of Applicant (if different)	
Address of Applicant	
Telephone Number of Applicant	
Email Address of Applicant	

## Professional contacts if applicable

Name of Surveyor	
Address of Surveyor	
Telephone Number of Surveyor	
Email Address of Surveyor	
Name of Engineer	
Address of Engineer	
Telephone Number of Engineer	
Email Address of Engineer	
Name of Attorney	Bart Lansky Esq.
Address of Attorney	28 Ridge Way, Purdys, NY 10578
Telephone Number of Attorney	914-269-8529
Email Address of Attorney	bartlansky@gmail.com
Name & Profession of Other Involved Personnel	
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
1 Y	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.
2 Y	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.
3 Y	Completed Minor Site Plan Application (Pages 1 and 2) and Disclaimer page 10.
4 Y	Site Plan Application Checklist Complete (Automatic application rejection without checklist) pages 3 to 4
5	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).
6 N/A	Letter of Agent Statement Page 11 if applicable. Notice of Disclosure or Interest pages 6-8 if applicable.
7	Application Fee Paid (Separate check from Escrow Fee) see page 9
8	Initial Escrow Fee Paid (Separate check from Application Fee) see page 9
9	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).
10	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).
11 NA	Agricultural Data Statement (If applicable).
12	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>
13	Show signing proposed for Home Occupation see 155-27 and 155-28. No signing is permitted for short term rentals. 155-32.3 I.

	MINOR PLAN REQUIREMENTS
<b>14</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</b>	Outline the proposed design showing boundary lines of the property. 155-31 O (c) (ii).
<b>16</b>	Outline the proposed design North arrow, scale and date. 155-31 D (4) (b).
<b>17</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</b>	Outline the proposed design showing existing zoning district 155-31 O 4 (c) (v).
<b>19</b>	Outline the proposed design showing location of all existing and proposed buildings and other improvements. 155-31 O 4 (c) (vi).
<b>20</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</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</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:  Date 9/16/2024

## **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)

# 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, Kristen Polano, residing at 16 Wygant Rd, Marlboro NY<sup>12542</sup>, make the following statements about interests in the real property which is the subject of this

application, petition or request for a Short term Rental / AIRBNB,

before the Planning Board of The Town of Marlborough.

**PART I:** Except as otherwise set forth in Part II below:

**A. Individuals with an interest in the property.**

1. No individual, having an ownership interest in or has an interest in a contract to purchase the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person having an ownership interest in or has an interest in a contract to purchase the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

**B. Corporations or other entities with an interest in the property.**

1. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity, which has an ownership interest in or has an interest in a contract to purchase the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity which has an ownership interest in or has an interest in a contract to purchase the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

**C. Stockholder or controlling interest**

1. No person who has a legal or beneficial ownership or control stock of a corporate applicant or is a member of a partnership or association with the applicant for the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person who has a legal or beneficial ownership or control stock of a corporate applicant or is a member of a partnership or association with the applicant for the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

**D. Party to an agreement with the applicant**

1. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application; petition or request for the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent, or contingent upon the favorable approval of such application, petition or request for the subject property is an immediate family member of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

**PART II:** If any of the statements under A through D above is not true, please explain and set forth the name and the relationship to the applicant and subject property of any Town employee or officer involved:

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**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:  Date: 9/16/2024

**ACKNOWLEDGMENT**

State of New York  
County of:

On 9/16/2024, before me personally appeared Kristin Polacco, 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.

Notary 

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



**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): Kristin Polanco

Applicant's Signature: Kristin Polanco

Date: 9/13/2024

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

**Town of Marlborough Planning Board**  
**Letter of Agent**

I (We), Kristin Polanco am (are) the owner(s) of  
a parcel of land located  
on 16 Wygant Rd. in the Town  
of Marlborough, Tax Map Designation: Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_.

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

State Of New York

County of \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said

State, personally appeared \_\_\_\_\_  
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.

