

TOWN OF MARLBOROUGH
21 MILTON TURNPIKE, P.O. BOX 305
MILTON, NEW YORK 12547
PHONE: 845-795-6167 EXT. 118 / FAX: 845-795-2031

ZONING BOARD APPLICATION

THOMAS CORCORAN JR.
BUILDING INSPECTOR
CODE ENFORCEMENT

DATE 1/14/25

NAME Karin Reynolds (for owners)

ADDRESS

94 Brink Farm Road

TELEPHONE 845.706.2695 EMAIL karrreynarch@gmail.com

REQUEST (DESCRIBE IN DETAIL)

- Variance for existing rear yard setback and existing accessory (garage) building in existing front yard

FOR OFFICE USE ONLY

DENIED _____ DATE _____

APPROVED _____ DATE _____

ZONING BOARD OF APPEALS _____

PROCEDURE FOR APPLICANTS TO APPEAR BEFORE THE ZONING BOARD OF APPEALS

APPLICATION FEES: COMMERCIAL \$300.00
RESIDENTIAL \$300.00

ESCROW FEES: \$700.00

(LEGAL NOTICE FEE, TRANSCRIBER FEES & ATTORNEY FEES TO BE TAKEN OUT OF ESCROW FEE)

***PLEASE ISSUE TWO SEPARATE CHECKS FOR APPLICATION AND ESCROW FEES.**

1. APPLICATION MADE TO BUILDING INSPECTOR FOR BUILDING PERMIT.
2. IF APPLICATION IS DENIED BY THE BUILDING INSPECTOR, APPLICATION MAY BE MADE TO THE ZONING BOARD.
3. ZONING BOARD OF APPEALS WILL REVIEW APPLICATION AT THEIR NEXT SCHEDULED HEARING IF ALL DOCUMENTATION HAS BEEN SUBMITTED TO THE SECRETARY BY THE DESIGNATED DEADLINE.
4. ZONING BOARD OF APPEALS WILL EITHER:
 - A. APPROVE APPLICATION SUBMITTED
 - B. REQUIRE FURTHER SUBMISSIONS
 - C. DISAPPROVE SUBMITTED APPLICATION
 - D. REQUEST A SITE PLAN FROM THE PLANNING BOARD AND/OR A REFERRAL FROM THE ULSTER COUNTY PLANNING BOARD
5. IF A SITE PLAN REVIEW IS REQUESTED BY THE ZONING BOARD OF APPEALS, SAID APPLICATION WILL BE PLACED ON THE NEXT AVAILABLE AGENDA OF THE PLANNING BOARD.
6. THE PLANNING BOARD WILL REFER THEIR FINDING OF THE SITE PLAN REVIEW TO THE ZONING BOARD. IF ENGINEERING REVIEW IS REQUIRED THE APPLICANT WILL BE LIABLE FOR THOSE CHARGES.
7. LEGAL NOTICES MUST BE SENT TO ALL PROPERTY OWNERS WITHIN 500 FEET OF THE QUESTIONED PROPERTY. THE ZONING BOARD WILL ADVISE THE APPLICANT WHEN THIS MUST BE DONE.

SIGNATURE

DATE

1/14/25

APPLICATION TO THE ZONING BOARD OF APPEALS
TOWN OF MARLBOROUGH, NEW YORK

APPLICANT Karin Reynolds (for owners) PHONE # 845.706.2695
ADDRESS 94 Brink Farm Road ZIP 12484
LOCATION OF PROPERTY 6 Cubbard Drive / 35 Old Indian Road
ZONING DISTRICT R-Ag-1 SECTION 103.3 BLOCK 1 LOT 14
APPLICANT IS: OWNER _____ TENANT _____ OTHER owners representative
ATTORNEY (IF REQUIRED) _____
ADDRESS _____ PHONE # _____

CHECKLIST OF REQUIREMENTS

1. COPY OF THIS COMPLETED APPLICATION WITH REQUIRED FEE MADE PAYABLE TO THE TOWN OF MARLBOROUGH.
2. SIX (6) COPIES OF PLOT PLAN SHOWING SETBACKS OF PROPOSED VARIANCE AND ALL OTHER STRUCTURES LOCATED ON THE PROPERTY, ALSO EXISTING WELL AND SEPTIC.
3. ANY OTHER DETAILS AND EXHIBITS (PHOTOGRAPHS) DEEMED NECESSARY APPLICABLE TO THIS PROPOSAL.
4. COPY OF DEED AND TAX BILL OF PROPERTY REQUIRING VARIANCE.
5. LIST OF NAMES AND ADDRESSES OF ALL OWNERS OF PROPERTIES WITHIN 500 FEET OF THE PROPERTY FROM "ALL" EXTERIOR BOUNDARIES.
ALL PROPERTY OWNERS MUST BE NOTIFIED BY CERTIFIED MAIL WITH RETURN RECEIPT 10 DAYS PRIOR TO THE PUBLIC HEARING.
6. COPY OF BUILDING PERMIT SHOWING PROPOSAL AND REASON FOR DENIAL IF DENIED.

