

2023 - Trott - #05

RECEIVED

EXHIBIT 187 OF

SCANNED

6/1/23

DATE: 7/10/23



TOWN OF HURLEY OFFICE OF ZONING ENFORCEMENT
PO BOX 569/10 WAMSLEY PLACE
Hurley, New York 12443
planning@townofhurley.org
(845)331-7474, Ext. 317

ZONING ENFORCEMENT OFFICER'S APPLICATION REVIEW

Date: 5/24/23

Type of Request: Check one of the following to indicate the nature of your request.

- Sub-Division of Property
- Visual Assessment
- Site Plan Review
- Special Use Permit
- Appeal requesting an Area Variance
- Lot Line Adjustment
- Appeal requesting a Use variance
- Certificate of Appropriateness
- Historic Commission Approval
- Re-Subdivision
- Other _____

Applicant Name: JOHN + LORRAINE TROTT

Property Owner: SAME AS APPLICANT

Address of Property: 330 OVERLOOK DRIVE

Description of Property 1 FAMILY RESIDENTIAL

Property Size in Acres 1

Present Zoning (Zoning Map): R-2 (with water)

Section Block & Lot No. (Tax Map): 55.12-3-6

Location of Property (Be specific-attach map from Ulster County Parcel Viewer):
attached

2023-1 roll # 05

EXHIBIT
26 OF

SCANNED

DATE: 7/10/23

OFFICE USE ONLY

Zoning Enforcement Officer Determination

- Application meets bulk standards for district as per the Density Control Schedule: Yes ___ No, if No please describe how it lacks:

- Map Conforms to requirements: Yes ___ No
- Uses proposed are Allowed in district: Yes ___ No
- Comments: _____

- Refer to: Planning Board for: () SUP; () Site Plan; () LLA ; () Sub-Division; () Visual Assessment; () Certificate of Appropriateness () Other

Refer to Zoning Board of Appeals for:

-Use Variance for: _____

-Area Variance (describe in detail what bulk standards are lacking):

Applicant wishes to install 8' tall fence along property line.

6' maximum height per 210-26.

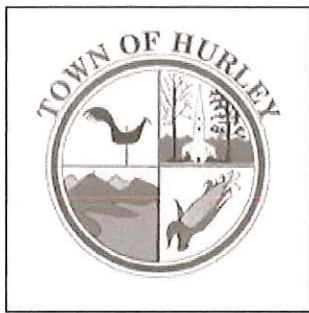


Tom Tryon, ZEO

5/24/23

Date

Copy sent to Applicant on: _____



ZONING BOARD OF APPEALS
 TOWN OF HURLEY
 PO BOX 569
 Hurley, New York 12443
planning@townofhurley.org
 (845)331-7474 Ext. 6

6/1/23
RECEIVED
 SCANNED
 DATE: 7/10/23
 EXHIBIT
 0391 OF

FOR OFFICE USE ONLY:

Application # 2023-05 Date Filed: 6/1/23 Fee Paid: _____ Receipt No. _____
 Area: ✓ Use: _____ Area and Use Variance Application ; Date of Decision: _____

TOWN OF HURLEY ZONING BOARD OF APPEALS
ULSTER COUNTY, NEW YORK

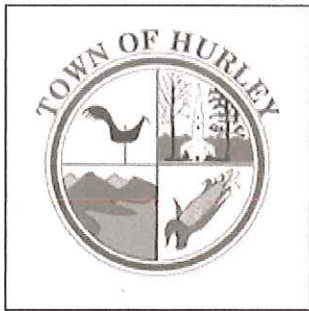
• Please review the information in this packet and Chapter 210 of the Town of Hurley Code thoroughly.

Forms and Submittals – Required with submission

- Code Review Form – Code Enforcement Officer/Zoning Enforcement Officer
- Application
- Fee
- SEQRA Environmental Assessment Form (Short EAF Part 1 only)
<http://www.dec.ny.gov/eafmapper/> . You MUST use this site to complete the Short EAF
- Written Narrative detailing planned uses and existing uses to be retained
- Letter Authorizing Representative Powers, if applicable
- A sketch plan drawn to scale or site plan
- Aerial Photos <https://ulstercountyny.gov/maps/parcel-viewer/>
- ~~Deed and Easements~~

All Applications and supporting materials must be completed and dropped off to the Zoning Clerk 2 weeks before the meeting by 4:00PM to be placed on the following agenda. An electronic copy of the entire packet must be submitted on a USB or emailed to planning@townofhurley.org along with the hard copy and a check or money order payable to the Town of Hurley.

-If any agent is representing an applicant and/or property owners, a signed and notarized letter by the applicant(s) and/or property owner(s) listed in the deed authorizing the named individual to act as their agent must accompany the application.



