

**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	
Name of Proposed Business and/or nature (if applicable) 155-31 O 4 (b) (iv)	Nathanson Airbnb
Address of Project Site 155-31 O 4 (b) (i)	69 Bingham Rd. Marlboro, NY 12542
Tax Section, Block, and Lot Number(s)	108.4-8-36
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)	4000 <b>Short term rentals not permitted in multifamily houses</b>
Number of Bedrooms to be Rented for Short term rentals and bed and breakfast	1 <b>No increase in bedrooms permitted</b>
Number of Parking spaces 155-31 O 4 (b) (x)	1
Number of Employees 155-31 O 4 (b) (xi)	0
Proposed days and hours of operation are indicated. 155-31 O 4 (b) (xii)	24/7

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

The property is two level 4000 SF one family house and two storage/ maintenance equipment barns on a 10.2 acres lot with a 1.7 acre pond, which are used solely for our family residence. We propose to use the existing lower level one bedroom as an Airbnb. The existing parking is sufficient to accommodate the guest's car. No additional development is planned. The house septic system, well, and driveway are originally designed to accommodate the additional two adults and possibly a child; therefor there should be no impact on services. The nearest property is more than 300 Feet from our house, so there should be no impact on our neighbors. The Airbnb use does not conflict with the property's zoning.

## Contacts

Name of Property Owner 155-31 O 4 (b) (ii), 155-1	Asa & Shulamit Nathanson
Address of Property Owner	69 Bingham Rd. Marlboro, NY 12542
Telephone Number of Property Owner:	646-262-1305 917-667-4100
Email of Property Owner	shula.nathanson@gmail.com
Name of Applicant (if different)	Same
Address of Applicant	
Telephone Number of Applicant	
Email Address of Applicant	

### Professional contacts if applicable

Name of Surveyor	Jonathan Millen LLS
Address of Surveyor	1229 Route 300 (Suite 4) Newburgh, NY 12550
Telephone Number of Surveyor	845-943-7198
Email Address of Surveyor	jmillenlls@acessurveying.com
Name of Engineer	Feeney Engineering
Address of Engineer	20 Alta Dr. Newburgh, NY
Telephone Number of Engineer	845-590-5543
Email Address of Engineer	ffeneyengineering@gmail.com
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	

## Table of content

1. Minor Site Plan Application
2. Contacts
3. Checklist for Minor Site Plan Application
4. Minor Plan Requirements
5. List of Surrounding property owners
6. Notarized Notice of Disclosure of Interest
7. Disclaimer
8. Application for Short Term Rental Certification
9. Checklist for Short Term Rental Certification
10. Short Term Rental Certification Fire Inspection Checklist
11. Planning Board – Short term Rental Certification
12. Deed
13. Photos
14. Agricultural Data Statement
15. Drivers Licenses – Proof of address
16. Ulster County Certificate of Authority
17. House plan – Main floor with SF and zoning
18. House plan – Lower level with proposed Airbnb
19. Safety Egress Plan
20. Survey north pointing arrow and marked Airbnb parking
21. Enlarged survey detail showing designated parking

## 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 Y	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 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 Y	Agricultural Data Statement (If applicable).
12 Y	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 N	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 <sup>Y</sup>	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 <sup>Y</sup>	Outline the proposed design showing boundary lines of the property. 155-31 O (c) (ii).
16 <sup>Y</sup>	Outline the proposed design North arrow, scale and date. 155-31 D (4) (b).
17 <sup>Y</sup>	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 <sup>Y</sup>	Outline the proposed design showing existing zoning district 155-31 O 4 (c) (v).
19 <sup>Y</sup>	Outline the proposed design showing location of all existing and proposed buildings and other improvements. 155-31 O 4 (c) (vi).
20 <sup>Y</sup>	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 <sup>Y</sup>	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 <sup>Y</sup>	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: Shirley - N/A Date 12/13/2024

Surrounding property owners within 500 feet from parcel:

Amar Singh  
66 Bingham Rd.  
Marlboro, NY 12542

Louis Buffone Jr.  
9 Calvin Dr.  
Marlboro, NY 12542

Jenna Marie Pelella  
73 Bingham Rd.  
Marlboro, NY 12542

Charles & Noreen Pelella  
79 Bingham Rd.  
Marlboro, NY 12542

Blake & Virginia McDermott  
62 Bingham Rd.  
Marlboro, NY 12542

Frederick & Barbara Kehoe  
54 Bingham Rd.  
Marlboro, NY 12542

Aminty Foundation  
49-1 Bingham Rd.  
Marlboro, NY 12542

Megan Marie Murphy  
76 Bingham Rd.  
Marlboro, NY 12542

James McGuinness  
78 Bingham Rd.