\_\_\_\_\_  
Notary Public

# 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 : Kristin Polanco  
Address : 16 Wygant Rd. Marlboro  
Phone : \_\_\_\_\_  
Cell Phone : 347-743-6720  
Email : KPOL690775@gmail.com  
Section-Block-Lot \_\_\_\_\_

### Property Information :

Section-Block-Lot 108.2-9-22.113

Address : \_\_\_\_\_

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 : \_\_\_\_\_

WATER ☐Private ☐Municipal

SEWER ☐Private ☐Municipal

Number of parking spaces available : \_\_\_\_\_

Maximum Occupancy for overnight guest : \_\_\_\_\_

Any other structures on the property ? \_\_\_\_\_

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
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 Kristin Polanco

Date 9/13/2024

Signature of Owner Kristin Polanco

# 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 Kristin Polanco

Date 9/13/2024

Signature of Owner Kristin Polanco

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

*Chicago Title Insurance Company*

Title Number: SA-122295-U

**SCHEDULE A DESCRIPTION**

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 and being Lot 3 on a map entitled "Wygant Farm Lot Subdivision", said map filed in the Ulster County Clerk's Office on April 24, 1997 as Map No. 10762 and being more particularly bounded and described as follows:

BEGINNING at an iron pipe found on the northerly side of Wygant Road, said pipe being the southeasterly most corner of the lands reputedly of lulo;

THENCE from said point or place of beginning and along the lands reputedly of said lulo, North 22° 00' 00" East a distance of 224.69 feet;

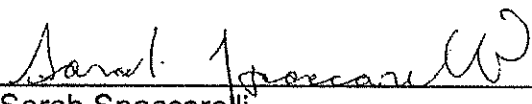
THENCE along the lands reputedly of Lytle, South 68° 00' 00" East a distance of 160.78 feet;

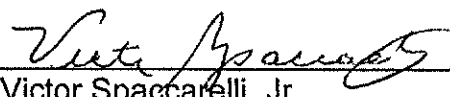
THENCE the following two (2) courses and distances along the westerly side of Valley View Lane:

- 1) South 02° 36' 33" West a distance of 194.25 feet;
- 2) South 22° 00' 00" West a distance of 41.46 feet;

THENCE along the northerly side of said Wygant Road, North 68° 00' 00" West a distance of 225.27 feet to the point of place of BEGINNING.

IN WITNESS WHEREOF Grantors have duly executed this deed as of the date first above written.

  
\_\_\_\_\_  
Sarah Spaccarelli

  
\_\_\_\_\_  
Victor Spaccarelli, Jr.

STATE OF NEW YORK    )  
                                  ) ss:  
COUNTY OF DUTCHESS )

On October 28, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared, **SARAH SPACCARELLI and VICTOR SPACCARELLI, JR.**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument (deed) and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the persons upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

JOSEPH T. GEMMATI  
Notary Public, State of New York  
No. 02GE5073558  
Qualified in Dutchess County  
Commission Expires March 8, 2023

BARGAIN AND SALE DEED

dated October 31, 2022

from

SARAH SPACCARELLI and VICTOR SPACCARELLI, JR., Grantor(s)

to

KRISTIN POLANCO, Grantee(s)

=====  
Grid #           : 108.2-9-22.113  
Town            : Marlborough  
County           : Ulster

Please record and return to: ..

**Statewide Abstract Corporation**  
202 Mamaroneck Avenue  
White Plains, New York 10602



99100295

**BARGAIN AND SALE DEED**

Tlo Marlborough

THIS INDENTURES, made as of October 31, 2022 among **SARAH SPACCARELLI and VICTOR SPACCARELLI, JR.**, residing at 16 Wygant Road, Marlborough, New York 12542, (collectively hereinafter referred to as "Grantors"), and **KRISTIN POLANCO**, residing at 6 Stanley Place, Newburgh, New York 12550 (hereinafter referred to as "Grantee").

