

Town of Marlborough Planning Board Application

Application For: _____ (Check One) Bed and Breakfast Permit

Subdivision _____ Site Plan _____ Lot Line Revision _____

Application Number: _____

Date of Submission: 09/02/2020

Name of Project: Permit for bed & breakfast

Location of Project: 45 Cross Road

Tax Section Block and Lot: 108.4-1-16

Zoning District: R-1

Number of Acres: 0.76 Sq. Footage of Building: 1530

Description of Project (include number of lots/units & bedrooms): Requesting a permit to operate a bed & breakfast in our home (one of the bedrooms and one of the bathrooms) at 45 Cross Road.

EMAIL: barbararocha2@hotmail.com

Name of Property Owner: Barbara Rocha- Chevers and Sheldon Chevers

Address of Property Owner: same

Telephone Number of Property Owner: 845 505 7764

Name of Applicant: same as P.O.

Address of Applicant: same

Telephone Number of Applicant: same

Name of Surveyor: n/a

Address of Surveyor: n/a

Telephone Number of Surveyor: n/a

Name of Engineer: n/a

Address of Engineer: n/a

Telephone Number of Engineer: n/a

Name of Attorney: n/a

Address of Attorney: n/a

Telephone Number of Attorney: n/a

Reason For Application: Seeking permit to operate bed & breakfast in part of our home.

Description of Proposal: 1 bedroom + 1 bathroom on the ground level of the house

Barbara Rocha-Chaves
Applicant 's Name

CHECKLIST FOR MAJOR/MINOR SUBDIVISION, SITE PLAN and/or LOT LINE REVISION

I. The following items shall be submitted for a COMPLETED Planning Board Application Form.

1. ✓ Completed Application
2. n/a Environmental Assessment Form (*May be obtained from Planning Board*)
3. n/a Letter of Agent Statement
4. ✓ Application Fee (*Separate check from escrow fee*)
5. ✓ Escrow Fee (*Separate check from application fee*)
6. ✓ Copy of deed (*sent to jen*)
7. ✓ Completed checklist (*Automatic rejection of application without checklist*)
8. n/a Agricultural Data Statement (*if applicable*)
9. ✓ Provide twelve (12) copies of all maps, plans, reports and a PDF computer file on CD of all documentation submitted. Plan sets must be correlated packages.

II. The following checklist items shall be incorporated on the Subdivision Plat, Site Plan, or Lot Line Revision prior to consideration of being placed on the Planning Board Agenda. Non-Submittal of the checklist will result in application rejection.

1. ✓ Name and address of applicant
2. ✓ Name and address of owner (*if different*)
3. ? Subdivision name and location
4. ? Tax Map Data (*Section-Block-Lot*)
5. n/a Location map at a scale of 1" = 2,000
6. n/a Zoning table showing what is required in the particular zone and what applicant is proposing.
7. n/a Show zoning boundary if any portion of proposed subdivision or site is within or adjacent to a different zone
8. n/a Date of plat preparation and/or plat revisions
9. n/a Scale the plat is drawn to (Max 1" = 100')
10. n/a North Arrow

11. n/a Surveyor's Certification
12. n/a Surveyor's seal and signature
13. n/a Name, SBL and acreage of adjoining owners
14. n/a NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements.
15. n/a Flood plain boundaries
16. n/a Federal Wetland Boundary
17. n/a Metes and bounds of all lots
18. n/a Name and width of adjacent streets, include dedication parcels. The road boundary is to be a minimum of 25 feet from the centerline of the paved street.
19. n/a Show existing or proposed easements (*note restrictions*)
20. n/a Right of way width and Rights of Access and utility placement.
21. n/a Road profile and typical section including existing proposed grades, vertical curve data, utilities, drainage and other improvements.
22. ✓ Lot area acreage. For lots under 2 acres, list in square feet & acres.
23. ✓ Number of lots including residual lot. 1 lot
24. n/a Show any existing waterways, wetlands, ponds, lakes, streams, drainage courses within 200 feet of parcel boundaries.
25. n/a A note stating a road maintenance agreement is to be filed in the County Clerk's Office for private roads.
26. n/a Applicable note pertaining to owners review and concurrence.
27. n/a Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. n/a Show all existing houses, accessory structures, wells and septic systems on and within 200 feet of the parcel to be subdivided.
29. n/a 2 Foot Contours
30. n/a Indicate any reference to a previous subdivision, i.e., filed map number, data and previous lot number.