Mailing address:  
2 Lattintown Rd.  
Newburgh, NY 12550

Michael Joseph Oneto & Michael Anton Oneto  
50 Bingham Rd.  
Marlboro, NY 12543

Vacant lot  
Carmine Lippolis  
Charles Small  
25 7<sup>th</sup> Street  
Pelham, NY 10803

# 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, Asa & Shulamit Nathanson, residing at 69 Bingham Rd Marlboro NY 12542, 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 Certification,

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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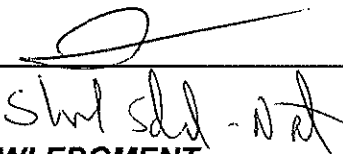
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**PART III:** This completed notice is to be submitted to the Board, Agency or Department that is authorized to review and render a decision on the application, petition or request. Further, the submittal must be made prior to any review of the application, 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: 12/12/2024  
*Shul sdd - nat*

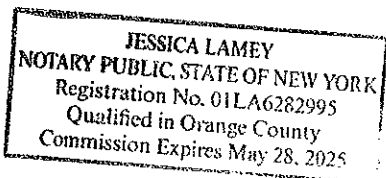
**ACKNOWLEDGMENT**

State of New York  
County of: *Orange*

*Shulamit*

On 12/12/24, before me personally appeared *Aza Nathanson & Schleien Nathanson* 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.

*Jessica Lamey*  
Notary



## 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.

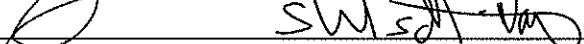
The Town of Marlborough Town Board sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgment of responsibility for payment of these fees to the Planning Board for review of this application including, but not limited to, fees 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.

Asa & Shulamit Nathanson

Applicant's Name (Print): \_\_\_\_\_

Applicant's Signature:  \_\_\_\_\_

Date: 12/7/2024

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

# 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 : Asa & Shulamit Nathanson  
Address : 69 Bingham Rd. Marlboro, NY 12542  
Phone : \_\_\_\_\_  
Cell Phone : 917-667-4100  
Email : shula.nathanson@gmail  
Section-Block-Lot 108.4-8-36

### Property Information :

Section-Block-Lot 108.4-8-36

Address : 69 Bingham Rd. Marlboro, NY 12542

District Location : ☐ R ☐ R-1 ☒ RAG-1

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

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

Number of bedrooms : 1 \_\_\_\_\_ Number of bathrooms : 1 \_\_\_\_\_

WATER: Private or Municipal  
☒ ☐

SEWER: Private or Municipal  
☒ ☐

Number of parking spaces available : 1 \_\_\_\_\_

Maximum Occupancy for overnight guest : 2 guests (plus child)

Any other structures on the property ? 2 barns

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 ) Driver Licenses
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

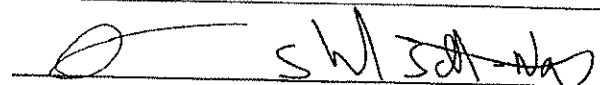
**Notice :** Only those structures and uses that have received a Certificate of Occupancy may be legally occupied pursuant to the Marlborough Town Code. The issuance of the Short Term Certificate does not mean that ALL structures , or portions thereof, on said property may be legally occupied. Only structures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

Date 12/7/2024

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 Asa & Shulamit Nathanson Date 12/7/2024

Signature of Owner 

\* 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 : Asa & Shulamit Nathanson

Address : 69 Bingham Rd Marlboro NY 12542

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

Cell Phone : 917 667-4100

Email : shula.nathanson@gmail.com

Section-Block-Lot 108.4-8-36

### **Property Information :**

Section-Block-Lot 108.4-8-36

Address : 69 Bingham Rd Marlboro NY 12542

\_\_\_\_\_

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

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

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

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

\_\_\_\_\_  
Planning Board Chairman

**STAMP**



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	30.00
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: 195.00

