



Business Application

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)	Maple Branch Manor
Address of Project Site 155-31 O 4 (b) (i)	28 Woodcrest Lane Milton 12547
Tax Section, Block, and Lot Number(s)	SBL: 103.3-3-22
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)	Short term rentals not permitted in multifamily houses house 5468 garage 2100
Number of Bedrooms to be Rented for Short term rentals and bed and breakfast	7 No increase in bedrooms permitted
Number of Parking spaces 155-31 O 4 (b) (x)	11 dedicated
Number of Employees 155-31 O 4 (b) (xi)	0
Proposed days and hours of operation are indicated. 155-31 O 4 (b) (xii)	Weekends / holidays

Project Description Narrative (see checklist item 2)

See attached

Contacts

Name of Property Owner 155-31 O 4 (b) (ii), 155-1	Constance Ray
Address of Property Owner	53 Woodcrest Lane Milton 12547
Telephone Number of Property Owner:	818-625-0355
Email of Property Owner	twinbranch4018@gmail.com
Name of Applicant (if different)	
Address of Applicant	
Telephone Number of Applicant	
Email Address of Applicant	

Professional contacts if applicable

Name of Surveyor	
Address of Surveyor	
Telephone Number of Surveyor	
Email Address of Surveyor	
Name of Engineer	
Address of Engineer	
Telephone Number of Engineer	
Email Address of Engineer	
Name of Attorney	Stephanie Whidden
Address of Attorney	90 St. James St. Kingston NY
Telephone Number of Attorney	845-338-6500
Email Address of Attorney	stephaniewhiddenlaw.com
Name & Profession of Other Involved Personnel	Red Cottage
Address of Other Involved Personnel	360 Broadway 5th Floor NYC 10003
Telephone Number of Other Involved Personnel	845-539-1511
Email of Other Involved Personnel	juey@redcottageinc.com

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.

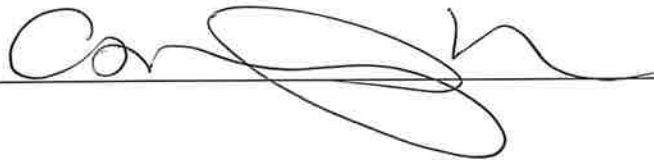
Please check each required item. Use the separate page attached explaining any waivers requested from the checklist. After final approval is given by the Planning Board, the Building Department should be contacted for further guidance regarding permit requirements 155-32.2.

Y / N	Required Items To Be Submitted
1	Twelve (12) copies this completed application, all maps, plans, reports, and a PDF file of all documentation submitted. Any plan sets must be submitted in collated packages.
2	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	Completed Minor Site Plan Application (Pages 1 and 2) and Disclaimer page 10.
4	Site Plan Application Checklist Complete (Automatic application rejection without checklist) pages 3 to 4
5	Home Occupation 155-23 D – “There shall be no structural alteration to the principal building in order to accommodate the home occupation. Home occupations shall generate no noise, odor, vibration, smoke, dust, traffic or other objectionable effects.” Short term rentals and home occupations are classified as Type 2 SEQRA action (No Environmental Assessment Form is required).
6	Letter of Agent Statement Page 11 if applicable. Notice of Disclosure or Interest pages 6-8 if applicable.
7	Application Fee Paid (Separate check from Escrow Fee) see page 9
8	Initial Escrow Fee Paid (Separate check from Application Fee) see page 9
9	A copy of the deed to the property as most recently filed and/or a copy of the executed contract of sale is included 155-31 E (aa) (1).
10	A copy of each covenant, easement or deed restriction in effect or intended to cover all or part of the tract is included 155-31 E (aa) (2).
11	Agricultural Data Statement (If applicable).
12	Photographs of the site and buildings and/or aerials thereon are included. They are encouraged, not required by Planning Board. See 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	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	Outline the proposed design showing boundary lines of the property. 155-31 O (c) (ii).
16	Outline the proposed design North arrow, scale and date. 155-31 D (4) (b).
17	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	Outline the proposed design showing existing zoning district 155-31 O 4 (c) (v).
19	Outline the proposed design showing location of all existing and proposed buildings and other improvements. 155-31 O 4 (c) (vi).
20	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	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	Outline the proposed design showing the names of existing streets, other access ways and site ingress and egress. 155-31 O 4 (c) (iv) and 155-31 O 4 (c) (ix).

The proposed Site Plan has been prepared in accordance with this checklist.

APPROVAL BY THE PLANNING BOARD IS NOT PERMISSION TO START OPERATION. CONTACT THE BUILDING DEPT. FOR SHORT TERM RENTALS ALSO SEE SECTION 155-32.3 FOR PERMIT AND SAFETY INSPECTION REQUIREMENTS.

By:  Date 7/15/23

PROJECT DESCRIPTION NARRATIVE

I have lived at 58 Woodcrest Lane for five and a half years. Next door is the old Marlboro Hotel. During this time here, it has been used as a half-way house for women, and for the last four plus years, vacant. The building was in severe disrepair, and the surrounding property was a jungle of vines and trash.

Marlborough and the vicinity has a multitude of wedding venues, but not enough places for the wedding parties and guests to stay. My idea is to offer a short-term rental curated for bridal parties. I have done a total remodel from basement to roof, working closely with your building department. The house has seven ensuite bedrooms, living, dining, library, gourmet kitchen and a room dedicated to hair and makeup for the bride and her attendants.

I aim to contract with Red Cottage, a high end rental company that caters solely to the Hudson Valley.

The property uses well water and propane, so we will not be using city utilities. The parking spaces are located on

the property behind an eight foot tall fence, so out of sight.

The property is three and a half acres with a wide margin away from neighbors. An eight foot fence surrounds the property as well as old growth trees. I wrote to all my surrounding neighbors before undertaking this project to let them know my intentions, and everyone was supportive. A landscaper has remedied all drainage issues which were minimal. As this is not an event venue, but solely for sleeping, I cannot foresee any noise issues.

The property is located on a dead-end road. Woodcrest Lane empties onto 9W. The surrounding properties are the Highway department, Hepworth Farms and residential homes.

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, Constance Ray, residing at 58 Woodcrest Lane, 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

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:

7/15/25

ACKNOWLEDGMENT

State of New York

County of:

On July 15th 2025, before me personally appeared Constance Ray, 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



MADALLINE LOCKWOOD
Notary Public, State of New York
No. 01LO0027185
Qualified in Dutchess County
Commission Expires July 29, 2028

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): Constance Ray
Applicant's Signature: 
Date: 7/11/25

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

ULSTER COUNTY

CERTIFICATE OF AUTHORITY

TAX ON OCCUPANCY OF HOTEL and MOTEL ROOMS

REGISTRATION NUMBER:

12301

(use this number on ALL returns and Correspondence)

Business Name:

Maple Branch Manor

Address:

28 Woodcrest Lane

Milton

NY

12547

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: 4/4/2025

SEAL

Ulster County Commissioner of Finance

Roseann Daw

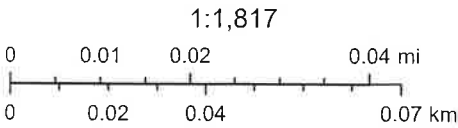
Roseann Daw

Commissioner of Finance

Ulster County Parcel Viewer



January 16, 2025



2. Unlawful alteration. In addition to a survey map being a "survey" and surveyor's work is a violation of section 2209, subdivision 2, of the New York State Education Law.