- 31. n/a If a private road, Town Board approval of name required, and notes on the plan that no Town services will be provided and a street sign (per Town specs) is to be furnished and installed.
- 32. n/a The amount of grading expected or known to be required to bring the site to readiness.
- 33. n/a Estimated or known cubic yards of material to be excavated.
- 34. n/a Estimated or known cubic yards of fill required.
- 35. n/a The amount of grading expected or known to be required to bring the site to readiness.
- 36. n/a Type and amount of site preparation which falls within the 100 foot buffer strip of wetlands and within the Critical Environmental Area. Please explain in square feet or cubic yards.
- 37. n/a Amount of site preparation within a 100-year flood plain or any water course on the site. Please explain in square feet or cubic yards.
- 38. ! Planning Board approval block 4" x 2"
- 39. n/a Special district boundaries, agricultural, school, fire, water, sewer, etc.
- 40. _____ Sight distance of all intersections and driveways.
- 41. n/a Ridgeline and steep slope notation.
- 42. n/a Agricultural setbacks.
- 43. ✓ After final approval is given by the Planning Board, the Building dept. needs to be contacted for further guidance.

The plat for the proposed subdivision, site plan, or lot line revision has been prepared in accordance with this checklist.

By: n/a
 Licensed Professional

 Stamp

 Date

Legal Notices for Public Hearing

Public Hearings will be held only on the first (1st) Monday of the Month.

Procedure for Notice:

1. Planning Board will schedule Public Hearing during a regularly scheduled meeting, after approval for such is granted.
2. Applicant is to obtain surrounding property owner names and addresses from Assessor's Office.
3. Applicant is to send Public Notice Letter, obtained from Planning Board Office, via Certified Mail with Return Receipt to property owners no less than 10 days prior to Public Hearing.
4. Planning Board Office will send notification to the town's official newspaper.
5. All Certified Mail with Return Receipt receipts and a copy of the Assessor's listing of names and addresses must be submitted at Public Hearing.

Any questions regarding procedures may be answered at 845-795-5243.

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: grand parents, parents, spouse, significant other, children, grand children, 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, Barbara Rocha-Chaves, residing at 45 Cross Road, Marlborough
12542, make the following statements about interests in the
real property which is the subject of this application, petition or request for a Bed & Breakfast
Permit, 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 a 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) 795-2220.

PLEASE TAKE NOTICEA KNOWINGLY FALSE STATEMENT IS PUNISHABLE UNDER N.Y. GEN. MUN. LAW ' 809 AS A MISDEMEANOR.

Signed: [Signature]
Date: 09/22/2020

ACKNOWLEDGMENT

State of New York
County of: Ulster

On August 25, 2020, before me personally appeared Barbara Ramalheira Rocha-Chevers 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

DONNA M. CHIAPPA
Notary Public, State of New York
Reg. #01CH6197906
Qualified in Ulster County
Commission Expires 2/28/2022

[Signature: Donna Chiappa]

Planning Board Fees

(All Applications Subject To Escrow Fees)

Application Fees:

Residential Subdivision – Single Family or Town House	\$750.00, plus \$150.00 per Lot or Unit
Residential Site Plan – Multi Family Apartments or Condos	\$750.00, plus \$100.00 Per Unit
Commercial Subdivision	\$600.00, plus \$200.00 per Lot or Unit
Commercial Site Plan	\$1,000.00, plus \$10.00 per 1,000 sf of Building
All Other Site Plan Reviews	\$550.00
Lot Line Revision	\$600.00
Recreation Fees <i>(Residential Subdivisions & Site Plans – Excludes parent parcel)</i>	\$2,000.00 per Lot or Unit
Recreation Fees Adult Multiple Dwelling Affordable Housing <i>(50 and over)</i>	\$500.00 per Unit

Escrow Deposit : *(To be replenished to 75% of original escrow when level drops to 25% remaining in account.)*

Residential Subdivision – Single Family or Town House	\$750.00, plus \$150.00 per Lot or Unit
Residential Site Plan – Multi Family Apartments or Condos	\$750.00, plus \$100.00 per Unit
Commercial Subdivision	\$600.00 per Lot (up to 4 lots,) then \$200.00 per Lot Thereafter
Commercial Site Plan	\$1,000.00 Minimum
All Other Site Plans	\$750.00 Minimum
Lot Line Revision	\$600.00 Minimum

Engineer Inspection Fees (All Town Road Installation Inspections)

Improvements as approved by Town Engineer	5% of the estimated cost to construct
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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.