Transfer Tax  
Transfer Tax - State 1640.00

Sub Total: 1640.00

Total: 1835.00

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

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

Transfer Tax #: 7422

Transfer Tax

Consideration: 410000.00

Transfer Tax - State 1640.00

Total: 1640.00

BOOK/PAGE: 6881 / 167  
INSTRUMENT #: 2021-14882

Receipt#: 2021060373  
Clerk: CB  
Rec Date: 07/29/2021 02:51:44 PM  
Doc Grp: D  
Descrip: DEED  
Num Pgs: 4  
Rec'd Frm: WOODSTOCK ABSTRACT & TITLE  
COMPANY

Party1: MCCLAIN JENNIE M BY EX  
Party2: NATHANSON ASA  
Town: MARLBOROUGH  
108.4-8-36

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.

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

*Nina Postupack*  
Nina Postupack  
Ulster County Clerk

THIS INDENTURE, made the 23<sup>rd</sup> day of July, Two Thousand Twenty-one

**BETWEEN Colleen Hoffmann**, residing at 7 Hudson Bluff Drive, Marlboro, New York 12542 as Executrix of the Last Will and Testament of Jennie M. McClain a.k.a Jennie McClain, late of the Town of Marlborough, Ulster County, New York, deceased,

party of the first part, and  
Asa Nathanson & Shulamit Schleien-Nathanson, husband and wife, residing at 254 East Drive, Walden, New York 12586

party of the second part:

**WITNESSETH**, That the party of the first part, by virtue of the power and authority to her given in and by the said Last Will and Testament, and in \*consideration of Four Hundred ad Ten Thousand DOLLARS (\$410,000) lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, their heirs, distributees and assigns forever,

**SEE ATTACHED SCHEDULE A**

**TOGETHER** with the appurtenances, and also all the estate which the said Testator/Testatrix had at the time of his/her decease, in said premises, and also the estate therein, which the party of the first part has or had power to convey or dispose of, whether individually, or by virtue of said Will or otherwise.

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, his/her heirs, distributees and assigns forever.

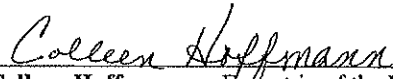
**AND** the party of the first part covenants that he/she has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

That, in compliance with Sec. 13 of the Lien Law, the grantor will receive 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 hereunto set his/her hand and seal the day and year first above written.

IN PRESENCE OF

  
**Colleen Hoffmann**, as Executrix of the Last Will and Testament of Jennie M. McClain a.k.a Jennie McClain

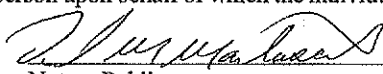
STATE OF NEW YORK )

ss.:

COUNTY OF ULSTER )

On July 23<sup>rd</sup>, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared **COLLEEN HOFFMANN**, 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

**DANIEL M. MARTUSCELLO**  
NOTARY PUBLIC, State of New York  
Qualified in Ulster County  
Commission Expires Sept. 30, 20 22

  
Notary Public

R & R to: Daniel M Martuscello, Esq, Rusk Wadlin Heppner & Martuscello, PO Box 727, Marlboro NY 12542



## NEW YORK COMMITMENT

### SCHEDULE A

#### Property Description

TITLE NUMBER: WWC-21-581

ALL THAT CERTAIN piece or parcel of land, situate in the Town of Marlborough, County of Ulster and State of New York, being bounded and described as follows:

BEGINNING at a point in the center of the highway commonly called Bingham Street and Hampton Turnpike, at the westerly side of the lane leading to Amity Chapel; thence south along the westerly line of said lane to the corner of walls on the Orange County line; thence westerly through center of wall on Orange County line south 89 degrees 30 minutes west 9 chains 45 links to lands formerly of Benjamin Atkinson (also formerly of William E. Rhodes) and corner of wall; thence 2 degrees 10 minutes east 9 chains 96 links to center of said Hampton Turnpike; thence north along center of said Hampton Turnpike 77 degrees 10 minutes east to the place of beginning.