- [illegible]

Major criticism "that subdivision is required for timber" expressed by farmers and ranchers and filed in the Justice County Clerk's office on October 17, 2001 as Wap Ha "2001".

WILLIAM S. HAYES
TO THE
WASHINGTON SAVINGS BANK
AUGUST 9, 1877

town of Northborough, Worcester County, New York
1035-5-27

155,760 Square Feet
3.671 Acres

Field Completion: February 4, 2018

32 Woodcrest, LLC
Landmark Abstract Agency, LLC
Cid Republic National Fire Insurance Company

[illegible]

JOHNSON
SURVEYING

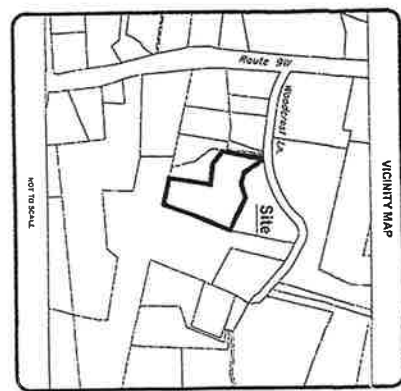
BRENDAN JOHNSON, PLS.
10 Meadow Lane
Pleasant Valley, NY 12569
Phone No. (415) 390-0578
johnsonbrendan@yahoo.com

Copyright 2014



28 WOODCREST
MAP OF A SURVEY
PREPARED FOR
28 WOODCREST LANE
TOWN OF WESTBROOK, COUNTY OF WILKES, STATE OF NEW YORK

100-100-22	
ADDRESS 28 WOODCREST LANE	
DATE 2/7/18	DEPT. BJ
MEDIA F-201	CLASSIFIED BJ
PROJECT NO. 18-004	
PREPARED BY JL WOODCREST LANE	
SHEET 1 OF 1	



TAX COLLECTOR'S ADDRESS:

COLLEEN CORCORAN
TAX COLLECTOR
PO BOX 305
MILTON, NY 12547

513600 TOWN OF MARLBOROUGH

COUNTY AND TOWN REAL PROPERTY TAXES DUE 2025

Fiscal Year: 01/01/2025 - 12/31/2025

County Aid: 75,052,198

Bill No: 2826

PROPERTY TAXPAYER'S BILL OF RIGHTS

Town Aid: 476,482

The Assessor estimates the Full Market Value of this property as of July 1, 2023 was:

The Assessed Value of this property is:

The Uniform Percentage of Value used to establish assessments in your municipality was:

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

\$568,518
\$343,400
58.35%

SBL: 103.3-3-22
Owner:
Ray Constance J
58 Woodcrest Ln
Milton, NY 12547

Bank:

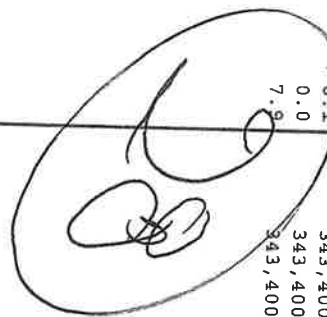
845-795-5100 X4 - 21 MILTON TPK., SUITE 200, MILTON, NY 12547
HOURS 8:00AM - 4:00PM MON-FRI / CLOSED FOR LUNCH 12:30-1:30PM
PLEASE BRING BILL IF PAYING IN PERSON

Exemption	Value	Full Value	Tax Purpose	Exemption	Value	Full Value	Tax Purpose
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Property Information:

Dimensions: 3.1 ACRES
Location: 28 Woodcrest Ln

Roll Section: 1
Property Class: 1 Family Res

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE FROM PRIOR YEAR	TAXABLE VALUE	TAX RATE PER \$1000	TAX AMOUNT
County General Tax	73,974,400	0.0	343,400.00	3.861383	1,326.00
Town General Tax	5,052,579	6.1	343,400.00	6.269588	2,152.98
Town Highway Tax	2,065,423	0.0	343,400.00	2.562919	880.11
Milton fire	838,025	7.9	343,400.00	2.607614	895.45
					
If Paid By:	Penalty %	1st Payment	2nd Payment	Total Tax Due	TOTAL \$
01/31/2025	0.0%	2,627.27	2,627.27	5,254.54	5,254.54
02/28/2025	1.0%	2,653.54	2,653.54	5,307.08	
03/31/2025	2.0%	2,679.82	2,679.82	5,359.64	
04/30/2025	3.0%	2,706.09	2,706.09	5,412.18	
05/31/2025	4.0%	2,732.36	2,732.36	5,464.72	

*****COUNTY TAX BILL INFORMATION STATEMENT*****

The State of New York requires local governments to perform many functions and provide services without financial support. These state requirements or "unfunded state mandates" have a direct impact on local spending and represent a significant portion of the county and town real property taxes that are due. Please see the notice enclosed with this tax bill for a more detailed explanation of the spending required by the State of New York and the impact on local property tax rates or visit the following website: ulstercounty.ny.gov/ulstercounty.ny.gov/Legislature

Ulster County Clerk's Office

244 Fair Street
Kingston, NY 12401

Telephone (845) 340-3288 FAX (845)-340-3299

**NOTICE OF SALE OR TRANSFER OF OWNERSHIP OF
YOUR RESIDENTIAL PROPERTY.**

To: RAY CONSTANCE J
(Name of owner of record)

Our records show that you are listed as the current owner of record for residential property:

Section # 103.3 Block # 3 Lot # 22

Located At: 28 WOODCREST LAND
(street address)

in the county of ULSTER, New York On 04/11/2025, documents

were filed at this office to change ownership and transfer title of your property.

To: MAPLE BRANCH MANOR LLC
(name of new owner)

If you have any questions regarding the validity of the documents, and wish to dispute the recording of the transfer, you should obtain legal counsel. If you believe you are a victim of a crime related to this recording, contact your local law enforcement agency or, if in the City of New York, the office of the sheriff.

Please note that the specific information contained in this notice and used in the mailing of the same was taken from the conveyance document presented to the County Clerk's Office for recording. This information has not been verified by the County Clerk's Office for accuracy or compiled from any other source. As such, the County Clerk's Office makes no guarantees of the accuracy of the information therein.

RAY CONSTANCE J
58 WOODCREST LANE
MILTON NY 12547

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 party has duly executed this deed the day and year first above written.