**WITNESSETH**, that Grantor, in consideration of Ten (\$10.00) Dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby grant and release unto Grantees and the heirs, executors, administrators, legal representatives, successors and assigns of Grantees forever,

**ALL** that certain plot, piece or parcel of land situate, lying and being located at 16 Wygant Road, Marlborough, New York 12542, Town of Marlborough, County of Ulster and State of New York bearing grid # 108.2-9-22.113, and is more particularly bounded and described in annexed Schedule A.

**TOGETHER** with all right, title and interest, if any, of Grantors 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 Grantors in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto Grantees and the heirs, executors, administrators, legal representatives, successors and assigns of Grantees forever.

Grantors are the owners of said premises. Said premises are not located in an agricultural district.

Grantors covenant that Grantors have not done or suffered anything whereby said premises have been encumbered in any way whatever, except as set forth herein.

Grantors, in compliance with Section 13 of the Lien Law, covenant that Grantors 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 before using any part of the total of the same for any other purpose.

Being the same premises transferred by Deed from Andrew S. Neuman dated 08/31/2021 and recorded 09/07/2021 in the Ulster County Clerk's Office in Instrument No. 2021-17583.

RECORDED  
NOV 01 2022



ULSTER COUNTY – STATE OF NEW YORK  
NINA POSTUPACK, COUNTY CLERK  
244 FAIR STREET, KINGSTON, NEW YORK 12401

COUNTY CLERK'S RECORDING PAGE

\*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



BOOK/PAGE: 7152 / 49  
INSTRUMENT #: 2022-18204

Receipt#: 2022083424  
Clerk: CB  
Rec Date: 11/04/2022 02:57:51 PM  
Doc Grp: D  
Descrip: DEED  
Num Pgs: 5  
Rec'd Frm: STATEWIDE ABSTRACT CORP

Party1: SPACCARELLI SARAH  
Party2: POLANCO KRISTIN  
Town: MARLBOROUGH  
108.2-9-22.113

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 200.00

Transfer Tax  
Transfer Tax - State 600.00

Sub Total: 600.00

Total: 800.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*

Transfer Tax #: 1792  
Transfer Tax  
Consideration: 150000.00

Transfer Tax - State 600.00

Total: 600.00

Record and Return To:

