

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 | November 27, 2024 |
| Name of Proposed Business and/or nature (if applicable) 155-31 O 4 (b) (iv) | Hill Top Farms Bed & Breakfast |
| Address of Project Site 155-31 O 4 (b) (i) | 798 Lattintown Road Milton, NY 12547 |
| Tax Section, Block, and Lot Number(s) | 102.2-2-24 |
| 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) | Short term rentals not permitted in multifamily houses 2,200+- |
| Number of Bedrooms to be Rented for Short term rentals and bed and breakfast | No increase in bedrooms permitted 3 bedrooms <input checked="" type="checkbox"/> |
| Number of Parking spaces 155-31 O 4 (b) (x) | four with space of additional parking |
| Number of Employees 155-31 O 4 (b) (xi) | none - owner only |
| Proposed days and hours of operation are indicated. 155-31 O 4 (b) (xii) | 12 months/ 24 hours/days |

Project Description Narrative (see checklist item 2)

I propose to rent out three bedrooms with two bathrooms on the first level of my home and provide breakfast and snacks for my guests. The second floor will be for the sole use of the owner. The property size is 8.69 acres and there is ample room on site for parking. The neighborhood is substantially agricultural with rural residential housing and I intend to support the needs of the agritourism businesses in the area. I will be at the property during rentals to manage any noise or other situations that may arise.

Contacts

| | |
|--|--------------------------------------|
| Name of Property Owner 155-31 O 4 (b) (ii), 155-1 | Linda Caradonna |
| Address of Property Owner | 798 Lattintown Road Milton, NY 12547 |
| Telephone Number of Property Owner: | 845-629-4234 |
| Email of Property Owner | LindaCaradonna@gmail.com |
| Name of Applicant (if different) | Same as owner |
| Address of Applicant | |
| Telephone Number of Applicant | |
| Email Address of Applicant | |

Professional contacts if applicable

| | |
|---|-----|
| Name of Surveyor | N/A |
| Address of Surveyor | |
| Telephone Number of Surveyor | |
| Email Address of Surveyor | |
| Name of Engineer | N/A |
| Address of Engineer | |
| Telephone Number of Engineer | |
| Email Address of Engineer | |
| Name of Attorney | N/A |
| Address of Attorney | |
| Telephone Number of Attorney | |
| Email Address of Attorney | |
| Name & Profession of Other Involved Personnel | N/A |
| 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 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. |
| 2 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. |
| 3 X | Completed Minor Site Plan Application (Pages 1 and 2) and Disclaimer page 10. |
| 4 X | Site Plan Application Checklist Complete (Automatic application rejection without checklist) pages 3 to 4 |
| 5 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). |
| 6 N/A | Letter of Agent Statement Page 11 if applicable. Notice of Disclosure or Interest pages 6-8 if applicable. |
| 7 X | Application Fee Paid (Separate check from Escrow Fee) see page 9 |
| 8 X | Initial Escrow Fee Paid (Separate check from Application Fee) see page 9 |
| 9 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). |
| 10 N/A | 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 X | Agricultural Data Statement (If applicable). |
| 12 X | 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 | 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 |
|-----------------|---|
| 14 ^X | 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 ^X | Outline the proposed design showing boundary lines of the property. 155-31 O (c) (ii). |
| 16 ^X | Outline the proposed design North arrow, scale and date. 155-31 D (4) (b). |
| 17 ^X | 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 ^X | Outline the proposed design showing existing zoning district 155-31 O 4 (c) (v). |
| 19 ^X | Outline the proposed design showing location of all existing and proposed buildings and other improvements. 155-31 O 4 (c) (vi). |
| 20 ^X | 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 ^X | 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 ^X | 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: Linda Cavasman Date 12/3/24

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

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, Linda Caradonna , residing at 798 Lattintown Road , make the following statements about interests in the real property which is the subject of this

application, petition or request for a Minor Site Plan Bed & Breakfast .

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 ' 809 AS A MISDEMEANOR.