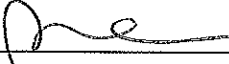
An approval by the Planning Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer or water. It is the applicant's responsibility to apply for and obtain Town of Marlborough and other agency approvals not within this Board's authority to grant.

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): Barbara Rocha-Chovers
Applicant's Signature: 
Date: 09/24/2020

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

Letter of Agent

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

I (We) hereby authorize _____ to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a _____ Lot Subdivision, Site Plan, or Lot Line Revision Application. (circle one)

Signature

Date

Signature

Date

State Of New York}
County Of _____ }

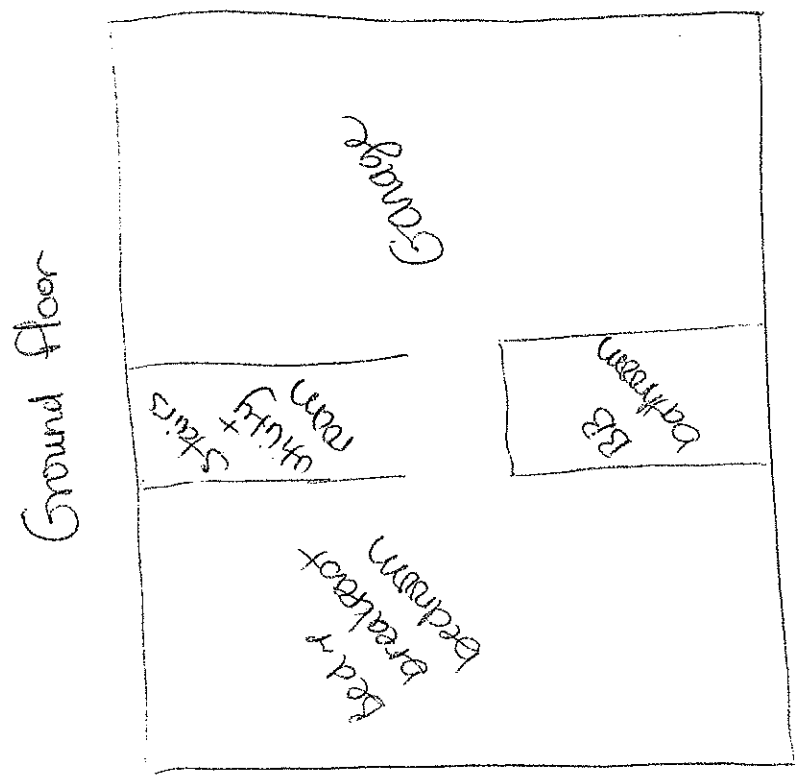
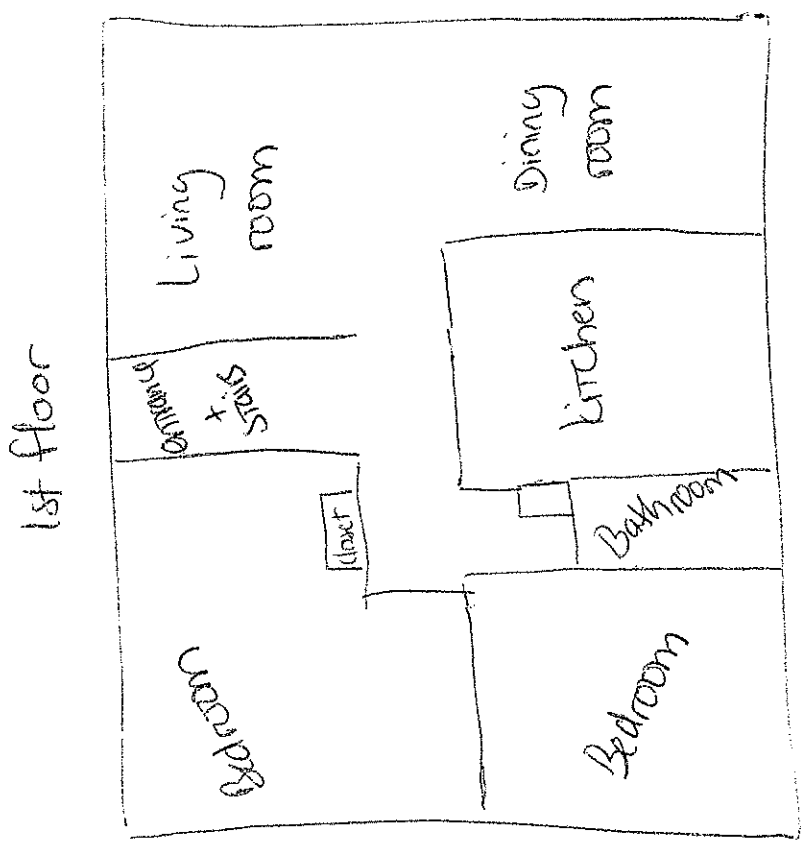
SS:

On the _____ day of _____ in the year _____ before me, the undersigned, a Notary Public in and for said State, personally appeared

_____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

45 Cross Road



- Total sq footage 1530 sqft.
- Bed + Breakfast sq footage 552 sqft.

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401



60 2018 00015336

Volm-8357 Pg-257

Instrument Number: 2018- 00015336

Recorded On: November 02, 2018

As
D01 - Deed

Parties: TAMBURRI MICHAEL

To
CHEVERS SHELDON

Billable Pages: 3

Recorded By: REAL PROPERTY ABSTRACT

Num Of Pages: 3

Comment:

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

D01 - Deed	55.00	RP5217-125	125.00	Tax Affidavit TP 684	5.00
Recording Charge:	166.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	940.00	235,000.00	1626	Basic	0.00
MARLBOROUGH				Local	0.00
				Additional	0.00
Tax Charge:	940.00			Special Additional	0.00
				Transfer	940.00

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

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

File Information:

Document Number: 2018- 00015336
Receipt Number: 1668705
Recorded Date/Time: November 02, 2018 03:37:35P
Book-Vol/Pg: Bk-D VI-6357 Pg-267
Cashier / Station: c cbis / Cashier Station 8

Record and Return To:

EVAN B HANDEL ESQ
HANDEL&CARLINI LLP
62 EAST MAIN STREET
WAPPINGERS FALLS NY 12590



Nina Postupack Ulster County Clerk

SCHEDULE A

Title Number RPATS-4873

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, being bounded and described as follows:

BEGINNING at a point on the westerly side of Cross Road, distant the following five courses and distances from, the northeast corner of lands conveyed to Scaturro (Liber 1263 cp 1132), South 8 degrees 47' 30" East 173.99 feet; South 3 degrees 06' 50" East 85.00 feet; North 85 degrees 23' 09" West 25.23 feet; South 3 degrees 06' 50" East 69.42 feet; and South 0 degrees 20' 10" East 61.89 feet and from said point of beginning running thence through said lands of Scaturro, North 84 degrees 23' 02" West 253.24 feet to a point on the easterly side of a proposed road; thence along the easterly side of said proposed road. North 4 degrees 36' 01" West 75 feet to the beginning of a proposed turn around; thence along said turn around on a curve to the right having a radius of 62 feet, a distance of 61.67 feet to a point; thence through said lands of Scaturro, South 85 degrees 23' 09" East 222.27 feet to a point on the westerly side of Cross Road; thence along the westerly side of Cross Road, South 3 degrees 06' 50" East 69.42 feet and still along said westerly side of Cross Road, South 0 degrees 20' 10" East 61.89 feet to the point or place of BEGINNING.

Being and intending to be the same premises conveyed in a deed dated November 6, 2014 from Nationstar Mortgage, LLC to Michael Tamburri and Tracey Tamburri, and recorded in the Ulster County Clerk's Office on December 9, 2014 as Instrument No. 2014-15122.

Being known and designated as:
45 Cross Road, Marlboro, New York
Section 108.4, Block 1, Lot 16

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401



Volm-6357 Pg-257

Instrument Number: 2018- 00015336

As

Recorded On: November 02, 2018

D01 - Deed

Parties: TAMBURRI MICHAEL

To

CHEVERS SHELDON

Billable Pages: 3

Recorded By: REAL PROPERTY ABSTRACT

Num Of Pages: 3

Comment:

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

D01 - Deed	55.00	RP5217-125	125.00	Tax Affidavit TP 584	5.00
Recording Charge:	185.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	940.00	235,000.00	1626	Basic	0.00
MARLBOROUGH				Local	0.00
				Additional	0.00
				Special Additional	0.00
				Transfer	940.00
Tax Charge:	940.00				