In presence of:


Constance J. Ray

STATE OF NEW YORK:
COUNTY OF ULSTER: SS:

On the 19 day of March, in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared CONSTANCE J. RAY, 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public Lockwood

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS
-----X
Constance J. Ray

TO

MAPLE BRANCH MANOR LLC
-----X

COUNTY/TOWN Ulster/Marlborough
ADDRESS - 58 Woodcrest Lane
 Milton, New York 12547

SECTION - 103.3
BLOCK - 3
LOT - 22

✓ RETURN TO: Stephanie M. Whidden, Esq.
 P.O. Box 249
 West Hurley, New York 12491

MADALLINE LOCKWOOD
Notary Public, State of New York
No. 01LO0027185
Qualified in Dutchess County
Commission Expires July 29, 2028

Schedule A Description

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

BEGINNING at a point in a stone wall along lands now or formerly of Wulfers at the southeasterly corner of lands conveyed to Edward Sjostrom by deed recorded in Book 1004, Page 384; thence along his lands N 22 degrees E, passing over an iron pipe at about 3 feet, for a total distance of 258.8 feet to an iron pipe set; thence N 68-09 W, passing 22 feet northerly of the porch on the Sjostrom parcel 166 feet to an iron pipe set; thence N 51-13 W 71.8 feet to an iron pipe at the driveway; thence along a driveway N 19-13 E 240 feet to a point, being S 56-15 E 20 feet from an iron pipe at the end of a stone wall adjoining lands of Jennison; thence along the southerly side of a driveway as follows: S 42-07 E 42.1 feet to an iron pipe; thence S 28-27 E 59.8 feet to an iron pipe; thence S 37-18 E 37.9 feet to an iron pipe set; thence S 59-18 E 39.2 feet to an iron pipe set; thence S 73-23 E 51.9 feet to an iron pipe set; thence N 86-21 E 70 feet to an iron pipe about 14.5 feet westerly of a cherry tree; thence leaving the drive S 52-39 E 110.3 feet to an iron pipe set at the top of a bank; thence S 57-22 E 91 feet to an iron pipe at the northerly end of a stone wall; thence along a stone wall along lands of the aforesaid Wulfers S 29-50 W 428.5 feet to a chisel cross on a stone on the stone wall; thence N 68-54 W 126.4 feet to a chisel cross at a stone wall corner; thence along a stone wall N 67-23 W 34.5 feet to the place of BEGINNING.

TOGETHER with the right to use the driveway from the public road which runs generally easterly along the northerly side of the aforesaid described parcel.

4
TN-36
Bargain & Sale Deed, with covenant against grantor's acts - Ind. or Corp.

THIS INDENTURE, made the 19th day of March, Two Thousand Twenty-Five,

BETWEEN

Constance J. Ray, residing at 58 Woodcrest Lane, Milton, New York 12547,

party of the first part, and

Maple Branch Manor LLC, a Limited Liability Company duly organized and existing pursuant to the laws of the State of New York, with its office, principal place of business, and mailing address at 58 Woodcrest Lane, Milton, New York 12547,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and 00/100 (\$10.00) 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 successors and assigns of the party of the second part forever,

ALL THAT TRACT, PIECE OR PARCEL OF LAND, with the buildings and improvements thereon erected, situate, lying and being in Town of Marlborough, County of Ulster, and State of New York, more particularly bounded and described as follows:

SEE ATTACHED SCHEDULE A

BEING and intended to be the same premises described in the deed from 28 Woodcrest LLC to Constance J. Ray dated April 3, 2024, and recorded in the Ulster County Clerk's Office on April 4, 2024, as Instrument #2024-3589.

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 appurtenances 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 first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the



ULSTER COUNTY – STATE OF NEW YORK
TAYLOR BRUCK, ACTING 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: 7479 / 6
INSTRUMENT #: 2025-4351

Receipt#: 2025028517
Clerk: JCAH
Rec Date: 04/11/2025 11:44:28 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: STEPHANIE M WHIDDEN ESQ

Party1: RAY CONSTANCE J
Party2: MAPLE BRANCH MANOR LLC
Town: MARLBOROUGH
103.3-3-22

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 0.00

Sub Total: 0.00

Total: 200.00

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

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

Transfer Tax #: 3961

Transfer Tax

Consideration: 0.00

Total: 0.00

Record and Return To:

STEPHANIE M WHIDDEN ESQ
PO BOX 249
HURLEY NY 12491

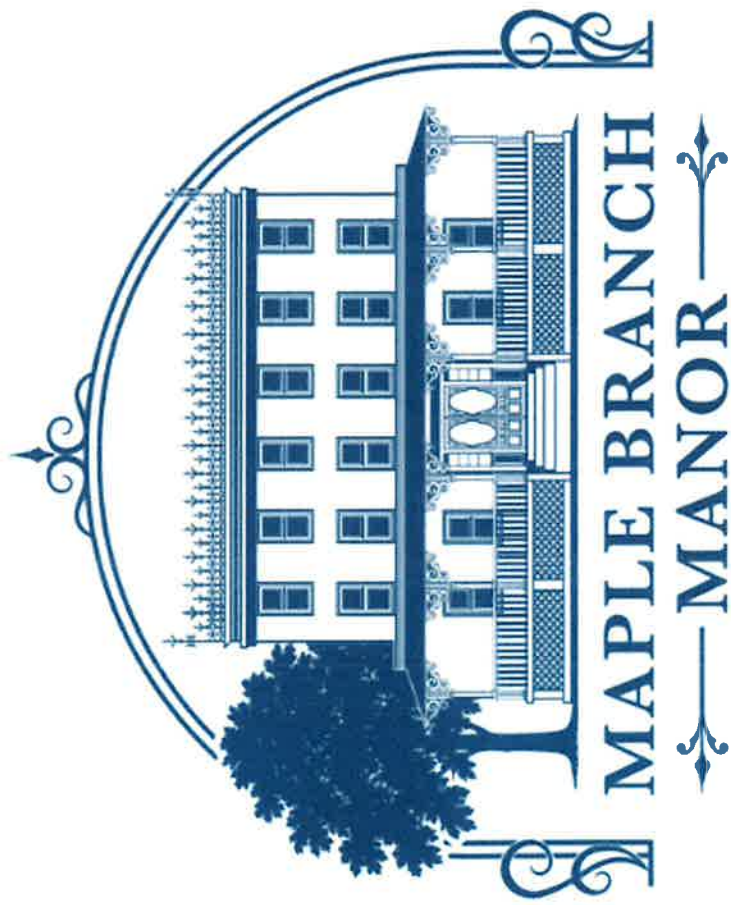
WARNING***

*** 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.

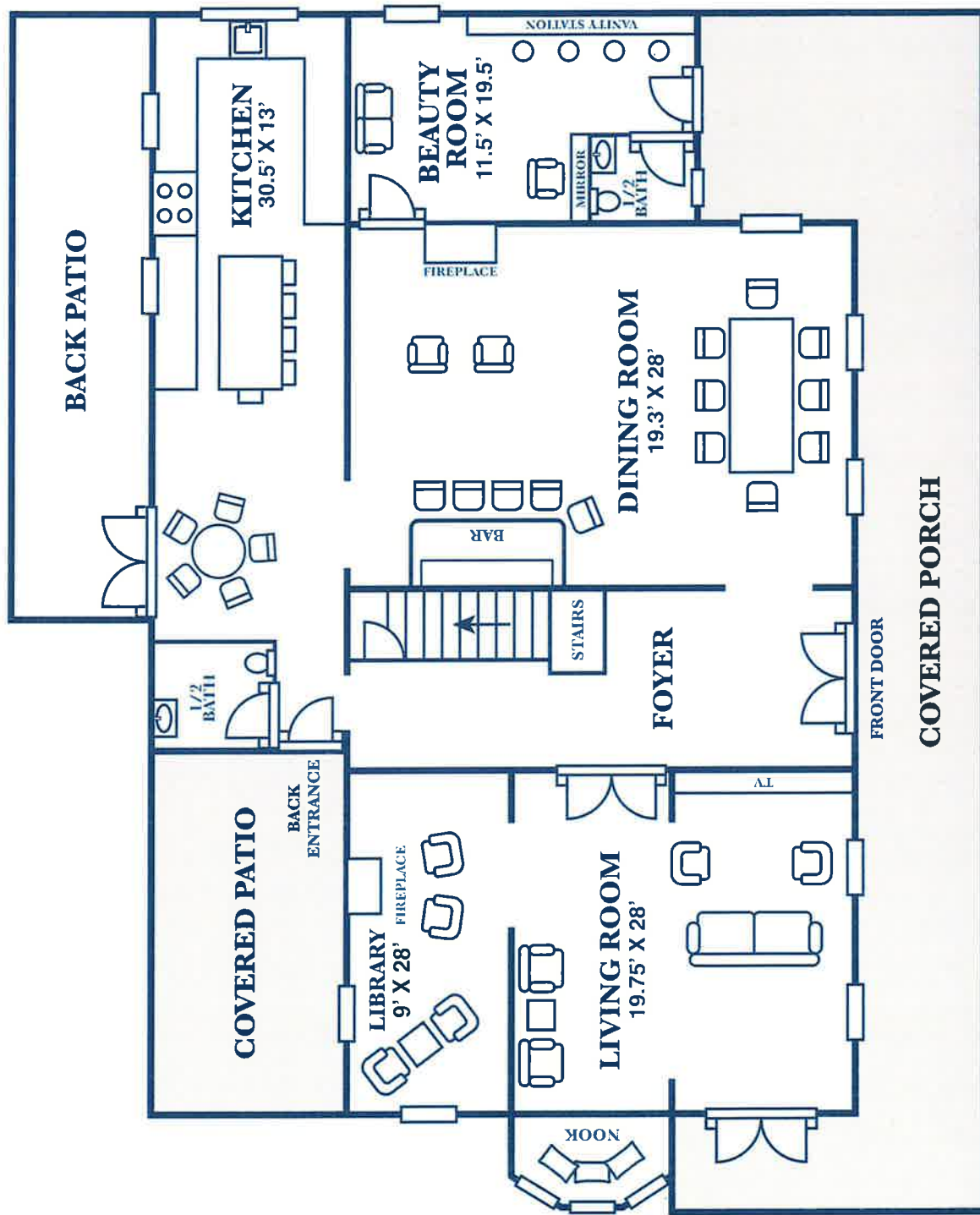
Taylor Bruck

Taylor Bruck
Acting Ulster County Clerk

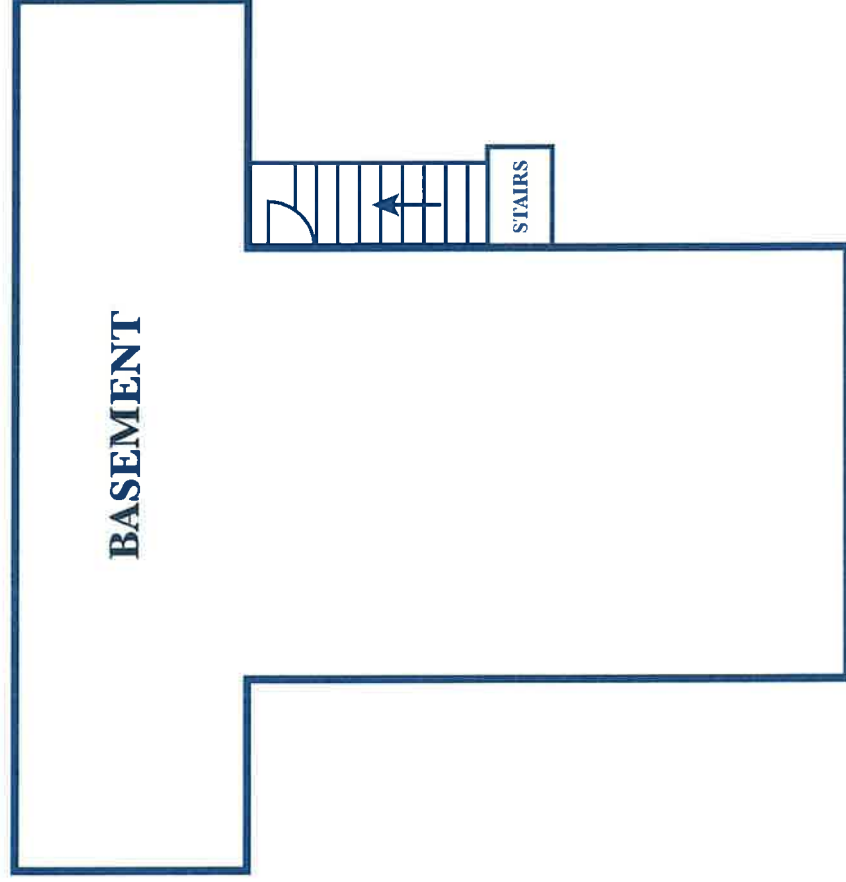


Floor Plan

1ST FLOOR



BASEMENT

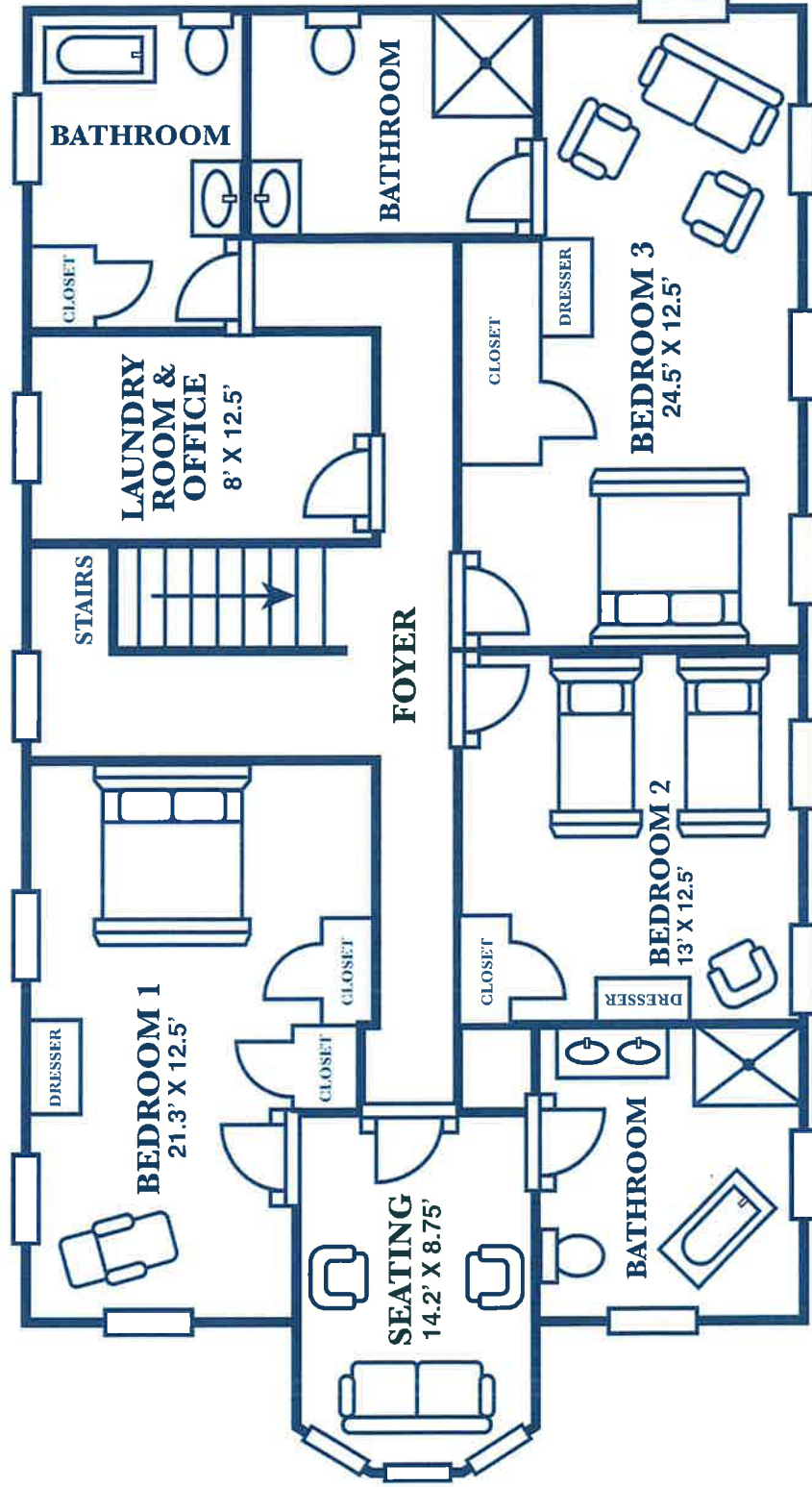


