

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

Application # 24-2016

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	6/20/2024
Name of Proposed Business and/or nature (if applicable) 155-31 O 4 (b) (iv)	Madison Square York, St STR
Address of Project Site 155-31 O 4 (b) (i)	46 Partington Lane
Tax Section, Block, and Lot Number(s)	108.2-7-25.210
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 ()
Gross Square Footage of Each Building 155-31 O 4 (b) (ix)	1400 Short term rentals not permitted in multifamily houses
Number of Bedrooms to be Rented for Short term rentals and bed and breakfast	2 No increase in bedrooms permitted
Number of Parking spaces 155-31 O 4 (b) (x)	8
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 All Hours

Project Description Narrative (see checklist item 2)
Short term rental

Contacts

Name of Property Owner 155-31 O 4 (b) (ii), 155-1	Madison Square York st, LLC (Steven Markle)
Address of Property Owner	30 Partington Lane, Marlboro, NY 12542
Telephone Number of Property Owner:	845-591-4340
Email of Property Owner	madisonsquaredesign@yahoo.com
Name of Applicant (if different)	
Address of Applicant	
Telephone Number of Applicant	
Email Address of Applicant	

Professional contacts if applicable

Name of Surveyor	na Brooks + Brooks
Address of Surveyor	na 326 Route 299 Highland, ny 1
Telephone Number of Surveyor	na 914 691 7339
Email Address of Surveyor	na
Name of Engineer	na None
Address of Engineer	na
Telephone Number of Engineer	na
Email Address of Engineer	na
Name of Attorney	na
Address of Attorney	na
Telephone Number of Attorney	na
Email Address of Attorney	na
Name & Profession of Other Involved Personnel	na
Address of Other Involved Personnel	na
Telephone Number of Other Involved Personnel	na
Email of Other Involved Personnel	na

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.

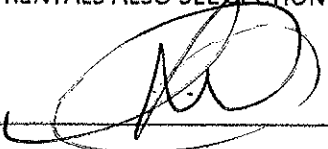
Please check each required item. Use the separate page attached explaining any waivers requested from the checklist. After final approval is given by the Planning Board, the Building Department should be contacted for further guidance regarding permit requirements 155-32.2.

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 Y	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 NA	Letter of Agent Statement Page 11 if applicable. Notice of Disclosure or Interest pages 6-8 if applicable.
7 Y	Application Fee Paid (Separate check from Escrow Fee) see page 9
8 Y	Initial Escrow Fee Paid (Separate check from Application Fee) see page 9
9 Y	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 NA	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 NA	Photographs of the site and buildings and/or aerials thereon are included. They are encouraged, not required by Planning Board. See https://ulstercountyny.gov/maps/parcel-viewer/
13 NA	Show signing proposed for Home Occupation see 155-27 and 155-28. No signing is permitted for short term rentals.155-32.3 l.

	MINOR PLAN REQUIREMENTS
14^Y	Outline the proposed design showing Title of the drawing, including the name and address of the owner of record 155-31 O (c) (i).
15^Y	Outline the proposed design showing boundary lines of the property. 155-31 O (c) (ii).
16^Y	Outline the proposed design North arrow, scale and date. 155-31 D (4) (b).
17^Y	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).
18^Y	Outline the proposed design showing existing zoning district 155-31 O 4 (c) (v).
19^Y	Outline the proposed design showing location of all existing and proposed buildings and other improvements. 155-31 O 4 (c) (vi).
20^Y	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.
21^Y	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)).
22^Y	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 6/20/24

Narrative Description Page 1

Currently residential single family home and with remain with limited use through short term rental.

Usage will be less than existing conditions.

N/A answers

10. None in effect

11. No agricultural data needed or required

12. Not required

13. No signs

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

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, Steven Markle, residing at 30 Dartington Lane, make the following statements about interests in the real property which is the subject of this

application, petition or request for a _____,

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:

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 7-809 AS A MISDEMEANOR.