ELECTRONICALLY RECORDED BY CSC

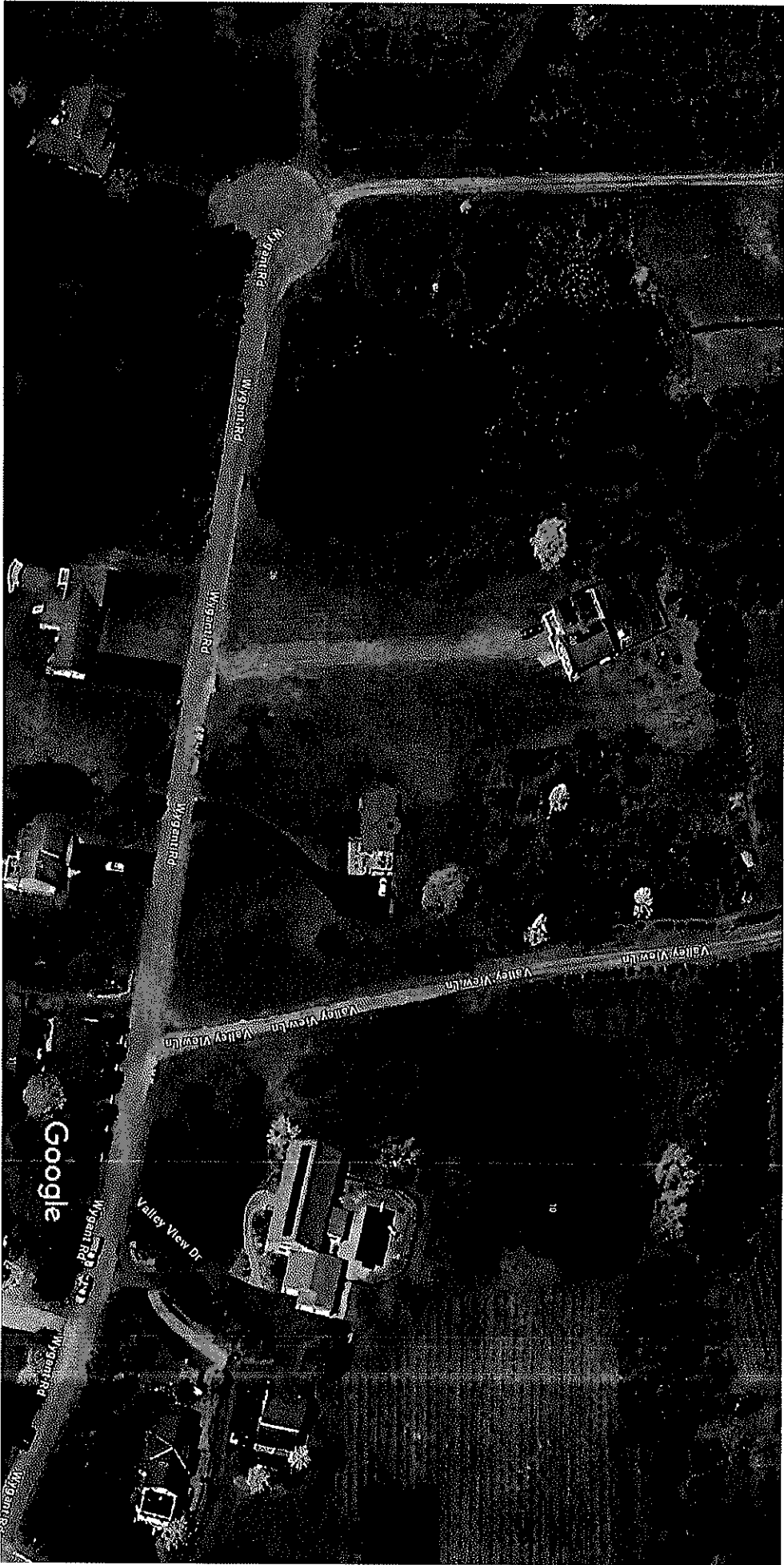
WARNING\*\*\*

\*\*\* Information may be amended during the verification process, and may not be reflected on this cover page.

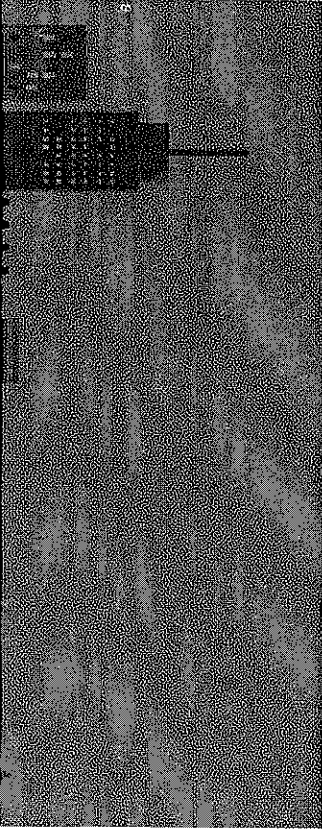
THIS PAGE CONSTITUTES THE CLERK'S  
ENDORSEMENT, REQUIRED BY SECTION 316-a (5)  
& 319 OF THE REAL PROPERTY LAW OF THE  
STATE OF NEW YORK.