PLANNING BOARD OF APPEALS
 TOWN OF HURLEY
 PO BOX 569
 Hurley, New York 12443
 planning@townofhurley.org
 (845)331-7474 Ext. 6

EXHIBIT 17 OF 17

RECEIVED

SCANNED

DATE: 7/10/23

6/1/23

-If the applicant is not the property owner, a signed and notarized letter by property owners listed in the deed authorizing the named individual to act as their agent must accompany the application.

APPLICATION DETAILS

1. Name of Project: Variance request for 8 ft. tall fence along property line

2. All Property owners listed in the Deed: John & Lorraine Trott

Mailing Address: 330 Overlook Dr. Hurley, NY 12443

Physical Address: same

Primary Phone: () 845-339-5417 Cell Phone: () 845-419-9269 (Lorraine Trott)

Email Address: lorainetrott755@gmail.com

3. Applicant Name (if other than owner): _____

Mailing Address: _____

Primary Phone: () _____ Cell Phone: () _____

Email Address: _____

4. Site Location: Section F Map# 2182

Tax Map Number: Section: 55 Block 12-316 Lot _____ Zoning District: R2 Total Acreage of Parcel(s): .97

5. This project is (check one): () Expansion of Use () Change of use () New Construction

6. Description of current use and facilities (buildings, use, other facilities, vacant land, etc.): Residence

7. Describe current use(s) of all contiguous parcels (Include all types, Vacant Land, Residential, Commercial, Agricultural, Industrial, etc.): Residential

8. Description of proposed use and facilities of parcel (If more space is needed please use a separate piece of paper): Residence

9. Will this project require permits or approval from any Federal, State or County agencies? No If yes, please list the names: _____



PLANNING BOARD OF APPEALS
 TOWN OF HURLEY
 PO BOX 569
 Hurley, New York 12443
 planning@townofhurley.org
 (845)331-7474 Ext. 6

EXHIBIT 05817 OF

6/1/23
RECEIVED

SCANNED

DATE: 7/10/23

10. Is the project contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places: No If yes, name: _____

11. Surveyor/Engineer/Attorney/Architect Name, if Applicable: _____

Mailing Address: _____

Telephone: () _____ Cell Phone: () _____

Email: _____

Applicant states that they are the owner or authorized agent of the owner for which the foregoing work is proposed to be done, and that they are duly authorized to perform such work, and that all work will be performed in accordance with all applicable State, County, and Local Ordinances.

Signature of all Owners in the Deed:

John A. Trotter ; Louanne Trotter

Date: June 1, 2023

NOTARIZATION:

Acknowledgement Form State of New York) ss.: County of Ulster)

On the 1st day of June in the year 2023, before me, the undersigned notary public, personally appeared John + Louanne Trotter, 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), or the person upon behalf of which the individual(s) acted, executed the instrument. Dr. Laurence's

Notary Public Euna How Expiration: July 14, 2023

12. List all structures on the property, the use, size and their setback to the front, rear, left and right property lines (the left and right is as if you were standing on the road facing the house); also include a sketch or site plan prepared by a licensed professional depicting the existing and proposed location of each structure:

A. Structure See attached survey map ; Use Home RESIDENCE

Size: Length 60 ft.; Width 50 ft.; Height 40 ft.

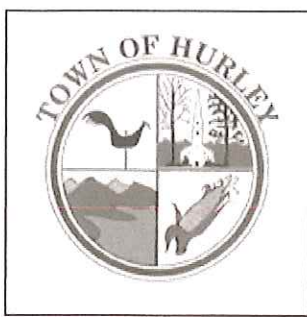
Front S/B 50 ft.; Rear S/B 100 ft.; Left S/B 45 ft.; Right 110 ft.

B. Structure STORAGE SHED ; Use SOFT LAWN EQUIPMENT

Size: Length 15 ft.; Width 10 ft.; Height 20 ft.

Front S/B 183 ft.; Rear S/B 0 ft.; Left S/B 23 ft.; Right S/B 160 ft.

ERMA MOORE
 NOTARY PUBLIC, STATE OF NEW YORK
 NO. 01M0695669
 QUALIFIED IN ULSTER COUNTY
 COMMISSION EXPIRES JULY 14, 2023



**ZONING BOARD OF APPEALS
TOWN OF HURLEY
PO BOX 569
Hurley, New York 12443
planning@townofhurley.org
(845)331-7474 Ext. 6**

EXHIBIT
page 7 OF

SCANNED
DATE: 7/10/23

See attached survey map

RECEIVED
6/1/23

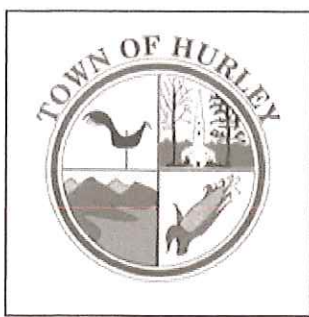
C. Structure _____; Use _____
Size: Length _____ ft.; Width _____ ft.; Height _____ ft.
Front S/B _____ ft.; Rear S/B _____ ft.; Left _____ ft.; Right _____ ft.