APPLICATIONS WILL NOT BE ACCEPTED UNLESS ACCOMPANIED BY ALL OF THE NECESSARY DOCUMENTATION.

PLEASE ANSWER ALL QUESTIONS #1-12

1. THE UNDERSIGNED HEREBY APPEALS TO THE ZONING BOARD OF APPEALS OF THE TOWN OF MARLBOROUGH.

FROM AN ORDER, REQUIREMENT, DECISION OR DETERMINATION MADE BY THE BUILDING INSPECTOR
 FROM A DECISION BY THE PLANNING BOARD OF THE TOWN OF MARLBOROUGH
 OTHER _____

2. WHAT IS THE APPROXIMATE ACREAGE OF THE PROPERTY INVOLVED? 2.65 acres

3. IS THE PROPERTY PRESENTLY IMPROVED WITH PERMANENT STRUCTURES?
NUMBER OF DWELLINGS one residence NON-DWELLINGS (GARAGES, SHEDS) barn w/ apartment and garage

4. DOES THE EXISTING BUILDING HAVE A CERTIFICATE OF OCCUPANCY? don't know, historic building?

5. ARE EXISTING STRUCTURES PRESENTLY OCCUPIED? yes, residence
SEASONALLY? _____ YEAR-ROUND?

6. HAS IMPROVEMENT, ADDITION, OR CONSTRUCTION BEEN STARTED? no

7. WILL PREMISES BE OWNER OCCUPIED? yes

8. WAS A PREVIOUS APPEAL OR VARIANCE APPLICATION BEEN MADE WITH RESPECT TO THIS PROPERTY? no IF SO, WHEN _____

9. IS THE LAND OR BUILDING WITHIN 500 FEET OF:

BOUNDARY OF ANY CITY, TOWN OR VILLAGE?
 BOUNDARY OF ANY EXISTING OR PROPOSED STATE OR COUNTY PARK OR OTHER RECREATION AREA?
 RIGHT-OF-WAY OF ANY EXISTING OR PROPOSED STATE OR COUNTY PARKWAY, THRUWAY, EXPRESSWAY, ROAD OR HIGHWAY?
 RIGHT-OF-WAY OF ANY EXISTING OR PROPOSED STREAM OR DRAINAGE CHANNEL OWNED BY THE COUNTY OR FOR WHICH THE COUNTY HAS ESTABLISHED CHANNEL LINES?

10. TYPE OF ACTION SOUGHT:

AN INTERPRETATION OF THE ZONING ORDINANCE OR ZONING MAP
 A VARIANCE TO THE ZONING ORDINANCE

11. NATURE OF REQUEST:

TOWN CODE SECTION: 155-14. TITLE: Lot regulations

12. REASON YOU ARE PETITIONING THE ZONING BOARD OF APPEALS. (IF SEEKING A VARIANCE INDICATE HARSHIP YOU WILL SUFFER IF THE VARIANCE IS NOT GRANTED).

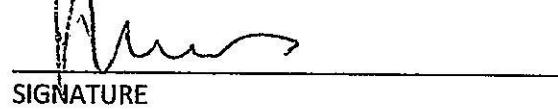
Pre-existing non-conforming rear yard set back and location of garage building in front yard was not self-created.

STATE OF NEW YORK
COUNTY OF Ulster

SWORN TO ME THIS 14th DAY OF January 2025


NOTARY PUBLIC SIGNATURE

JESSICA QUENT
Notary Public, State of New York
Reg. # 01QU0023301
Qualified in Ulster County
Commission Expires April 09, 2026


SIGNATURE

ZONING VARIANCE AREA/USE

1. AREA MAPS SHOWING THE LOCATION OF THE PROPOSAL

- A. SUBMIT AN 8 ½" X 11" PHOTOCOPY OF THE APPROPRIATE SECTION OF EITHER A USGS OR NYS DEPARTMENT OF TRANSPORTATION MAP – 1:2400 SCALE**
- B. SUBMIT AN 8 ½" X 11" PHOTOCOPY OF THE APPROPRIATE SECTION OF THE MUNICIPAL ZONING MAP**
- C. SUBMIT AN 8 ½" X 11" PHOTOCOPY OF THE APPROPRIATE SECTION OF THE LOCAL TAX MAP OF THE APPLICANT'S PROPERTY**