INFORMATIONAL ONLY, NOT TO BE INSURED: Containing 10.22 acres of land be the same more or less.

**BEING MORE RECENTLY DESCRIBED IN A SURVEY MADE BY JONATHAN N. MILLEN, L.L.S. OF AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC. DATED JULY 16, 2021 AND REVISED ON JULY 21, 2021 AND JULY 22, 2021 AS FOLLOWS:**

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

Beginning at a point near a stone wall on the southerly Right of Way (R.O.W.) line of Bingham Road, said point also being the True Point of Beginning:

THENCE running along said R.O.W. line the following six (6) courses and distances:

- 1) N 65°20'20" E a distance of 33.66 feet to a point;
- 2) N 67°34'55" E a distance of 67.65 feet to a point;
- 3) N 68°47'43" E a distance of 97.37 feet to a point;
- 4) N 70°27'42" E a distance of 201.96 feet to a point;
- 5) N 71°27'59" E a distance of 112.76 feet to a point;
- 6) N 70°51'51" E a distance of 130.71 feet to a point;

THENCE leaving said R.O.W. line and running generally along a stone wall along the division line between the lands now or formerly of Amity Foundation Inc. as described in Liber 542 at Page 494 of Deeds and the parcel herein described the following course and distance:

- 7) S 05°26'17" E a distance of 783.24 feet to a point;

THENCE leaving said division line and running generally along a stone wall along the division line between the lands now or formerly of Amity Foundation Inc. as described in Liber 782 at Page 317 of Deeds, and continuing generally along a stone wall along the division line between the lands now or formerly of Amity Foundation Inc. as described in Liber 4552 at Page 172 of Deeds and the parcel herein described the following course and distance:

- 8) S 83°08'43" W a distance of 623.70 feet to a point;

THENCE leaving said division line and running generally along a stone wall along the division line between the lands now or formerly of Jenna M. Pelella as described in Liber 5619 at Page 161 of Deeds and the parcel herein described the following course and distance:

- 9) N 05°22'52" W a distance of 635.67 feet to a point; said point also being The True Point Of Beginning.

INFORMATIONAL ONLY, NOT TO BE INSURED: Containing an area of 444,872.0 square feet, 10.213 acres more or less.

Swis Code # 513600  
Date Deed Recorded 07/29/2021  
Bk # 6881 Pg # 167 Instr # 2021-14882



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 69 Bingham Road  
\*STREET NUMBER \*STREET NAME  
Marlborough  
\*CITY OR TOWN \*VILLAGE 12542  
\*ZIP CODE

2. Buyer Name Nathanson Asa  
\*LAST NAME/COMPANY FIRST NAME  
Schleien- Nathanson Shulamit  
\*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:  
5. Deed Property Size X \*FRONT FEET OR 10.20 \*DEPTH \*ACRES  
4A. Planning Board with Subdivision Authority Exists ☐  
4B. Subdivision Approval was Required for Transfer ☐  
4C. Parcel Approved for Subdivision with Map Provided ☐

6. Seller Name McClain Estate of Jennie  
\*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 05/12/2021  
\*12. Date of Sale/Transfer 07/23/2021  
\*13. Full Sale Price 410,000.00  
(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 Executor's Deed

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 (YY) 20 \*17. Total Assessed Value 246,000  
\*18. Property Class 210 70 \*19. School District Name Marlboro CSD  
\*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))  
108.4-8-36

**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**

Colleen Hoffmann, Exec 7/23/2021  
SELLER SIGNATURE DATE

**BUYER SIGNATURE**

Shl Schl-Nat 7/20/21  
BUYER SIGNATURE DATE

**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 guaranty, 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.)