13. Answer in detail, the criteria for a variance listed in Section 210-61

210-61-Variances.

- Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this chapter, the Board of Appeals shall have the power, after public notice and hearing, to vary or modify the application of any of the regulations or provisions of this chapter relating to the use, construction or alteration of buildings or structures or the use of land so that the spirit of this chapter shall be observed, public safety and welfare secured and substantial justice done.
- All applications for variances shall be filed with the Clerk of the Board of Appeals in writing, shall be made in a form required by the Board of Appeals and shall be accompanied by payment of a filing fee in accord with a fee schedule, as adopted and amended from time to time by resolution of the Town Board, and a plot plan, drawn to scale and accurately dimensioned, showing the location of all existing and proposed buildings and structures on the lot.
- Any variance which is not exercised within one year from the date of issuance is hereby declared to be revoked without further hearing by the Board of Appeals
- Imposition of conditions. The Zoning Board of Appeals shall, in the granting of both use variances and area variances, have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed use of the property and/or the period of time such variance shall be in effect. Such conditions shall be consistent with the spirit and intent of this chapter and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.
- The Board of Appeals, in the granting of use variances, shall grant only the minimum variance that it shall deem necessary and adequate to allow an economically beneficial use of the property, and at the same time preserve and protect the essential character of the neighborhood and the health, safety and welfare of the community.

Instructions: You must answer **EACH** criteria with a narrative explaining how you believe your request will not have a negative effect on the criteria being answered. Yes or No is not an acceptable answer.



**ZONING BOARD OF APPEALS
TOWN OF HURLEY
PO BOX 569
Hurley, New York 12443
planning@townofhurley.org
(845)331-7474 Ext. 6**

SCANNED

DATE: 7/20/25

EXHIBIT
P 731 **OF**
7

6/1/23
RECEIVED

Area Variance Criteria: 210-61

In making its determination regarding a request for an area variance, the Board shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Board shall also consider:

Area variance. Prior to granting an area variance, as defined in this chapter, the Zoning Board of Appeals shall consider the following:

(a) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the grant of the area variance;

The increase from 6' height, to 8' height fence between our property and neighbors property (334 Overlook Dr.) is necessary to block undesirable view, which 6' tall is not sufficient. 6' tall is not tall enough to block view of neighbors' property/yard.

(b) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than a variance;

No other option is feasible. 6ft. fence is not tall enough. Planting trees would be directly next to our driveway, and would uproot our blacktop driveway. Trees cannot grow at a substantial rate of growth. We see no other option but a taller fence.

(c) Whether the requested area variance is substantial;

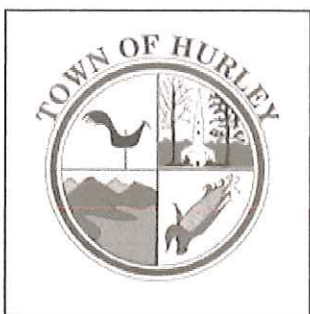
No, our request is not substantial - 2 feet in additional height to 6ft. (allowed) fence. Fence needs to be taller than 6ft. to more fully(?) block undesirable view.

(d) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;

Proposed variance request would not impact or impede environment or neighborhood.

(e) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.

Not self inflicted. We are trying to improve our property and the likelihood of future sale of our largest investment - our home.



ZONING BOARD OF APPEALS

TOWN OF HURLEY

PO BOX 569

Hurley, New York 12443

planning@townofhurley.org

(845)331-7474 Ext. 6

Use Variance Criteria: 210-61

EXHIBIT

08/17 OF

SCANNED

DATE: 7/10/23

RECEIVED

6/11/23

Use variance. A use variance, as defined in this chapter, may only be granted if there is a showing by the applicant that the applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship, the applicant shall demonstrate to the Zoning Board of Appeals that for each and every permitted use under the zoning regulations for the particular district in which the property is located:

(a) The applicant cannot realize a reasonable return, provided that the lack of return is substantial as demonstrated by competent financial evidence;

Without more fully blocking view of neighbor's property we stand a considerably less chance of selling our house. That would be a severe hardship.