MAPLE BRANCH —MANOR—

- 3 Bedrooms
- 3 Full Bathrooms
- Laundry Room
- Office

BEDROOM 1 = *Lily of Valley*
 BEDROOM 2 = *Daisy*
 BEDROOM 3 = *Lilac*

2ND FLOOR

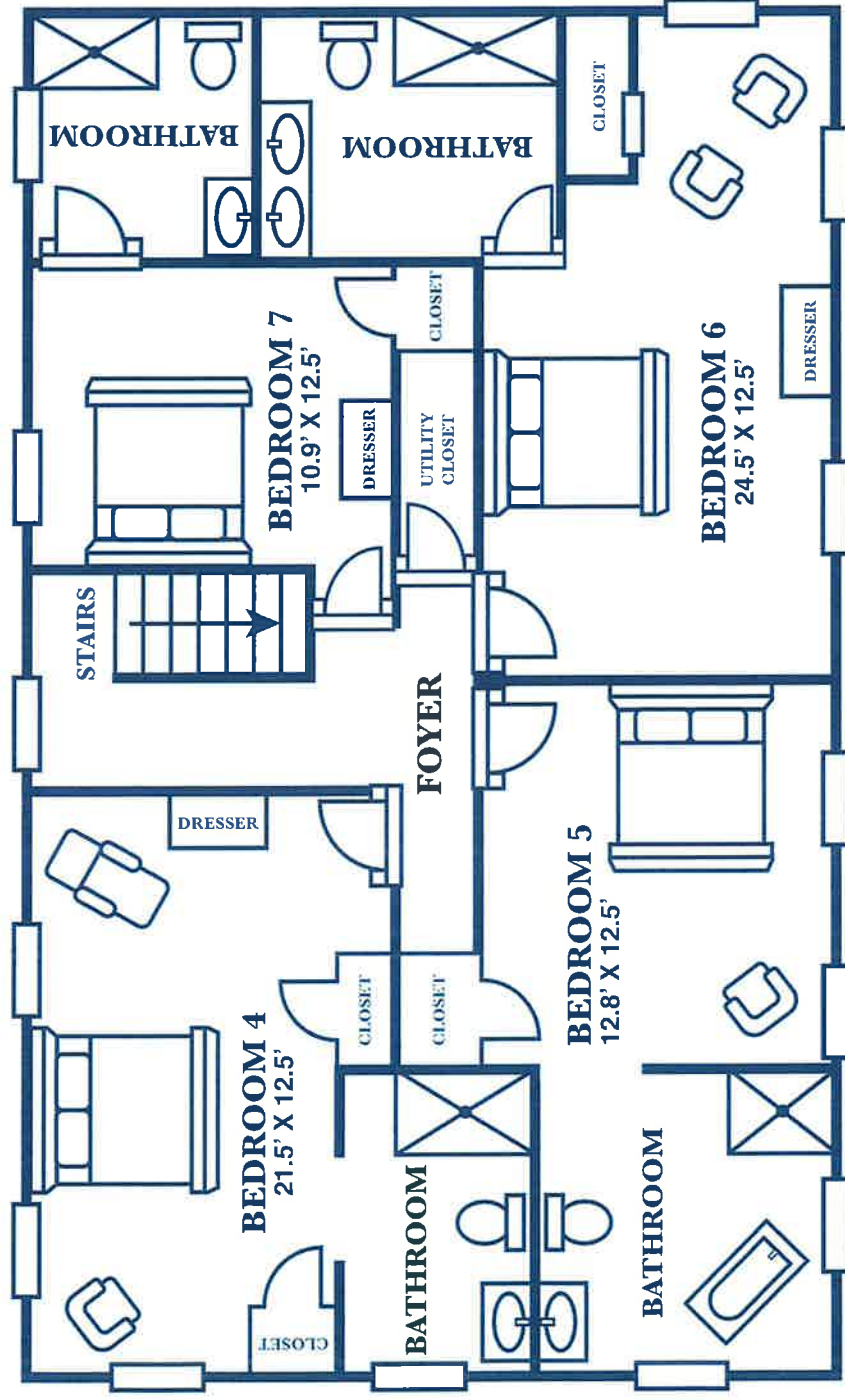


MAPLE BRANCH —MANOR—

- 4 Bedrooms
- 4 Full Bathrooms

- BEDROOM 4 = *Iris*
- BEDROOM 5 = *Daffodil*
- BEDROOM 6 = *Sunflower*
- BEDROOM 7 = *Dahlia*