*Nina Postupack*  
Nina Postupack  
Ulster County Clerk

Google Maps 16 Wygant Rd



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 Google 50 ft








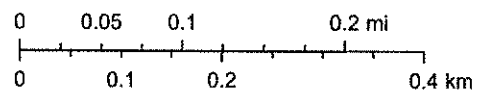
# Ulster County Parcel Viewer



September 13, 2024

-  Override 1
-  Override 1
-  Tax\_Parcels

1:9,950





**Check porch sizing**

**2'5"**

**Sink**

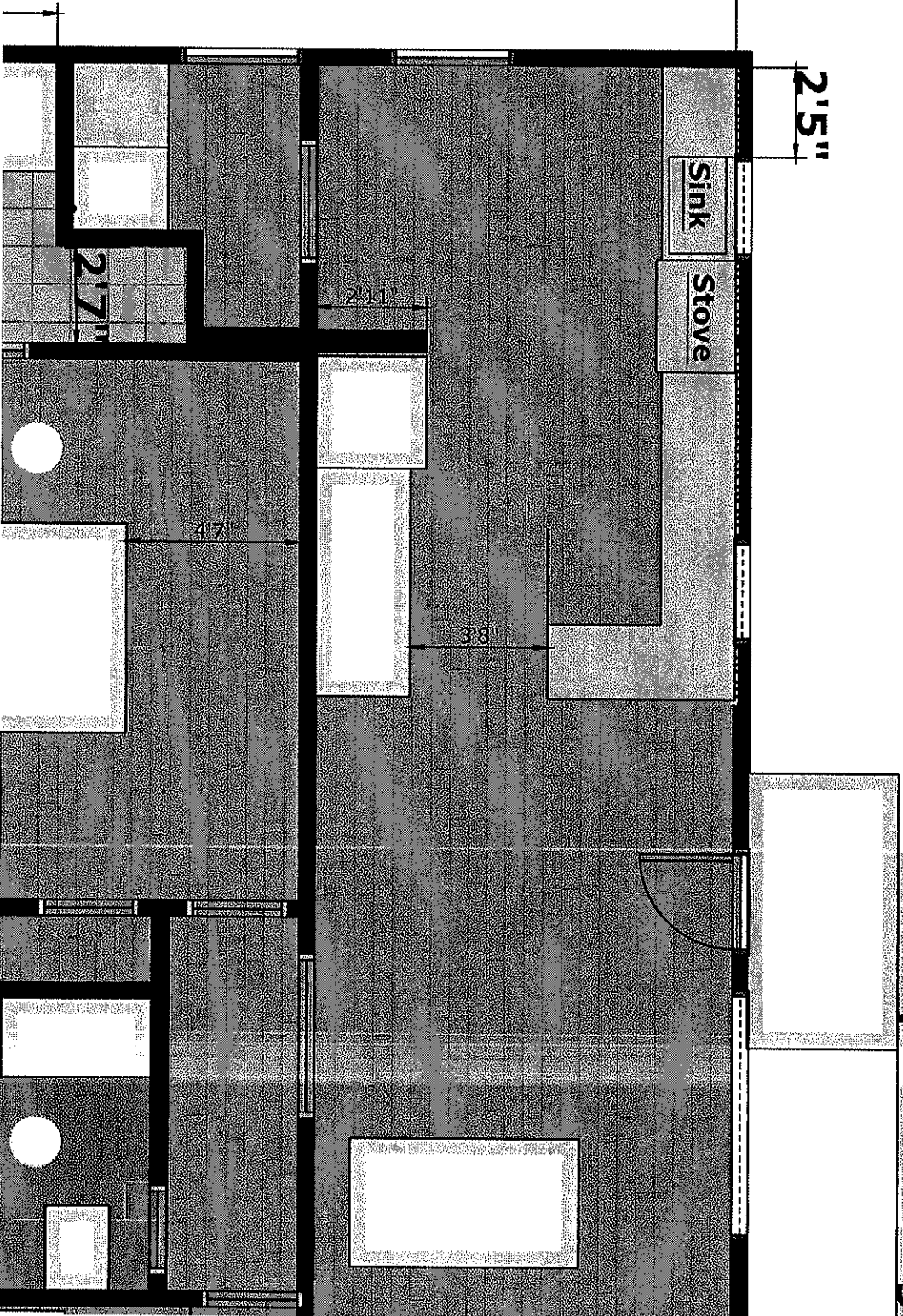
**Stove**

2'11"