Signed:  Date: 12/3/24

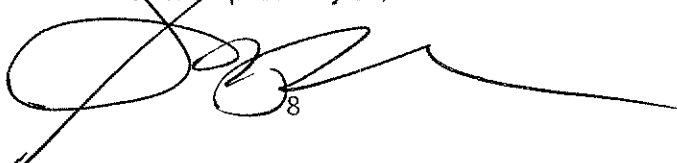
ACKNOWLEDGMENT

State of New York
County of:

On 12/3/24, before me personally appeared Linda Caradonna, 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

Suzanne Demskie
Notary Public, State of New York
Reg. No. 01DE6240448
Qualified in Ulster County
Commission Expires May 02, 2027


8

**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): Linda Caradonna
Applicant's Signature: 
Date: 12/3/24

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

Town of Marlborough Planning Board
Letter of Agent

I (We), _____ am (are) the owner(s) of
a parcel of land located
on _____ in the Town
of Marlborough, Tax Map Designation: Section _____ Block _____ Lot Millon, New York 12547 _____.

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 : Linda Caradonna
Address : 798 Lattintown Road
Milton, New York 12547
Phone : 845-629-4234
Cell Phone : _____
Email : LindaCaradonna@gmail.com
Section-Block-Lot 102.2-2-24

Property Information :

Section-Block-Lot 102.2-2-24

Address : 798 Lattintown Road

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

WATER ☒Private ☐Municipal SEWER ☒Private ☐Municipal

Number of parking spaces available : four

Maximum Occupancy for overnight guest : 6

Any other structures on the property ? Yes

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

Linda Capadona

Date

12/3/24

Signature of Owner

Linda Capadona

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 Linda Baudman

Date 12/3/14

Signature of Owner Linda Baudman

* 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 : Linda Caradonna
Address : 798 Lattintown Road
Milton, New York 12547
Phone :
Cell Phone : 845-629-4234
Email : LindaCaradonna@gmail.com
Section-Block-Lot 102.2-2-24

Property Information :

Section-Block-Lot 102.2-2-24
Address : 798 Lattintown Road
Milton, New York 12547

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*

Planning Board Chairman

STAMP



CONTROL POINT
ASSOCIATES INC PC
traditional methods | modern approaches

11 Main Street
Highland, NY 12528
Tel: 845.691.7339
cpasurvey.com

November 27, 2024

Linda Caradonna
798 Lattintown Road
Milton, New York 12547

RE: 798 Lattintown Road
Section 102.2 Block 2, Lot 24
Town of Marlborough
Ulster County & State of New York
CPA Project #12-240181-00

Dear Linda,

Enclosed please find a copy of the survey map prepared by Roy H. Pauli, Land Surveyors, P.C. of your lands located at 798 Lattintown Road in the Town of Marlborough designated as Tax parcel 102.2-2-24.

You have my permission to alter the map as required for the sole purpose of applying to the Town of Marlborough Planning Board for a Bed & Breakfast minor site plan. I take no responsibility for the contents or accuracy of the map.