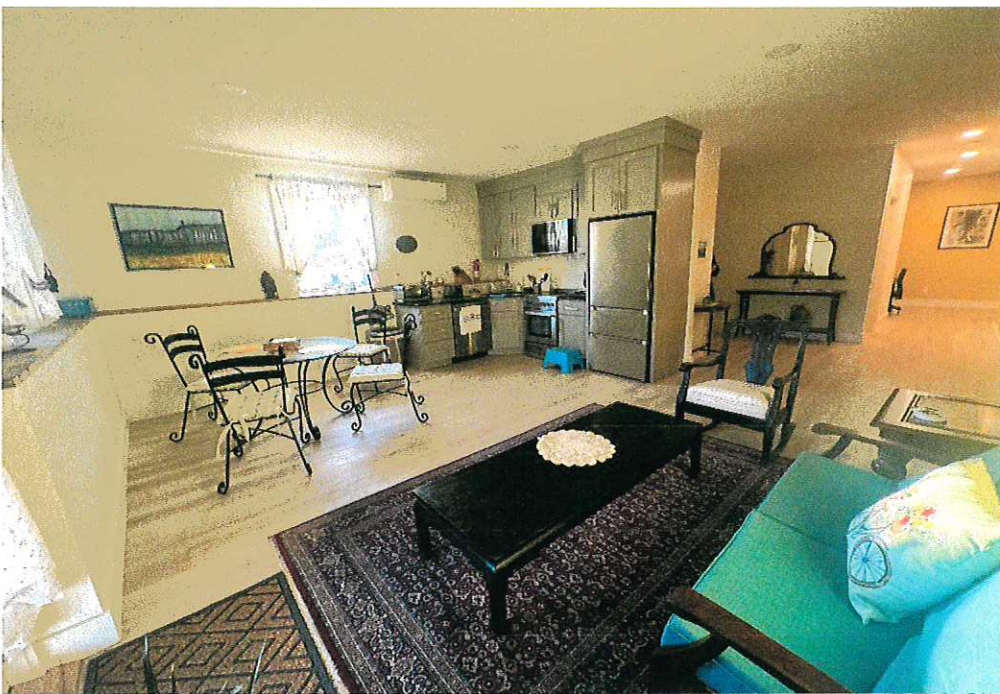
Nathanson Asa  
\*LAST NAME FIRST NAME  
\*AREA CODE \*TELEPHONE NUMBER (Ex: 9099999)  
254 East Drive  
\*STREET NUMBER \*STREET NAME  
Walden NY 12586  
\*CITY OR TOWN \*STATE \*ZIP CODE

**BUYER'S ATTORNEY**

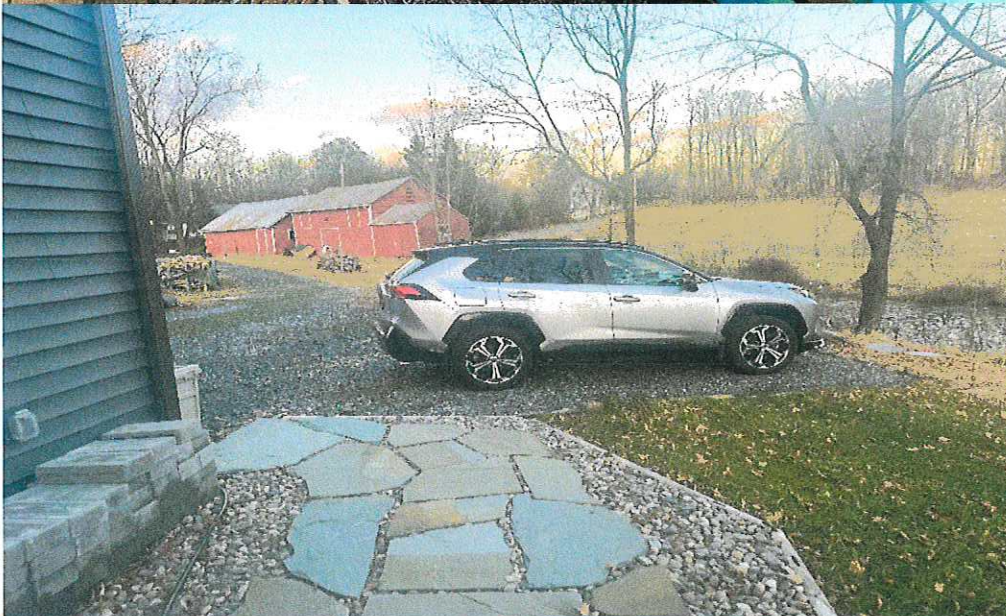
Futerfas Rod  
LAST NAME FIRST NAME  
(845) 331-0100  
AREA CODE TELEPHONE NUMBER (Ex: 9099999)







Airbnb Interior



Airbnb Parking



The Property

Planning Department  
TOWN OF MARLBOROUGH  
21 Milton Turnpike  
Milton, NY 12547

**AGRICULTURAL DATA STATEMENT**

Project Identification No. \_\_\_\_\_

In accordance with Section 283-a of the New York State Town Law, the Town of Marlborough will use the data in this statement to assist in evaluating the impacts of proposed development projects on farm operations in or near Agricultural Use Districts.