3'8"

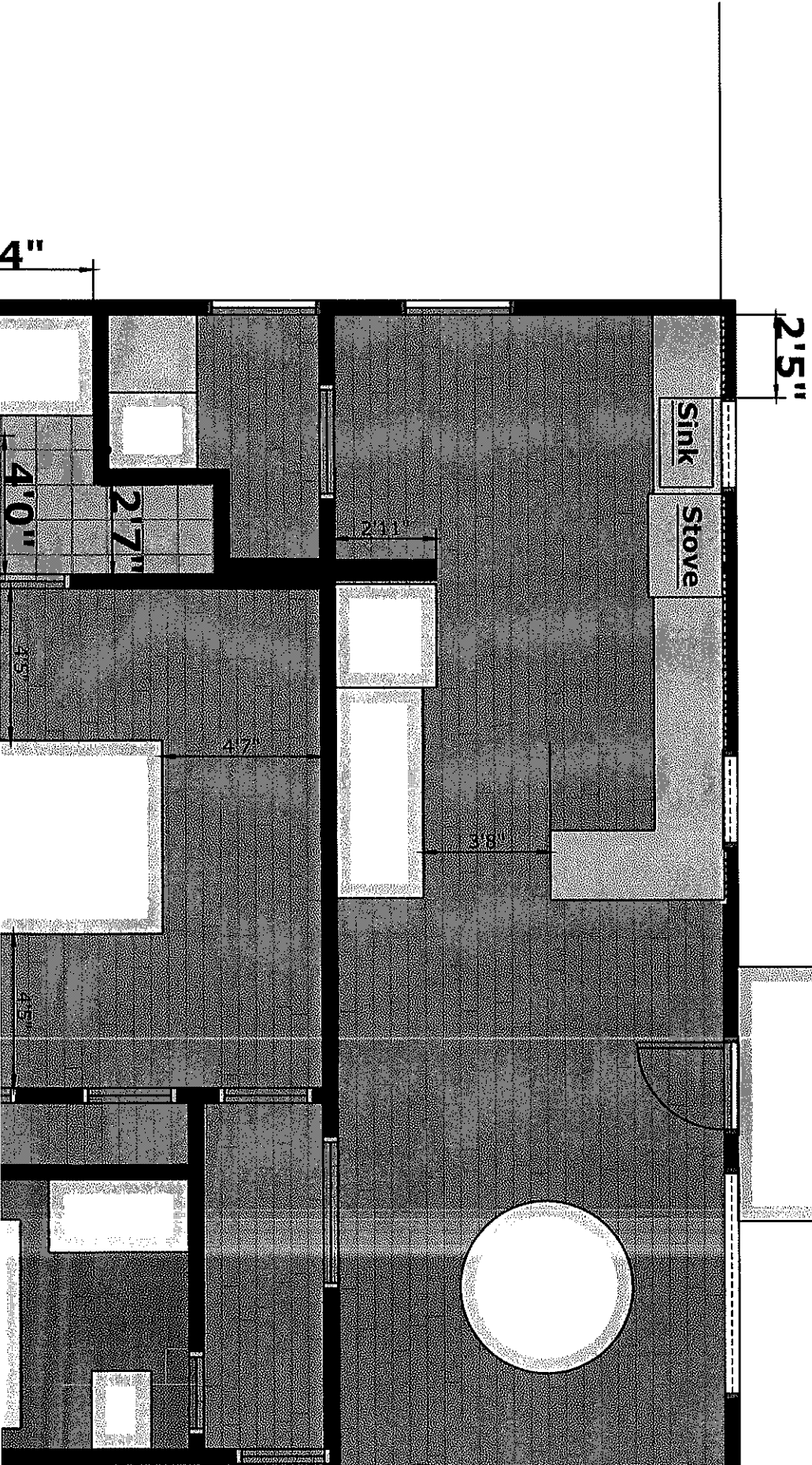
4'7"