Signed:  Date: 9/6/2024 

ACKNOWLEDGMENT

State of New York
County of:

On 9/6/24, before me personally appeared Steven Markle, 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.

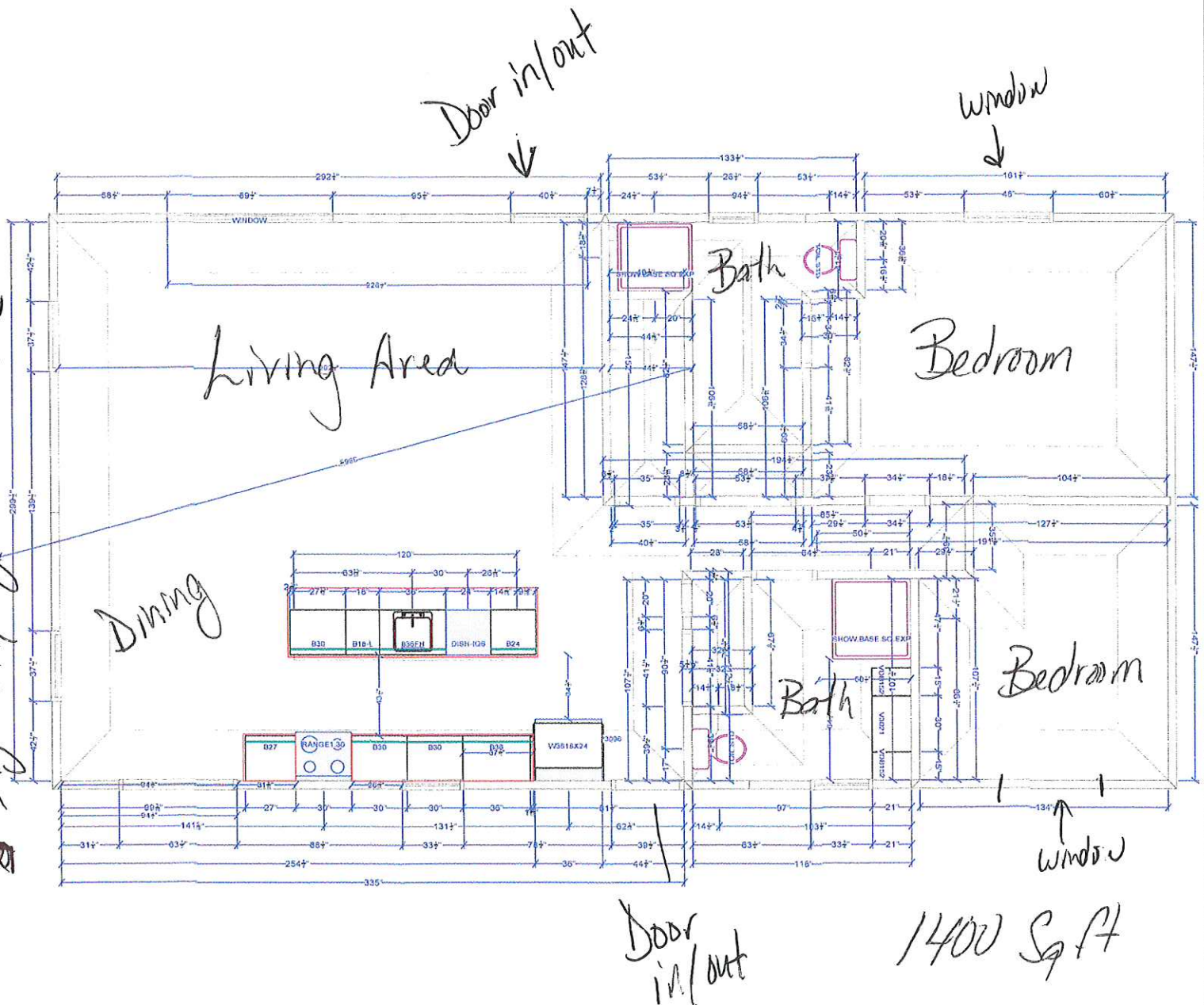
Applicant's Name (Print): Steven Markli

Applicant's Signature: 

Date: 8/20/24

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

Minimum Parking for 5



All dimensions & size designations given are subject to verification on job site and adjustment to fit job conditions.