A. Name of Applicant Asa & Shulamit Nathanson  
Mailing Address 69 Bingham Rd.  
Marlboro, NY 12542

B. Description of the proposed project: Start an Airbnb in lower level of our home.

C. Project Location: \_\_\_\_\_  
Tax Map Designation: Section 108.4 Block 8 Lot 36

D. Number of total acres involved with project: 0 (The project is inside the existing house,

E. Number of total acres included in above tax map lot: 10.2

F. Is any portion of the subject site currently being used to produce an agricultural product?  
Yes \_\_\_\_\_ No ☒ (check one)

If yes, how much? \_\_\_\_\_ acres

G. Identify the type of agricultural production being conducted on the premises.  
\_\_\_\_\_  
\_\_\_\_\_

H. If no farming is conducted on the site at this time, estimate the last year any of the site was used for agricultural production.  
Summer 2024 (As of Nov. 2024 we removed the orchards on our property.)

I. Identify the person or entity who is farming the subject site.  
N/A

J. Does this person or entity ( ) own, or ( ) rent the land? (check one)

K. Indicate what the intentions are for use of the remainder of the tax map lot that is not proposed to be developed.  
N/A



- L. Who will maintain the remainder of the property not being used for this development?

We do it now and will continue to maintain the entire property.

- M. Other Project Information: Include information about the existing land cover of the site, the slopes, if any, any known impacts on existing storm water drainage (including field tiles) or other significant plant materials.

N/A

- N. Make a copy of the overall (original) parcel and surrounding parcels within five-hundred (500) feet from the Town's tax maps. Identify the site of this application by placing an "X" on it. Include the tax map with this completed agricultural data statement.

- O. Town Law requires that this Data Statement be mailed by the applicant to all owners of land that is farmed within five-hundred (500) feet of the boundaries of the subject parcel provided such lands are within an Ag Use District or within five-hundred (500) feet of an Ag Use District. Therefore, please list the name, address, and section, block, and lot of all such lands.

1. Aminty Foundation Inc. Attn. Carl Fredericks  
49-1 Blinham Rd.  
Norlboro, ny 12542

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

6. \_\_\_\_\_

(for additional space, use reverse side)

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**FOR TOWN USE ONLY**

Has this Agricultural Data Statement been referred to the County Planning Agency?

( ) YES

(✓) NO

If YES, give date of referral

\_\_\_\_\_

If YES, give County Referral Number

\_\_\_\_\_

If NO, state reason

*Not required. There is no site development.*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



\_\_\_\_\_  
Name of Official Completing Form

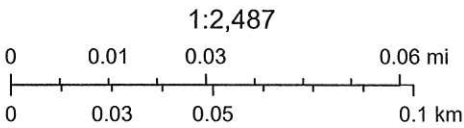
Date: \_\_\_\_\_

# Ulster County Parcel Viewer



December 12, 2024

-  Override 1
-  Override 1



# ULSTER COUNTY

## CERTIFICATE OF AUTHORITY

### TAX ON OCCUPANCY OF HOTEL and MOTEL ROOMS

REGISTRATION NUMBER:

11929

(use this number on ALL returns and  
Correspondence)

**Business Name:** Shulamit & Asa Nathanson

**Address:** 69 Bingham Road

Marlboro

NY

12542

is authorized to collect Occupancy Tax under Local Law #5 of 1991 and pursuant to Chapter 221 of the Laws of 1991 of the State of New York. This certificate must be prominently displayed in your place of business and does not waive any local regulation and/or local ordinances.

Date Issued: 10/31/2024

SEAL

Ulster County Commissioner of Finance



Roseann Daw

Commissioner of Finance