3RD FLOOR

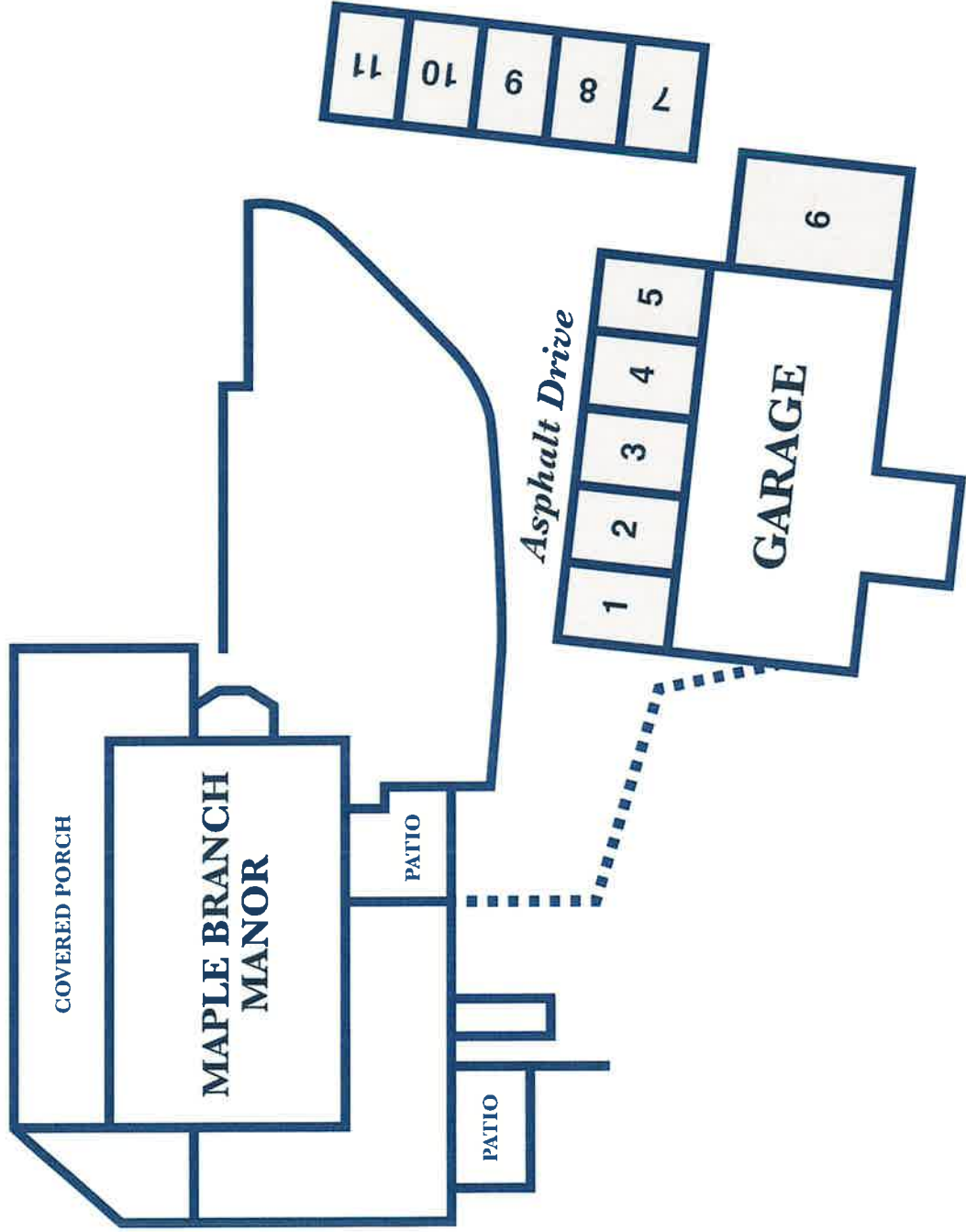


MAPLE BRANCH —MANOR—

• 11 Parking Spaces

 = Parking Spaces

PARKING





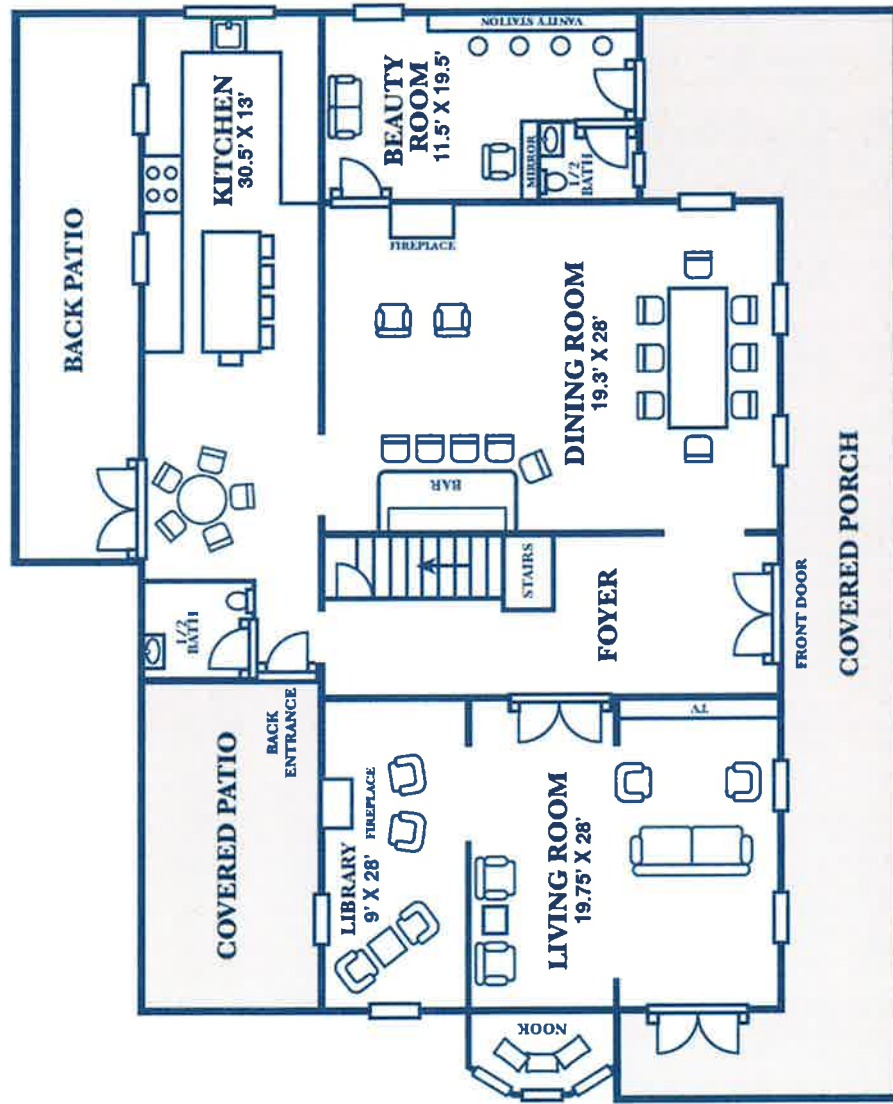
Floor Plan with Photos



Front

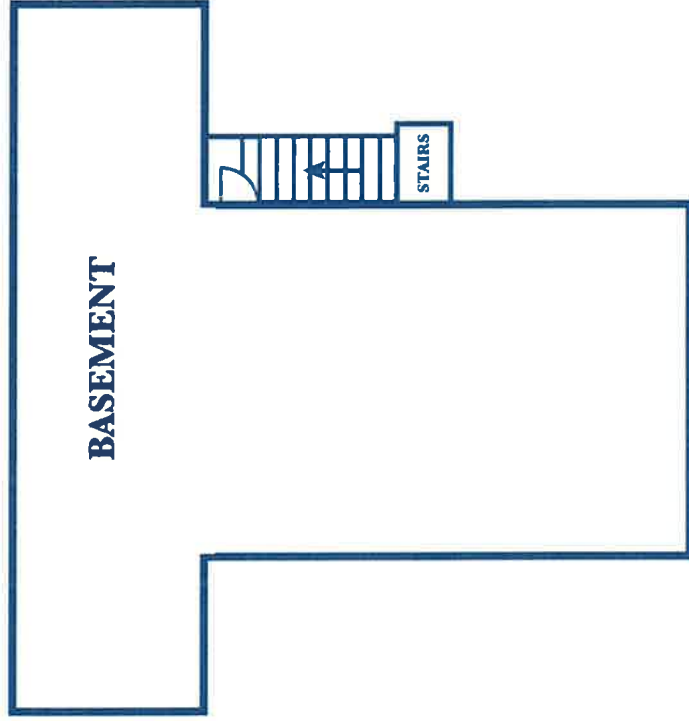
MAPLE BRANCH
—MANOR—

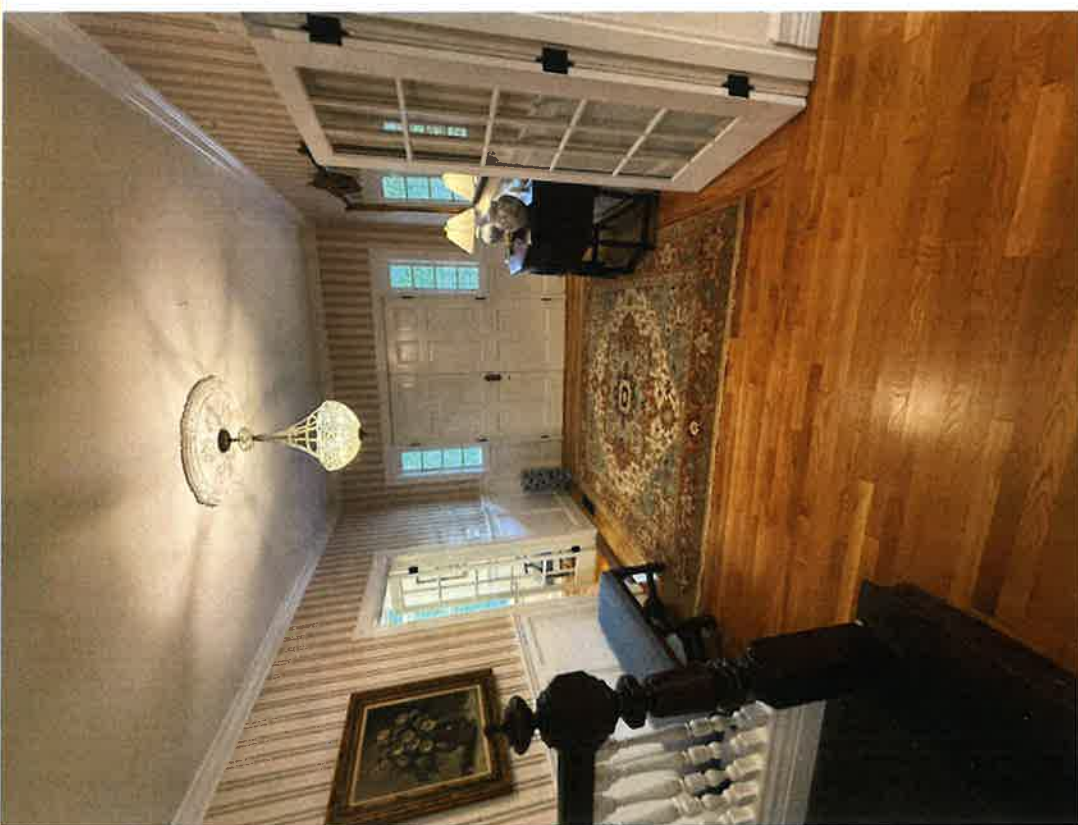
1ST FLOOR



MAPLE BRANCH
—MANOR—

BASEMENT





Foyer



Kitchen

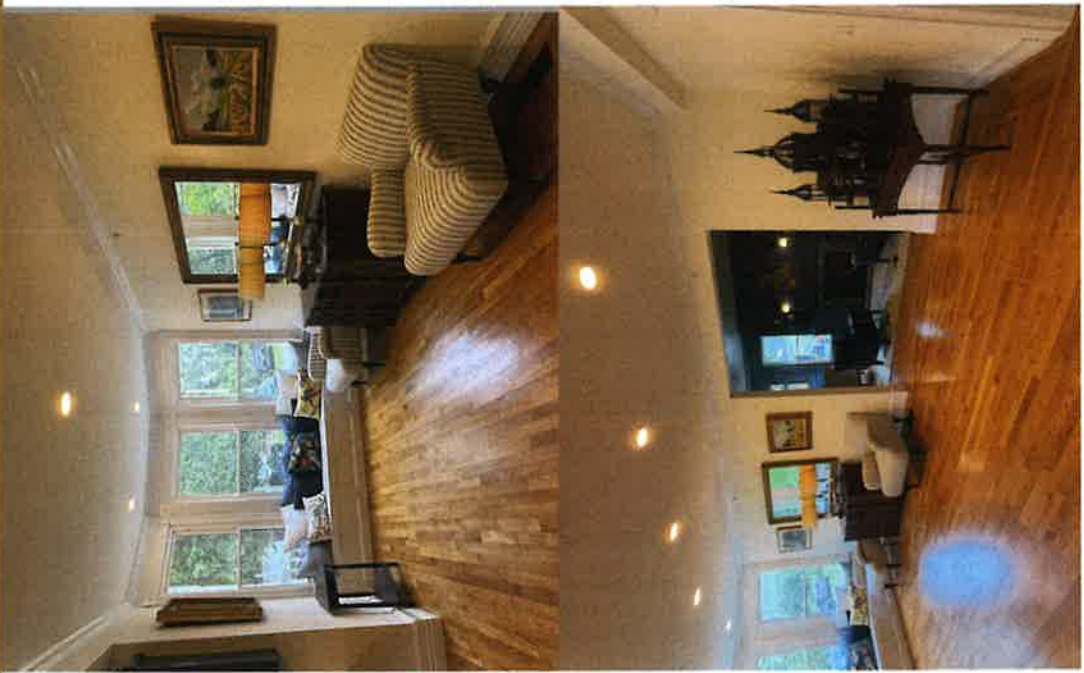