2020

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 3/6/2024
Printed: 6/20/2024



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



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 1820.00

Sub Total: 1820.00

Total: 2020.00

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

***** Transfer Tax *****

Transfer Tax #: 2462

Transfer Tax

Consideration: 455000.00

Transfer Tax - State 1820.00

Total: 1820.00

BOOK/PAGE: 7311 / 42
INSTRUMENT #: 2024-325

Receipt#: 2024002412
Clerk: SM
Rec Date: 01/10/2024 01:01:24 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: GREENACRE ABSTRACT LLC

Party1: SORRENTINO ANTHONY F AS TRTEE
Party2: MADISON SQUARE YORK ST LLC
Town: MARLBOROUGH
108.2-7-25.210

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

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

FORM 8002 (short version), FORM 8007 (long version)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 9th day of January, 2024,

BETWEEN Anthony F. Sorrentino as Trustee of the Anthony F. Sorrentino Sr. Irrevocable Trust, with an address of 17 Sylvia Street, Newburgh, New York 12550,

party of the first part, and

Madison Square York St LLC, with an address of 516 Broadway, Kingston, New York 12401,

party of the second part;

WITNESSETH, that the party of the first part, in consideration of Four Hundred Fifty Thousand and No Cents (\$450,000.00) 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 Marlborough, County of Ulster, State of New York, more particularly described in Schedule A attached hereto;

BEING the same premises as conveyed by a deed from Anthony F. Sorrentino, Sr., to Anthony F. Sorrentino, as Trustee of the Anthony F. Sorrentino, Sr. Irrevocable Trust by deed dated July 5, 2018, recorded August 8, 2018 in the Ulster County Clerk's Office in Instrument No. 2018-10953. Correction deed made by Anthony F. Sorrentino, Sr. to Anthony F. Sorrentino as Trustee of the Anthony F. Sorrentino, sr. Irrevocable Trust Dated August 24, 2018, recorded September 17, 2018 in Instrument No. 2018-12899.

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

806L: 108.2 | 7 | 25.210

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.

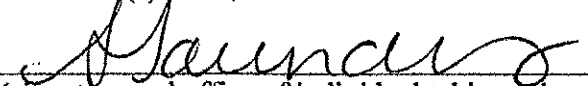
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.


By: Anthony F. Sorrentino, Trustee of the Anthony F. Sorrentino, Sr. Irrevocable Trust

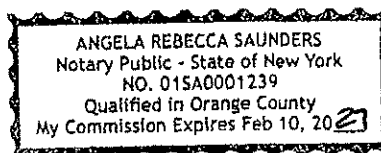
Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

On the 9th day of January in the year 2024, before me, the undersigned, personally appeared **Anthony F. Sorrentino**, 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 executed the same in his capacity(ies), and that by his signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


(signature and office of individual taking acknowledgment)

Record and Return to:
Rebecca Millouras-Lettre, Esq.
736 Broadway
Kingston, NY 12401



Stewart Title Insurance Company

OWNER'S POLICY OF TITLE INSURANCE

SCHEDULE A

LEGAL DESCRIPTION

Title No.: GA-23-14188-U

Policy No.: Owner Policy: O-8911-000971686

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Marlborough, County of Ulster and State of New York, being shown and designated as Lot No. 1 on a certain map entitled, "Map of Subdivision prepared for Anthony F. and Patricia G. Sorrentino", which map was filed on April 26, 1996 in the Ulster County Clerk's Office as Filed Map No. 10518.