**2'7"**

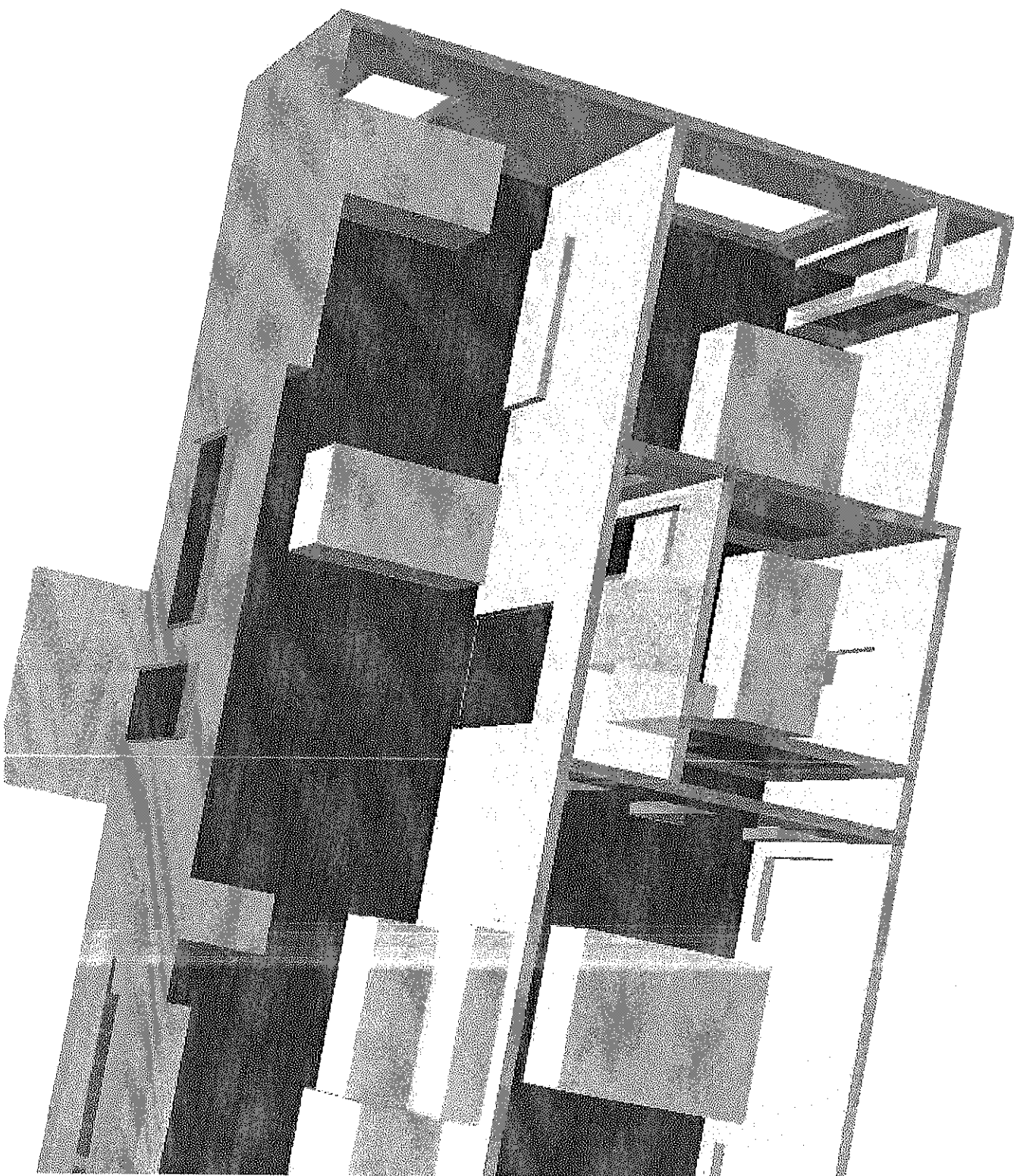




**Check porch sizing**