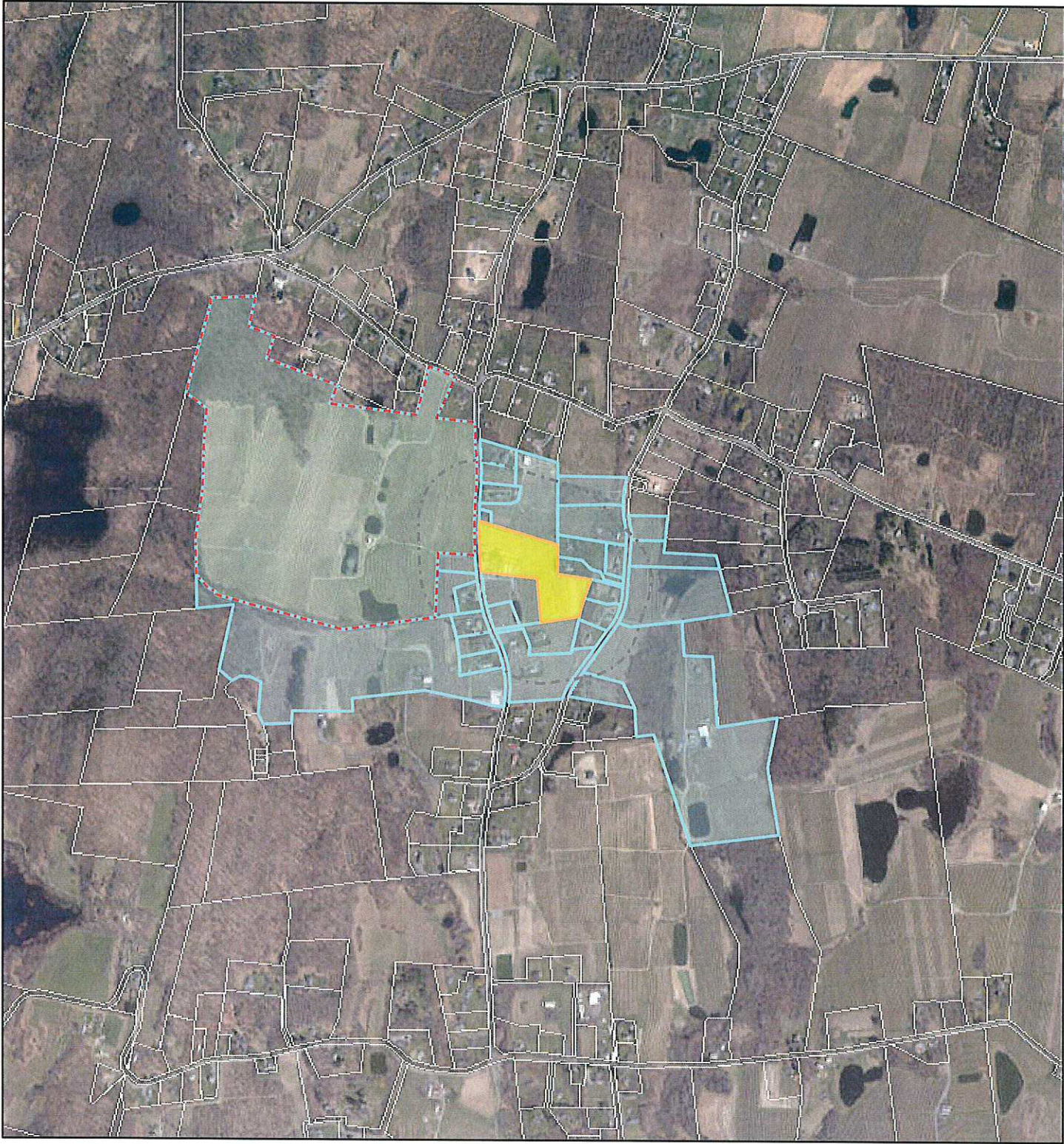
If you have any questions, please do not hesitate to contact the office.

Sincerely,

CONTROL POINT ASSOCIATES, INC PC
Successor to Brooks & Brooks Land Surveyors, P.C.

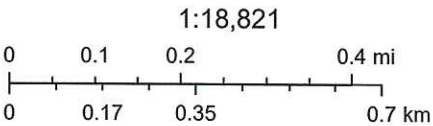
Patricia Pauli Brooks, L.S.
Branch Manager