For Information Only:

Said premise(s) being known as:

46 Partington Lane, Marlboro, NY 12542 (Section: 108.2 Block: 7 Lot: 25.210)

FOR COUNTY USE ONLY

Swis Code # 513600
Date Deed Recorded 01/10/2024
Bk # 7311 Pg # 42 Instr # 2024-325



New York State Department of
Taxation and Finance
Office of Real Property Tax Services
RP- 5217-PDF
Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location 46 Partington Lane
*STREET NUMBER *STREET NAME
Marlborough 12542
*CITY OR TOWN *VILLAGE *ZIP CODE

2. Buyer Name Madison Square York ST LLC
*LAST NAME/COMPANY FIRST NAME
LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address
Indicate where future Tax Bills are to be sent if other (than buyer address(at bottom of form))
*LAST NAME/COMPANY FIRST NAME
STREET NUMBER AND NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel (Only if Part of a Parcel) Check as they apply:
4A. Planning Board with Subdivision Authority Exists ☐
4B. Subdivision Approval was Required for Transfer ☐
4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size *FRONT FEET X *DEPTH OR 2.30 *ACRES
4B. Subdivision Approval was Required for Transfer ☐
4C. Parcel Approved for Subdivision with Map Provided ☐

6. Seller Name The Anthony F. Sorrentino, Sr. Irrevocable Trust
*LAST NAME/COMPANY FIRST NAME
LAST NAME/COMPANY FIRST NAME

*7. Select the description which most accurately describes the use of the property at the time of sale:
A. One Family Residential ☐
Check the boxes below as they apply:
8. Ownership Type is Condominium ☐
9. New Construction on a Vacant Land ☐
10A. Property Located within an Agricultural District ☐
10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. Sale Contract Date 12/5/2023
12. Date of Sale/Transfer 1/9/2024
13. Full Sale Price 455,000.00
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale .00

15. Check one or more of these conditions as applicable to transfer:
☐ A. Sale Between Relatives or Former Relatives
☐ B. Sale between Related Companies or Partners in Business.
☐ C. One of the Buyers is also a Seller
☐ D. Buyer or Seller is Government Agency or Lending Institution
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
☐ G. Significant Change in Property Between Taxable Status and Sale Dates
☐ H. Sale of Business is Included in Sale Price
☒ I. Other Unusual Factors Affecting Sale Price (Specify Below)
J. None
*Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(Y/Y) 23
17. Total Assessed Value 211,900
18. Property Class 210
19. School District Name Marlboro CSD
20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))
108.2-7-25.210

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

Anthony F. Sorrentino, Sr.
SELLER SIGNATURE DATE 1-9-2024

BUYER SIGNATURE

Steven Markley
BUYER SIGNATURE DATE 1-9-24

Steven Markley, Member of
Madison Square York ST LLC

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Madison Square York ST LLC
*LAST NAME FIRST NAME
845 591-4340
*AREA CODE *TELEPHONE NUMBER (Ex. 959973)
516 Broadway
*STREET NUMBER *STREET NAME

Kingston NY 12401
*CITY OR TOWN *STATE *ZIP CODE

BUYER'S ATTORNEY

Millouras-Lettre Rebecca
*LAST NAME FIRST NAME
(845) 331-8350
*AREA CODE TELEPHONE NUMBER (Ex. 959999)

2024 STATEMENT OF SCHOOL TAXES FOR MARLBORO CENTRAL

COLLECTOR'S ADDRESS:

MCSO TAX COLLECTOR
PO BOX 2542
BUFFALO, NY 14240

513600 TOWN OF MARLBOROUGH

SBL: 108.2-7-25.210
OWNER: Bank:
Madison Square York St, LLC
516 Broadway
Kingston, NY 12401

Fiscal year:

07/01/2024 - 06/30/2025

State Aid:

25,483,972

Bill No:

1964

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Assessor estimates the Full Market Value of this property as of July 1, 2023 was:
The Assessed Value of this property as of July 1, 2024 was:
The Uniform Percentage of Value used to establish assessments was:

\$363,153
\$211,900
56.35%

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MCSO TAX COLLECTOR 845-236-5803
PAYMENTS BY MAIL ONLY
PO BOX 2542 BUFFALO, NY 14240

Exemption	Value	Full Value	Tax Purpose	Exemption	Value	Full Value	Tax Purpose
-----------	-------	------------	-------------	-----------	-------	------------	-------------

Property Information:

Dimensions: 2.3 ACRES
Location:

46 Partington Ln

NYS Tax & Finance School District Code: 377

Roll Section: 1
Property Class: 1 Family Res

IF YOU HAVE AN ESCROW ACCOUNT PLEASE FORWARD THIS BILL TO YOUR BANK

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE OF LEVY FROM PRIOR YEAR	TAXABLE VALUE	TAX RATE PER \$1000	TAX AMOUNT
Marlboro Central Marlboro Public Libr Relevied Tax	33,766,278 986,905	2.0 0.1	211,900.00 211,900.00	26.786915 0.782915	5,676.15 165.90 216.43
TOTAL \$					6,058.48

Full Payment
Must Be
Postmarked By: 09/30/2024
Penalty % 0.08
Amount 6,058.48
Penalty 0.00
Total Tax Due 6,058.48

Cert of Authority Letter

From: Tayne Wood (twoo@co.ulster.ny.us)

To: madisonsquaredesign@yahoo.com

Date: Tuesday, September 17, 2024 at 04:19 PM EDT

Roseann Daw, MBA, CPP
Commissioner of

Finance



Christopher R. Jaros, MBA
Deputy Commissioner of Finance

Max Cordella
Deputy Commissioner of Finance

Tracey Williams
Deputy Commissioner of Finance
Director of Real Property Tax Service

September 17, 2024

Madison Square York, ST
46 Partington Lane
Marlboro NY 12542

Re: Certificate of Authority # 11895

Dear Registrant:

Your Ulster County Occupancy Tax Registration application has been received and accepted. Pursuant to Local Law 1 of 2024, you have been issued a Certificate of Authority for collection of the required 4% occupancy tax. It is being mailed to the mailing address provided on the registration form. Please prominently display the Certificate of Authority in the vacation rental property. An unofficial copy can be emailed to you upon request.

Please note you will receive quarterly tax return forms from this office prior to the due date. Quarterly tax returns must be completed and returned to the Dept of Finance, regardless of whether you had any income generated for the quarter. (Air bnb operators are required to fill in occupancy tax forms fully and return quarterly forms, even though Air bnb collects and pays the tax to Ulster County on their behalf.)

If you have any questions regarding your registration or the filing requirements, please do not hesitate to contact the Ulster County Finance Department at 845-340-4052 or email directly at twoo@co.ulster.ny.us.

Thank you for choosing to do business in Ulster County and accommodating our visitors and residents.

Sincerely,

Tayné Wood
Finance Department

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 : Steven Malli
Address : 30 Partington Lane
Marlboro NY 12542
Phone : 845 591 4340
Cell Phone : " "
Email : Madison Square Design @ yahoo.com
Section-Block-Lot 108.2-7-25.210
38.100

Property Information :

Section-Block-Lot 108.2-7-25.210

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 : 2 Number of bathrooms : 2

WATER ☒ Private ☐ Municipal SEWER ☒ Private ☐ Municipal

Number of parking spaces available : 6

Maximum Occupancy for overnight guest : 4

Any other structures on the property ? Shed

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 Steven Markle

Date 9/6/24

Signature of Owner 

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.

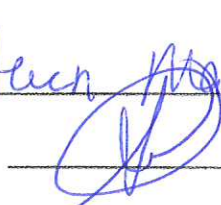
Print Name

Steven Markle

Date

9/6/24

Signature of Owner



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