2. COMPLETE WRITTEN DESCRIPTION OF THE PROPOSAL

- 3. SITE PLAN SHOWING PHYSICAL CHARACTERISTICS OF PROPERTY; EXISTING AND PROPOSED LAYOUT OF BUILDINGS, STRUCTURES, ADDITIONS, PARKING, ROAD OR HIGHWAY ACCESS, DRAINAGE AND AVAILABILITY OF UTILITIES (APPROPRIATE SCALE)**
- 4. SUPPORTING MATERIAL USED IN REQUEST, SUCH AS TRAFFIC GENERATION, ADDITIONAL SERVICES ETC.**
- 5. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED**
- 6. ZONING PROVISION FROM WHICH A VARIANCE IS REQUESTED**
 - A. LIST "PRACTICAL DIFFICULTIES" FOR AN AREA VARIANCE**
 - B. LIST "UNNECESSARY HARDSHIPS" FOR A USE VARIANCE**
- 7. COPY OF ENVIRONMENTAL ASSESSMENT OR IMPACT STATEMENT AS REQUIRED UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA).**
- 8. AFTER ULSTER COUNTY PLANNING BOARD REVIEW, SUBMISSION OF FINAL ACTION REPORT**

THE TOWN OF MARLBOROUGH MUNICIPAL CODE SETS FORTH THE SCHEDULE OF FEES FOR APPLICATIONS TO THE ZONING BOARD. THE SIGNING OF THIS APPLICATION INDICATES YOUR ACKNOWLEDGMENT OF RESPONSIBILITY FOR PAYMENT OF THESE FEES TO THE ZONING BOARD FOR REVIEW OF THIS APPLICATION, INCLUDING BUT NOT LIMITED TO FEES FOR PROFESSIONAL SERVICES (ATTORNEY'S, ENGINEER, LEGAL NOTICE AND TRANSCRIBER FEES).

APPLICANT SUBMISSIONS AND RE-SUBMISSIONS WHICH ARE NOT COMPLETE WILL NOT BE CONSIDERED BY THE ZONING BOARD OR PLACED ON ITS AGENDA UNTIL ALL OUTSTANDING FEES HAVE BEEN PAID.

APPLICATION FEES: COMMERCIAL \$300.00
RESIDENTIAL \$300.00

ESCROW FEES: \$700.00

*ANY PORTION OF THE ESCROW FEE DEPOSIT NOT EXPENDED DURING THE REVIEW OF SUCH APPLICATION SHALL BE RETURNED TO THE APPLICANT UPON FINAL ACTION BY THE TOWN OF MARLBOROUGH.

***ANY AND ALL FEES OUTSTANDING FROM THE ESCROW FEE DEPOSIT IS THE RESPONSIBILITY OF THE APPLICANT TO MAKE IMMEDIATE PAYMENT OF THE AMOUNT DUE TO THE TOWN OF MARLBOROUGH (AN INVOICE WITH BALANCE DUE WILL BE MAILED TO THE APPLICANT).**

Karin Reynolds for owners

APPLICANT'S NAME (PRINT)