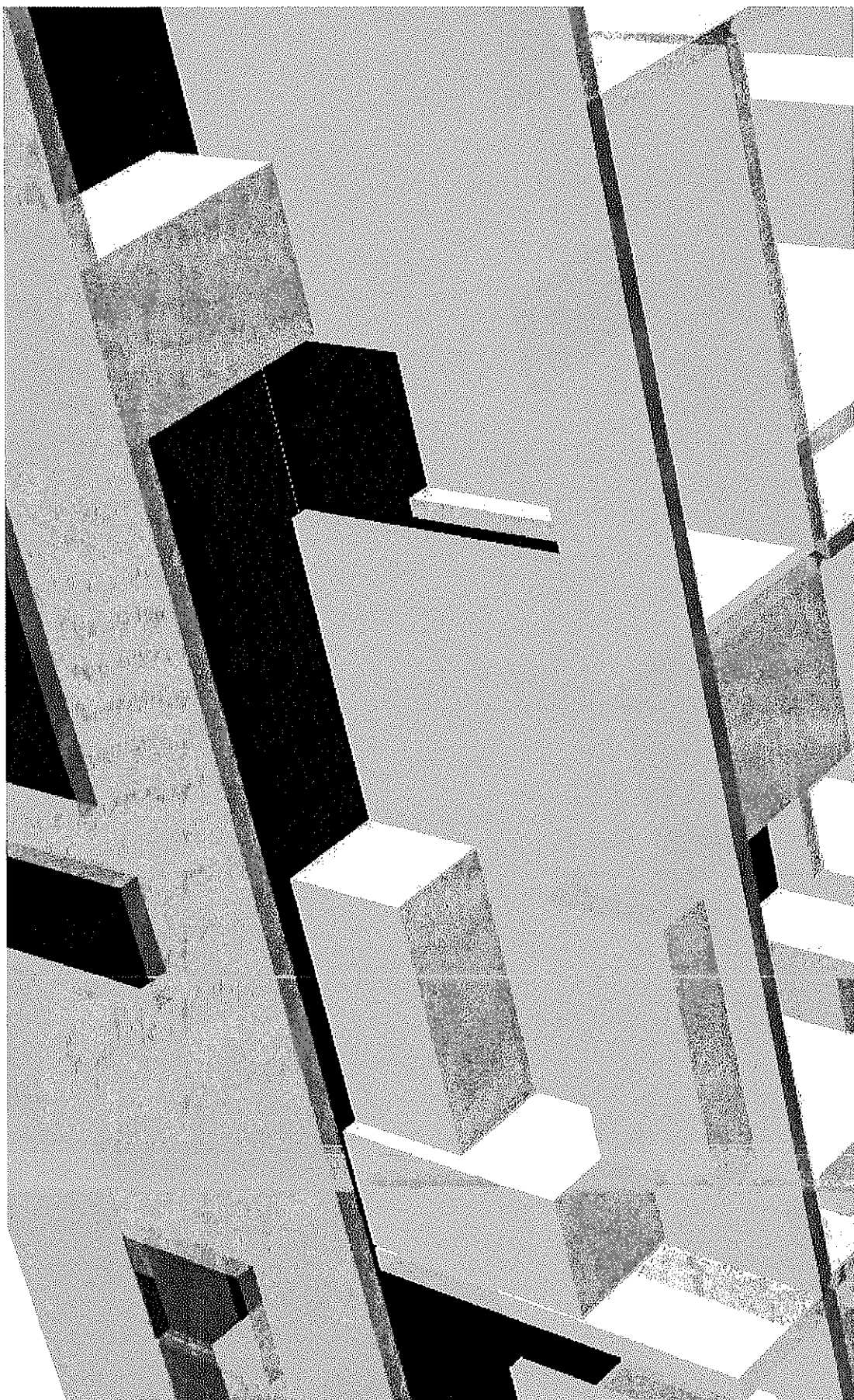








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