Ulster County Parcel Viewer



November 29, 2024

-  Override 1
-  Override 1
-  Override 1
-  Tax_Parcels
-  Override 1



Caradonna 500' Adjoining Owners

| Parcel | Owner | Mailing_Address | Mailing_City | Mailing_Zip |
|----------------|------------------------------------|------------------------|------------------|-------------|
| 102.2-2-24 | Linda Caradonna | 798 Lattintown Rd | Milton NY | 12547 |
| 102.2-6-17 | Jomel Farms LLC | 27 Tillson Ave | Highland NY | 12528 |
| 102.2-2-22.100 | Benjamin & Susan Trapani III | 818 Lattintown Rd | Milton NY | 12547 |
| 102.2-2-25.200 | George A & Kim Salinovich | 196 Mulberry Ln | Milton NY | 12547 |
| 102.2-2-27.200 | Linda Caradonna | 798 Lattintown Rd | Milton NY | 12547 |
| 102.2-2-21.100 | Vincent Scaturro | 808 Lattintown Rd | Milton NY | 12547 |
| 102.2-5-19.200 | John M & Maria Sylvester | 162 Mulberry Ln | Milton NY | 12547 |
| 102.2-5-18.100 | Giancarlo L Delfini | 186 Mulberry Ln | Milton NY | 12547 |
| 102.2-5-18.300 | Trapani Farms LLC | 201 Mulberry Ln | Milton NY | 12547 |
| 102.2-6-18.200 | LindaCaradonna | 798 Lattintown Rd | Milton NY | 12547 |
| 102.2-5-25 | LynnDavid Properties LLC | 16 Burning Tree Drive | Newburgh NY | 12550 |
| 102.2-2-23 | Elina Cordani | 218 Hillcrest Manor Dr | Marlboro NY | 12542 |
| 102.2-5-17 | Benjamin Trapni Revocable LT III | 818 Lattintown Road | Milton NY | 12547 |
| 102.2-6-24.100 | Nostrano Vineyards LLC | 14 Gala Ln | Milton NY | 12547 |
| 102.2-6-22.100 | Rose & Joseph Trapani | 775 Lattintown Rd | Milton NY | 12547 |
| 102.2-2-19 | Benjamin & Susan Trapani III | 818 Lattintown Rd | Milton NY | 12547 |
| 102.2-5-18.200 | Joseph Rodelli Jr | 182 Mulberry Ln | Milton NY | 12547 |
| 102.2-5-24 | Mark Bevilacqua | P.O. Box 4 | Milton NY | 12547 |
| 102.2-6-18.300 | Linda Caradonna | 798 Lattintown Rd | Milton NY | 12547 |
| 102.2-2-27.100 | Linda G Caradonna | 798 Lattintown Road | Milton NY | 12547 |
| 102.2-2-25.300 | Kim F & George Salinovich | 196 Mulberry Lane | Milton NY | 12547 |
| 102.2-6-18.100 | David T Jagich | 53 Woodland Court | Wappingers Falls | 12590 |
| 102.2-2-26.100 | Vicki Lynn & Joseph Jr. Porpiglia | 774 Lattintown Rd | Milton NY | 12547 |
| 102.2-2-25.100 | Denise L Finkenaar & Darrell Day | 200 Mulberry Ln | Milton NY | 12547 |
| 102.2-6-21 | Phyllis Trapani | 779 Lattintown Road | Milton NY | 12547 |
| 102.4-1-31 | Sunsim & Sonya Hutchings | 219 Mulberry Ln | Milton NY | 12547 |
| 102.2-6-19.100 | Michael & Tari-Ann Ercolani | 783 Lattintown Rd | Milton NY | 12547 |
| 102.2-5-19.400 | John M & Maria Sylvester | 162 Mulberry Ln | Milton NY | 12547 |
| 102.2-5-19.300 | John M & Maria Sylvester | 162 Mulberry Ln | Milton NY | 12547 |
| 102.2-2-26.200 | Joseph J & Vicki Lynn Porpiglia Jr | 774 Lattintown Rd | Milton NY | 12547 |

Ulster County
Albert Spada
County Clerk
Kingston, NY 12401



60 2004 00001661

Instrument Number: 2004- 00001661

As
D01 - Deed

Recorded On: January 21, 2004

Parties. CARADONNA BERNARD F
To
CARADONNA BERNARD F

Recorded By: RUSK WADLIN HEPPNER

Comment: MARLBOROUGH

Billable Pages: 3

Num Of Pages: 3

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

| | | | | | |
|------------------|--------|-------------------------|---------|----------------------|------|
| D01 - Deed | 34 00 | RP5217 | 50 00 | Tax Affidavit TP 584 | 5 00 |
| Recording Charge | 89 00 | | | | |
| | Amount | Consideration Amount | RS#/CS# | | |
| Tax-Transfer | 0 00 | 0 00 | 3677 | Basic | 0 00 |
| | | | | Additional | 0 00 |
| | | | | Special Additional | 0 00 |
| | | | | Transfer | 0 00 |
| Tax Charge | 0 00 | | | | |

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

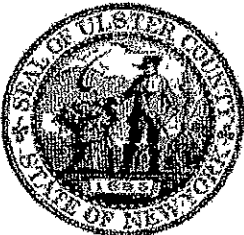
I hereby certify that the within and foregoing was recorded in the Clerk's Office For Ulster County,

File Information:

Document Number 2004- 00001661
Receipt Number 113112
Recorded Date/Time January 21, 2004 10 04A
Book-Vol/Pg Bk-D VI-3812 Pg-153
Cashier / Station s smar / Cashier Workstation 6

Record and Return To:

RUSH WADLIN HEPPNER&MARTUSCELLO
PO BOX 727
MARLBORO NY 12542



Albert Spada

ALBERT SPADA, ULSTER COUNTY CLERK

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

THIS INDENTURE, made this 29th day of December, Two Thousand Three

BETWEEN BERNARD F. CARADONNA, residing at 798 Lattintown Road, Milton, Town of Marlborough, Ulster County, New York 12547

party of the first part, and

BERNARD F. CARADONNA and LINDA CARADONNA, husband and wife,
both residing at 798 Lattintown Road, Milton, Town of Marlborough, Ulster County,
New York 12547

party of the second part,

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

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Town of Marlborough, County of Ulster and State of New York, and bounded and described as follows:

Bounded on the north by lands of George Crosby, on the east by lands of Stephen Tabor; on the south by lands heretofore owned by Patrick Dowd, and on the west by the public highway. Containing fifteen and one half acres of land, more or less

BEING THE SAME PREMISES conveyed to C.M. Wolsey by referee's deed, dated April 1, 1891, and recorded in the Ulster County Clerk's Office in Liber 298 of Deeds at page 240.

Excepting out of the same two and seventy-eight hundredths (2.78) acres of land, sold from the south side of said premises by said Wolsey to Patrick Dowd to make his line straight.

ALSO excepting out of the same, a parcel of land conveyed to Mary Caradonna by Bernard Trapani and Pellegrina Trapani by deed dated November 6, 1958, and recorded in the Ulster County Clerk's Office on November 19, 1958, in Liber 1049 of Deeds at Page 311.

BEING the balance of the premises conveyed to Bernard Trapani and Pellegrina Trapani, his wife, by Edward Frederick by deed dated November 1, 1928, and recorded in the Ulster County Clerk's Office in Liber 534 of Deeds at Page 504.

Said Bernard Trapani died on October 30, 1974, a resident of Ulster County, and was survived by his wife, Pellegrina Trapani.

BEING the same premises as conveyed by deed dated December 19, 1988, from Pellegrina Trapani to Bernard F. Caradonna said deed having been filed in the Ulster County Clerk's Office on the 22nd day of December 1988 in Liber 1883 of Deeds at page 273.

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:

CHECKED SM

ENTERED SM

MARK/OFF _____


BERNARD F. CARADONNA

STATE OF NEW YORK }

SS

COUNTY OF ULSTER }

On the 29th day of December in the year 2003 before me, the undersigned, a Notary Public in and for said State, personally appeared BERNARD F CARADONNA, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument

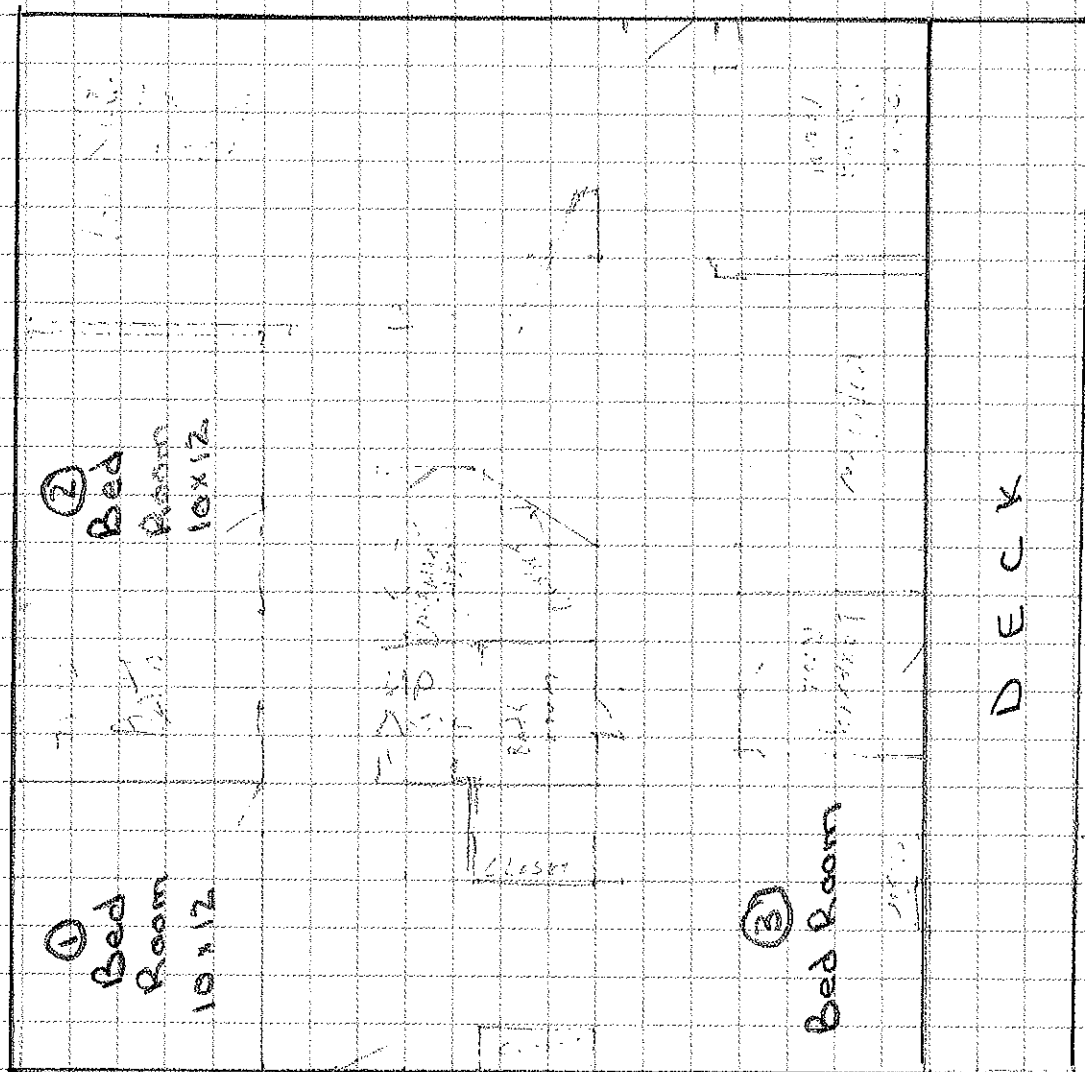

Notary Public

BARBARA HOLLENBECK
NOTARY PUBLIC, State of New York
#01HO0601884
Qualified in Ulster County
Commission Expires Nov. 13, 2005

CARADONNA BED + BREAKFAST

2nd Floor owners quarters

1st floor 3 bedrooms for B+B



Caradonna First Floor



CARADONNA 2ND FLOOR

UPPER FLOOR

AGRICULTURAL DATA STATEMENT

1. Name and address of applicant:

Linda Caradonna

798 Lattintown Road

Milton NY 12547

2. Location of the proposed action:

798 Lattintown Road Milton NY 12547

3. Description of the proposed action to include: (1) Size of parcel or acreage to be acquired and tax map identification number of tax parcel(s) involved; (2) The type of action proposed (e.g., single-family dwelling or subdivision, multi-family development, apartment complex, commercial or industrial facility, school, community or public service facility, airport, etc.) and (3) project density.

[Please provide this information on the reverse side of this application and attach additional description as necessary.] Bed + Breakfast (see attached map)

4. Name, address, telephone number and type of farm of owner(s) of land within the agricultural district which land contains farm operation(s) and upon which the project is proposed or which is located within 500 feet of the boundary of the property upon which the project is proposed:

A. Name: Benjamin + Susan Tapani
Address & Telephone #: 818 Lattintown Road Milton NY
Type of farm: fruit crop 12547

B. Name: John + Maria Sylvester
Address & Telephone #: 162 Mulberry Lane Milton NY 12547
Type of farm: fruit crop

C. Name: Joseph + Vicki Porpiglia
Address & Telephone #: 774 Lattintown Road Milton NY 12547
Type of farm: fruit crop

D. Name: Linda Caradonna
Address & Telephone #: 798 Lattintown Road Milton NY 12547
Type of farm: fruit crop

5. Tax map or other map showing the site of the proposed project relative to the location of farm operations identified in the ADS. Attached

E. Name: Jomel Farms, LLC

Address: 27 Tullson Ave. Highland NY 12528

Type of Farm: fruit crop

AG. DATA MAP

Ulster County Parcel Viewer



November 26, 2024

 Override 1

 Override 1

Agricultural Districts

 1

1:4,950

0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km