John C. Stennis

APPLICANTS SIGNATURE

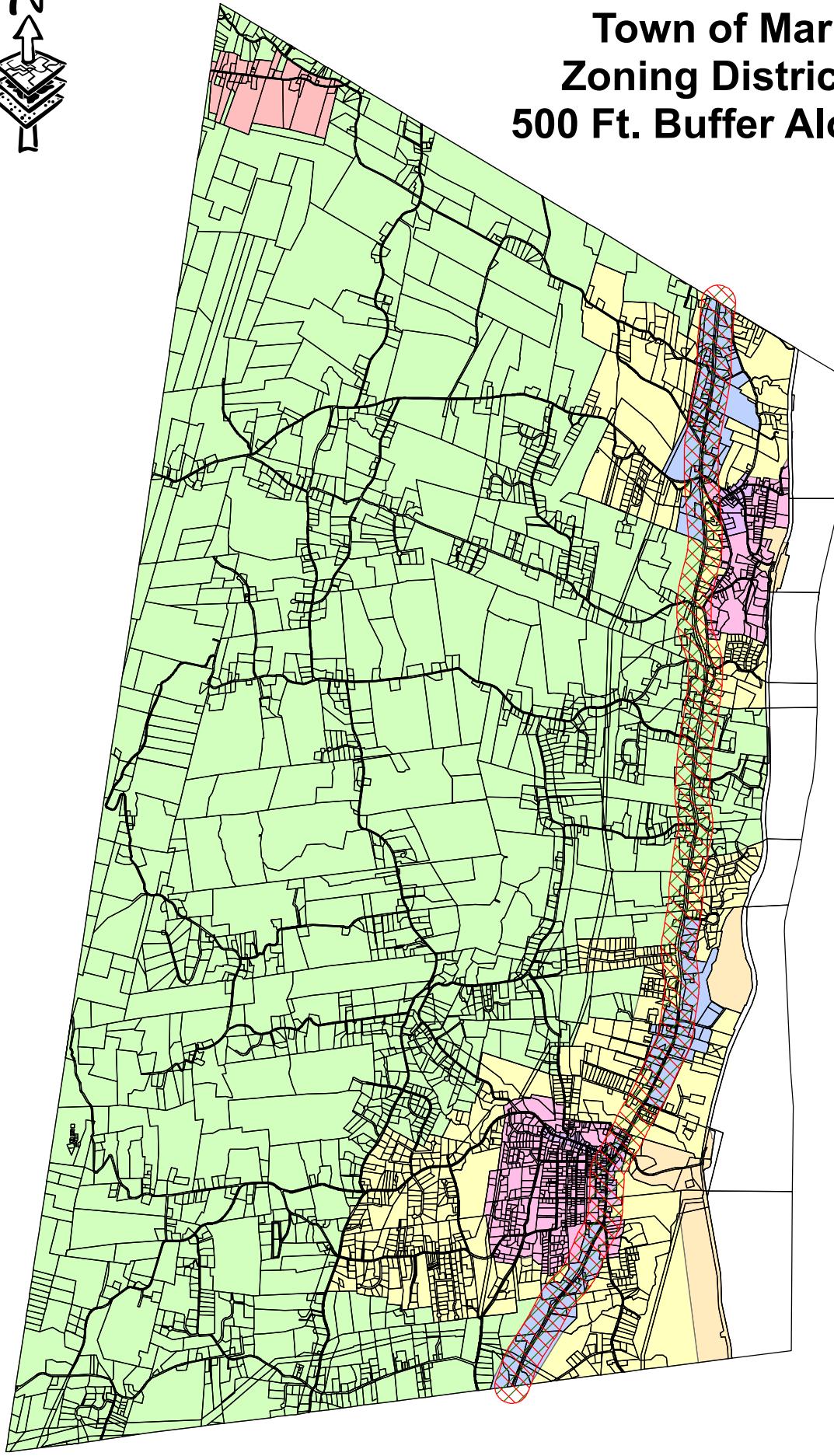
01/14/25

DATE

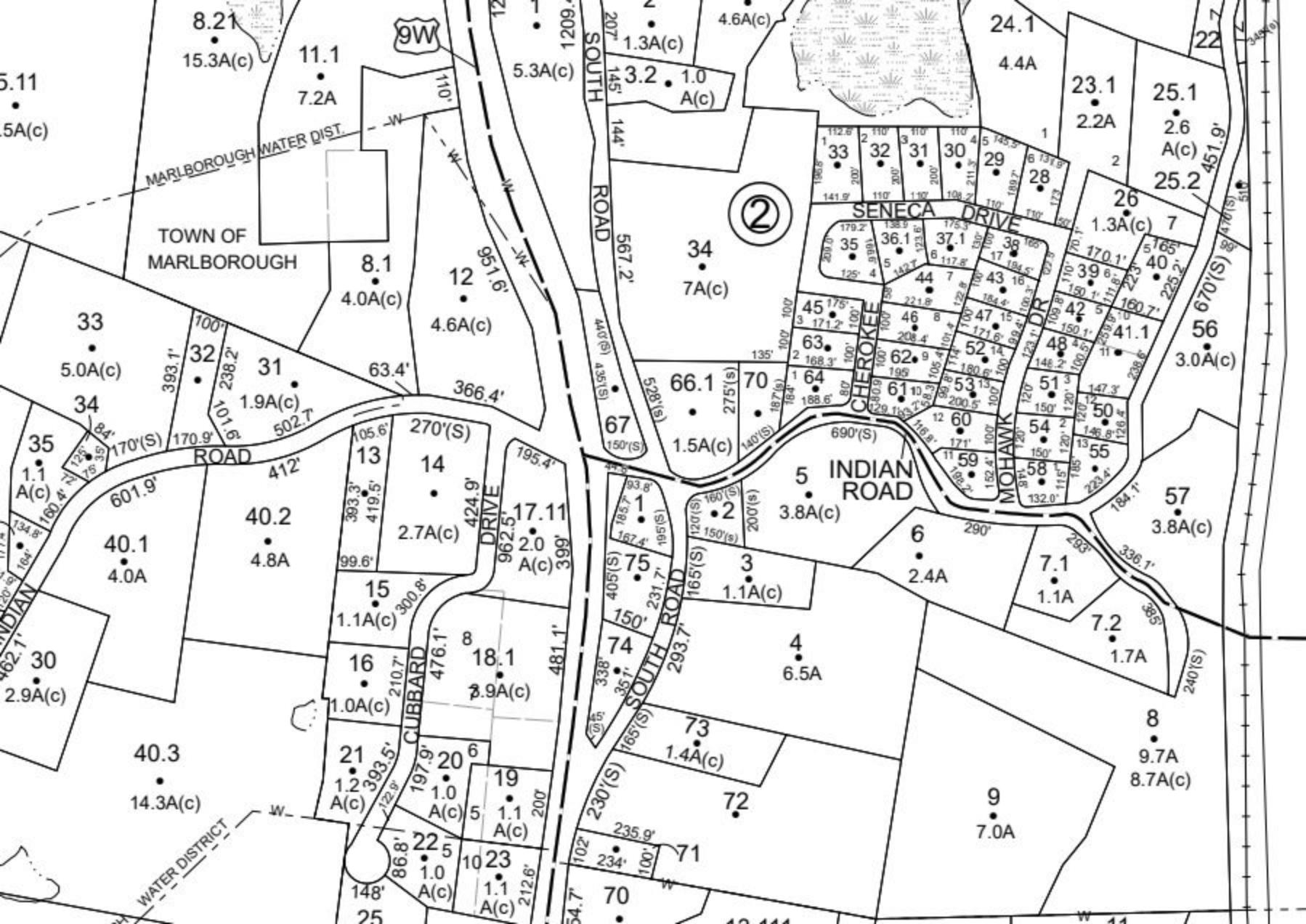




Town of Marlborough Zoning District Map with 500 Ft. Buffer Along Route 9W



Map Legend	
	500 Ft. Buffer off Route 9W
	Parcel Boundaries
Marlborough Zoning Districts	
ZONE	
	C
	C-2
	HD
	IND
	R
	R-1
	RAG-1



Atkins Subdivision Application_ZBA

Atkins & Skvarcius owners
6 Cubbard Drive/ Old Indian Road
103.3-1-14