Dining Room





Bar

Living Room





Library

1st Floor Bath



Beauty Room



Beauty Room Bathroom

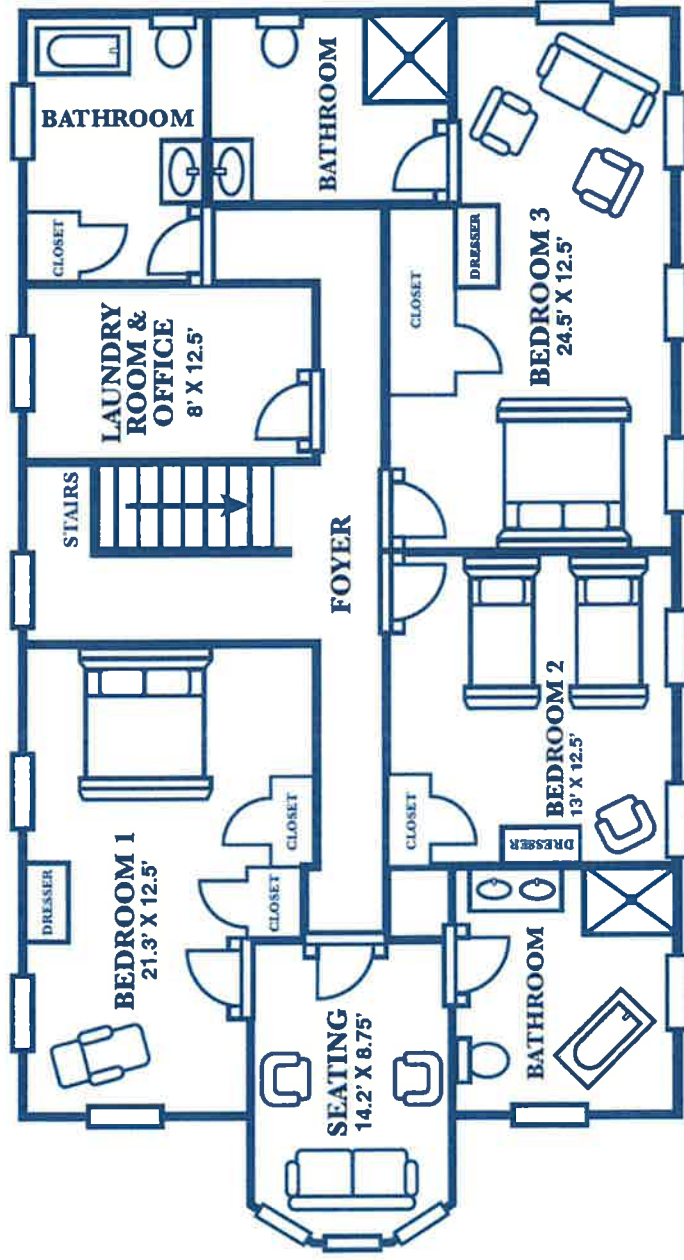


MAPLE BRANCH MANOR

- 3 Bedrooms
- 3 Full Bathrooms
- Laundry Room
- Office

BEDROOM 1 = *Lily of Valley*
 BEDROOM 2 = *Daisy*
 BEDROOM 3 = *Lilac*

2ND FLOOR



1st Floor



Bedroom #1



Bedroom #1



Bathroom #1





Bedroom
#2

Bathroom #2



Bedroom #3