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

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

File Information:

Document Number: 2018- 00015336

Receipt Number: 1668705

Recorded Date/Time: November 02, 2018 03:37:35P

Book-Vol/Pg: Bk-D VI-6357 Pg-257

Cashier / Station: c cbis / Cashier Station 8

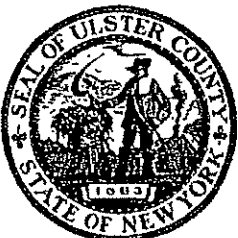
Record and Return To:

EVAN B HANDEL ESQ

HANDEL&CARLINI LLP

62 EAST MAIN STREET

WAPPINGERS FALLS NY 12590



Nina Postupack

Nina Postupack Ulster County Clerk

3
36

Section 108.4, Block 1, Lot 16

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

THIS INDENTURE, made this 9th day of October, Two Thousand Eighteen

BETWEEN

Michael Tamburri and Tracey Tamburri, residing at 383 Lattintown Road, Marlboro, New York 12542,

party of the first part, and

Sheldon Chevers and Barbara Rocha-Chevers, as husband and wife, residing at 2 Fairview Avenue, Apt. 3, Poughkeepsie, New York 12601,

party of the second part,

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

SEE ATTACHED SCHEDULE A

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.


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

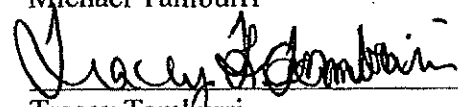
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:



Michael Tamburri


Tracey Tamburri

SCHEDULE A

Title Number RPATS-4873

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, being bounded and described as follows:

BEGINNING at a point on the westerly side of Cross Road, distant the following five courses and distances from, the northeast corner of lands conveyed to Scaturro (Liber 1263 cp 1132), South 8 degrees 47' 30" East 173.99 feet; South 3 degrees 06' 50" East 85.00 feet; North 85 degrees 23' 09" West 25.23 feet; South 3 degrees 06' 50" East 69.42 feet; and South 0 degrees 20' 10" East 61.89 feet and from said point of beginning running thence through said lands of Scaturro, North 84 degrees 23' 02" West 253.24 feet to a point on the easterly side of a proposed road; thence along the easterly side of said proposed road. North 4 degrees 36' 01" West 75 feet to the beginning of a proposed turn around; thence along said turn around on a curve to the right having a radius of 62 feet, a distance of 61.67 feet to a point; thence through said lands of Scaturro, South 85 degrees 23' 09" East 222.27 feet to a point on the westerly side of Cross Road; thence along the westerly side of Cross Road, South 3 degrees 06' 50" East 69.42 feet and still along said westerly side of Cross Road, South 0 degrees 20' 10" East 61.89 feet to the point or place of BEGINNING.

Being and intending to be the same premises conveyed in a deed dated November 6, 2014 from Nationstar Mortgage, LLC to Michael Tamburri and Tracey Tamburri, and recorded in the Ulster County Clerk's Office on December 9, 2014 as Instrument No. 2014-15122.

Being known and designated as:
45 Cross Road, Marlboro, New York
Section 108.4, Block 1, Lot 16

FOR COUNTY USE ONLY

C1. SWIS Code 513600
 C2. Date Deed Recorded 11/2/18
 C3. Book 6357 C4. Page 257



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 45 Cross Road
* STREET NUMBER * STREET NAME
Marlboro 12542
* CITY OR TOWN VILLAGE * ZIP CODE

2. Buyer Name Chevers Sheldon
* LAST NAME/COMPANY FIRST NAME
Rocha-Chevers Barbara
LAST NAME/COMPANY FIRST NAME

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

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel (Only if Part of a Parcel) Check as they apply:
 4A. Planning Board with Subdivision Authority Exists
 5. Deed Property Size 131 X 253 OR 0.00
* FRONT FEET * DEPTH * ACRES
 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name Tamburri Michael
* LAST NAME/COMPANY FIRST NAME
Tamburri Tracey
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 09/05/2018
 * 12. Date of Sale/Transfer 10/10/2018
 *13. Full Sale Price 235,000.00
 (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 0.00

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

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

16. Year of Assessment Roll from which information taken(YT) 18 *17. Total Assessed Value 159,000
 *18. Property Class 210 *19. School District Name Marlboro
 *20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))

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.

[Handwritten Signature]
 SELLER SIGNATURE
 10/10/18

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.)