Andrew Skvarcius and Nick Atkins bought the above mentioned property under the assumption that Andrew would live in the existing residence and Nick could renovate existing apartment and barn for himself.

Reason for subdivision is that both owners can have their own residences. The Marlborough Zoning Code does not allow more than one residence on a lot. Existing barn (with existing apartment non-conforming, pre-existing) will be renovated into a residence.

1. Area Variance for pre-existing, non-conforming setback of existing building to existing property line and location of existing building in existing frontyard.

Seeking an area variance of 75' -48'8" back yard and garage building in front yard feet for pre-existing non-conforming back yard and front yard violation respectively as existing accessory (garage) building is located in front yard of existing barn.

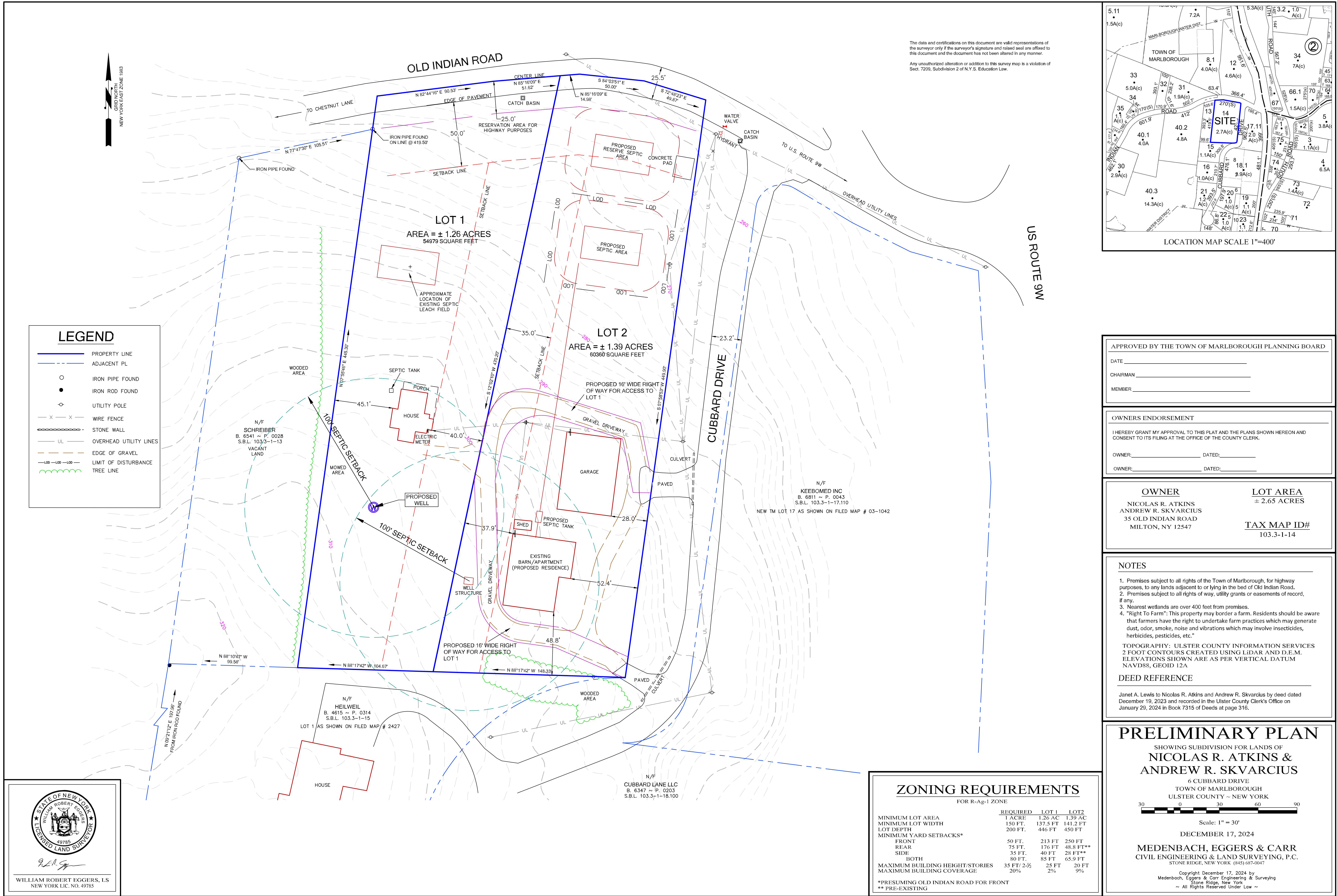
The parcel is in R-Ag-1 zone, requiring 75' of backyard.