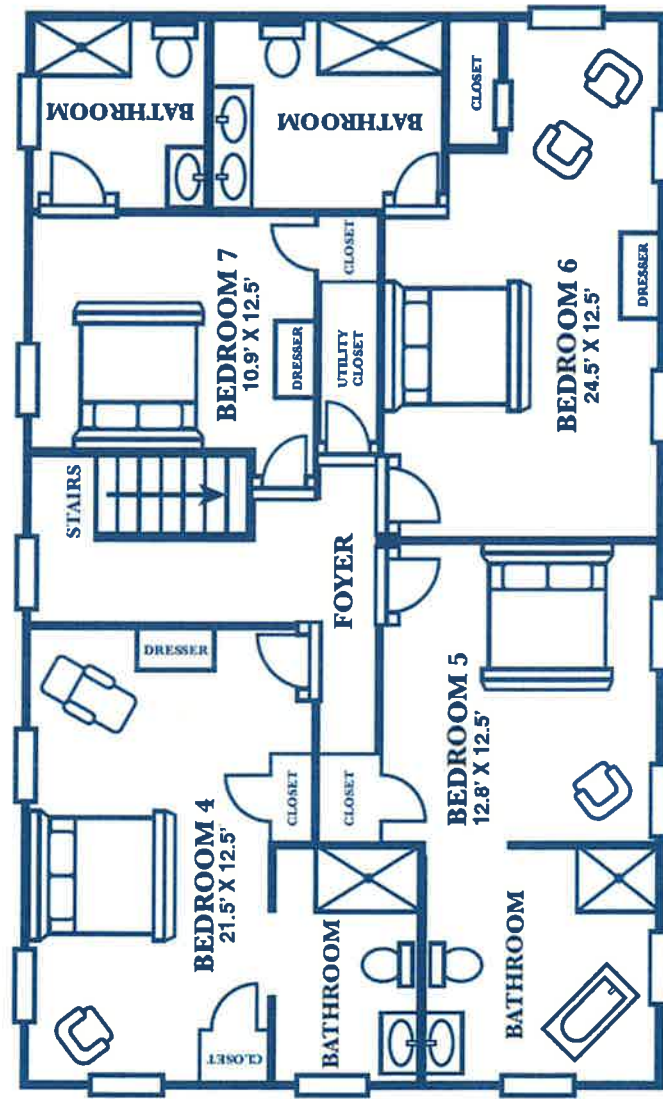
Bath #3

MAPLE BRANCH MANOR

- 4 Bedrooms
- 4 Full Bathrooms

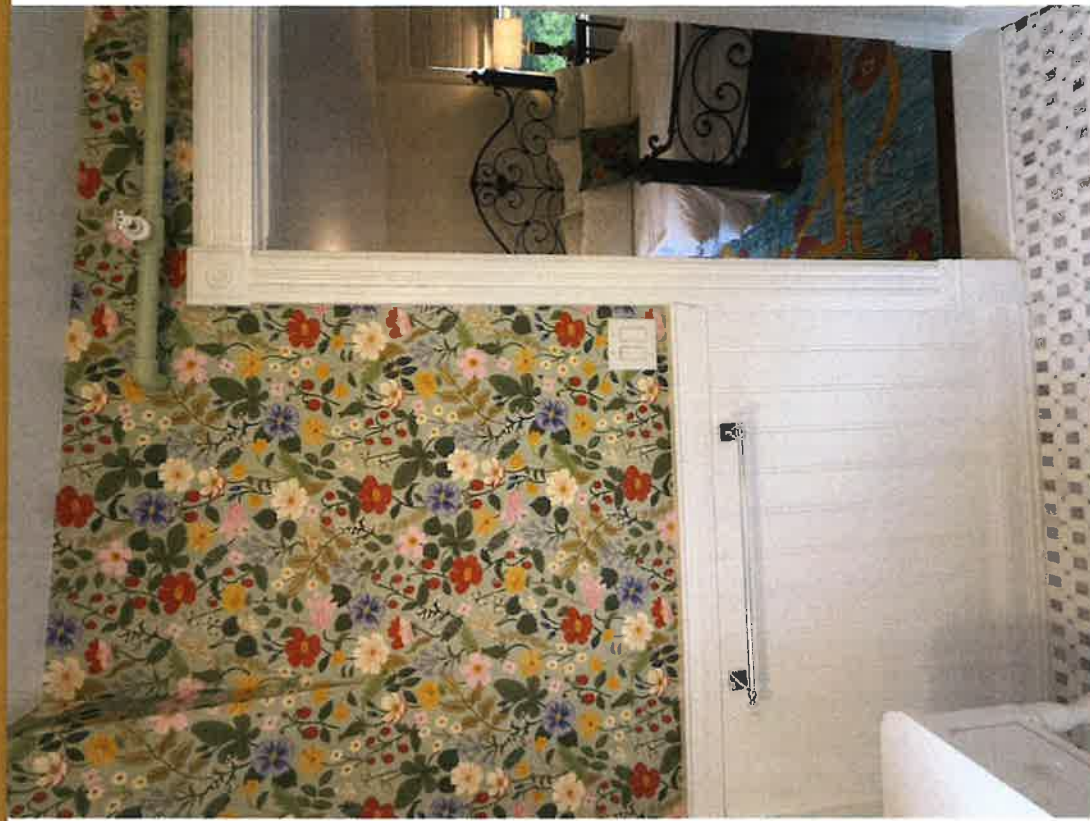
BEDROOM 4 = *Iris*
 BEDROOM 5 = *Daffodil*
 BEDROOM 6 = *Sunflower*
 BEDROOM 7 = *Dahlia*

3RD FLOOR



Bedroom #4





Bath
#4



Bedroom
#5



Bath
#5

Bedroom
#6





Bath
#6

Bedroom #7



Bath
#7



MAPLE BRANCH
— MANOR —
• 11 Parking Spaces

 = Parking Spaces

PARKING