The pre-existing non-conforming back yard setback to neighbor is 48'-8".

This parcel is before the planning board for a proposed subdivision. That board decided that a zoning variance would be required for the pre-existing non-conforming yards must be granted for the subdivision application to proceed. The lot lines to which the setback variances that are being requested are not changing in the proposed subdivision, and obviously, the buildings on the parcel were built prior to the zoning code. We feel that this will not create any adverse physical or environmental effects or change the existing neighborhood character.

It's not self-created and cannot be achieved by any other means.

Karin Reynolds Architect
Owners representative
2025-01-14



Short Environmental Assessment Form

Part 1 - Project Information

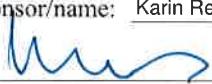
Instructions for Completing

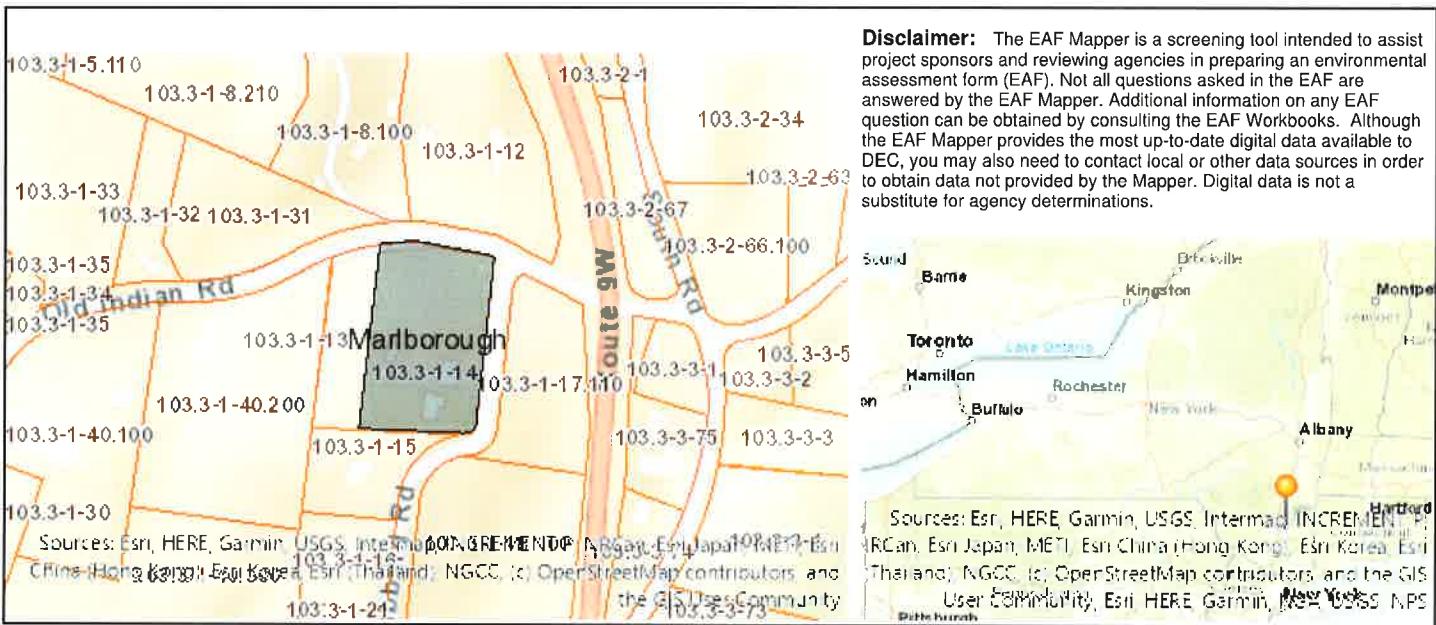
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
<p>Name of Action or Project: Atkins Subdivision</p> <p>Project Location (describe, and attach a location map): 6 Cubbard Drive</p> <p>Brief Description of Proposed Action: Existing house and barn with apartment on 2.6 acre lot. Proposed 2 lot subdivision.</p>			
<p>Name of Applicant or Sponsor: Karin Reynolds, Architect for Nicolas Atkins</p>		<p>Telephone: 845-706-2695</p> <p>E-Mail: Karrreynarch@gmail.com</p>	
<p>Address: 94 Brink Farm Road</p>			
<p>City/PO: Stone Ridge</p>		<p>State: NY</p>	<p>Zip Code: 12484</p>
<p>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</p>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.</p>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Ulster County Health Dept septic approval</p>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<p>3. a. Total acreage of the site of the proposed action? _____ 2.6 acres b. Total acreage to be physically disturbed? _____ 0.2 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 2.6 acres</p>	
<p>4. Check all land uses that occur on, are adjoining or near the proposed action:</p>			
<p>5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland</p>			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ N/A _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Existing Well _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Septic leach field _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:			
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?			NO YES
Atlantic Sturgeon, Shortnose...			<input type="checkbox"/> <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?			NO YES
			<input checked="" type="checkbox"/> <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,			NO YES
a. Will storm water discharges flow to adjacent properties?			<input type="checkbox"/> <input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?			<input type="checkbox"/> <input type="checkbox"/>
If Yes, briefly describe:			
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:			NO YES
			<input checked="" type="checkbox"/> <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:			NO YES
			<input checked="" type="checkbox"/> <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:			NO YES
			<input checked="" type="checkbox"/> <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor/name: Karin Reynolds		Date: 11/06/2024	
Signature: 		Title: Agent	



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



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

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



BOOK/PAGE: 7315 / 316
INSTRUMENT #: 2024-910

Receipt #: 2024006783

Clerk: JCAH

Rec Date: 01/29/2024 10:33:53 AM

Doc Grp: D

Descrip: DEED

Num Pgs: 5

Rec'd Frm: RIVER CITY ABSTRACT

Party1: LEWIS JANET A

Party2: ATKINS NICOLAS R

Town: MARLBOROUGH

103.3-1-14

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	1712.00

Sub Total: 1712.00

Total: 1912.00

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

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

Transfer Tax #: 2664

Transfer Tax

Consideration: 428000.00

Transfer Tax - State 1712.00

Total: 1712.00

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:

DOMINICK J PENZETTA ESQ
33 HENRY STREET
POB 429
BEACON NY 12508

Nina Postupack
Nina Postupack
Ulster County Clerk

4
513600

THIS INDENTURE, made the

19 day of December, two thousand twenty three

BETWEEN:

Janet A. Lewis
33-35 Old Indian Road
Milton, New York 12547

party of the first part,

AND

Nicolas R. Atkins and Andrew R. Skvarcius
as tenants in common
62 King Street 3rd Floor
New York, New York 10014

party of the second part.

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

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

See annexed Schedule A

Being and intending to be the same premises described in a Deed from William R. Lewis, Jr. and Janet A. Lewis to Janet A. Lewis, dated May 5, 1978 and recorded in the Ulster County Clerk's Office on May 8, 1978 in Deed Liber 1390 page 1198.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

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

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

Janet A. Lewis
Janet A. Lewis

STATE OF NORTH CAROLINA)
ss.:
COUNTY OF WAKE)

On December 19th, 2023 before me the undersigned personally appeared, Janet A. Lewis, 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(ies), and that by his/her/their signature(s) on the instrument, the individual(s) acted, executed the instrument.

Deuid L. Moore
Terri L. Moore



Bargain and Sale Deed
with covenant against
grantor's acts

Section 103.3 Block 1 Lot 14

Town of Marlborough, County of Ulster

Record and return to:

Janet A. Lewis
- to -
Nicolas R. Atkins &
Andrew R. Skvarcius

Dominick J. Penzetta, Esq.
POB 429
33 Henry Street
Beacon, New York 12508

TITLE NO. RCA-ST-61552
REVISED 12/28/2023
SCHEDULE A

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

BEGINNING at a point on the Westerly line of Cubbard Road at the intersection with lands N/F Hallweil (103.3-1-15) and running thence along the northerly line of said Hallweil north 76 degrees 16 minutes 00 seconds west 253.00 feet to a point of intersection with lands N/F Schreiber (103.3-1-13) said point being located southeast 0.8 feet from a steel plate buried in the ground;

RUNNING THENCE along the westerly line of said Schreiber north 19 degrees 51 minutes 00 seconds east 419.50 feet to a point on the southerly line of Old Indian Drive said point being located southeast 0.8 feet from an iron pipe found;

CONTINUING THROUGH through the pavement of said Old Indian Road north 19 degrees 51 minutes 00 seconds east 25.80 feet to a point in the pavement of Old Indian Road;

RUNNING THENCE through the pavement of Old Indian Road the following four courses and distances; 1) South 85 degrees 21 minutes 37 seconds west 90.52 feet as surveyed (south 86 degrees 06 minutes 00 seconds east 90.60 feet deed) to a point, 2) South 82 degrees 49 minutes 00 seconds east 66.60 feet to a point, 3) South 72 degrees 09 minutes 00 seconds east 50.00 feet to a point, 4) South 60 degrees 19 minutes 00 seconds east 50.00 feet to a point;

RUNNING THENCE thence through the pavement of said Old Indian Drive south 19 degrees 51 minutes 00 seconds west 25.00 feet to a point of intersection with the westerly line of said Cubbard Road;

RUNNING THENCE along the westerly line of said Cubbard Road south 19 degrees 51 minutes 00 seconds west 424.90 feet to the place and point of **BEGINNING**.

For conveyancing only,
to be conveyed

Together with all right, title if intended and
interest of, in and to any streets and road
abutting the above described premises, to the
center line thereof.

FOR COUNTY USE ONLY

C1. SWIS Code

513600

C2. Date Deed Recorded

01/29/2024

C3. Book

7315

Month Day Year

C4. Page

316

910



**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	33-35	Old Indian Road	91a 6 Hubbard St.	
	* STREET NUMBER	* STREET NAME		
	Marlborough	VILLAGE	12547	
2. Buyer Name	Atkins	Nicolas R.	* ZIP CODE	
	* LAST NAME/COMPANY	FIRST NAME		
	Skvarcius	Andrew R.		
	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	<input type="checkbox"/> Part of a Parcel (Only if Part of a Parcel) Check as they apply:
				<input type="checkbox"/> 4A. Planning Board with Subdivision Authority Exists
5. Deed Property Size	X	OR	2.65	<input type="checkbox"/> 4B. Subdivision Approval was Required for Transfer
	* FRONT FEET		* ACRES	<input type="checkbox"/> 4C. Parcel Approved for Subdivision with Map Provided
6. Seller Name	Lewis	Janet A.		
	* 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:	Check the boxes below as they apply:			
A. One Family Residential	<input type="checkbox"/> 8. Ownership Type is Condominium			
	<input type="checkbox"/> 9. New Construction on a Vacant Land			
	<input type="checkbox"/> 10A. Property Located within an Agricultural District			
	<input type="checkbox"/> 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District			

SALE INFORMATION

11. Sale Contract Date	11/30/2023
* 12. Date of Sale/Transfer	1/12/2024
*13. Full Sale Price	428,000.00

(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.

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:

14. Indicate the value of personal property included in the sale 0.00

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

16. Year of Assessment Roll from which information taken(YY)	23	*17. Total Assessed Value	225,700
*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))			
103.3-1-14			

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

Janeh C. Lewis 12-19-23
SELLER SIGNATURE DATE

BUYER SIGNATURE

OMR
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 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.)

Atkins	Nicolas R.
* LAST NAME	FIRST NAME
347	577 7770
AREA CODE	TELEPHONE NUMBER (Ex: 9999999)
35	Old Indian Road
* STREET NUMBER	* STREET NAME
Milton	NY 12547
* CITY OR TOWN	* STATE ZIP CODE
BUYER'S ATTORNEY	
Penzetta	Dominick J.
LAST NAME	FIRST NAME
(845)	831-5291
AREA CODE	TELEPHONE NUMBER (Ex: 9999999)