(b) The alleged hardship relating to the property is unique and does not apply to a substantial portion of the district or neighborhood;

Placement of the fence (height requested to be 8 ft.) is along our driveway which can only improve the property for future sale. Fence placement is between 2 properties only.

(c) The requested variance, if granted, will not alter the essential character of the neighborhood;

The requested (additional) 2 ft. in height for the fence will not adversely effect the character of the neighborhood.

(d) The alleged hardship has not been self-created.

We did not create the need for a taller (8 ft) fence.

Short Environmental Assessment Form

Part 1 - Project Information

RECEIVED

8/11/23

EXHIBIT
098 OF

SCANNED

DATE: 7/10/23

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			
Name of Action or Project: <i>Request variance to install 8' tall fence - 2 ft. higher than allowed</i>			
Project Location (describe, and attach a location map): <i>330 Overlook Drive Hurley, NY 12443 - Survey map attached</i>			
Brief Description of Proposed Action: <i>Requesting additional 2 ft. (in height) for wood fence along our property line - between neighbor @ 334 Overlook Drive. Reason is to more fully block undesirable view of neighbor's yard and all items in their yard.</i>			
Name of Applicant or Sponsor: <i>John & Lorraine Trott</i>		Telephone: <i>845-339-5417</i>	
		E-Mail: <i>lorairetrott755@gmail.com</i>	
Address: <i>330 Overlook Drive</i>			
City/PO: <i>Hurley</i>		State: <i>NY</i>	Zip Code: <i>12443</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
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:			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>0.97</i> acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>0.97</i> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
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 type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

DATE: 7/16/23

RECEIVED

6/1/23

EXHIBIT

17 OF

		NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input 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? If Yes, identify: _____		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		NO	YES	
N/A		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		NO	YES	
N/A		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO	YES	
N/A		<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? 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?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	
There is a wetland/swamp 4 houses further down the road, which is far behind properties and is not visible from the furthest point at the back of all mentioned properties. The fence would not be anywhere near the wetland/swamp that the fence would not alter or encroach upon it.				

EXHIBIT

P1817 OF 6/1/23

RECEIVED

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional Wetland Urban 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?
Northern Long-eared Bat, In... *Putting up a fence will not effect any animal or habitat.*

NO YES
 4

16. Is the project site located in the 100-year flood plan?
SCANNED
DATE: 7/10/23

NO YES
 4

17. Will the proposed action create storm water discharge, either from point or non-point sources?
If Yes,
a. Will storm water discharges flow to adjacent properties?
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
If Yes, briefly describe:

NO YES

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

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

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
 4

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

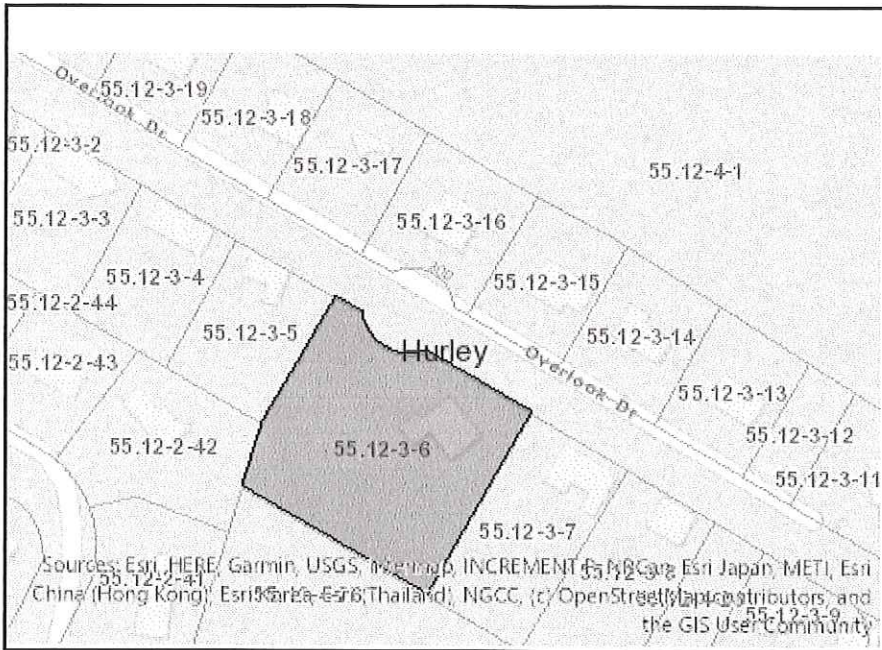
Applicant/sponsor/name: John & Lorraine Trott Date: 6/1/2023

Signature: [Signature] Lorraine Trott Title: Homeowners - 330 Overlook Dr. Hurley, NY 12443

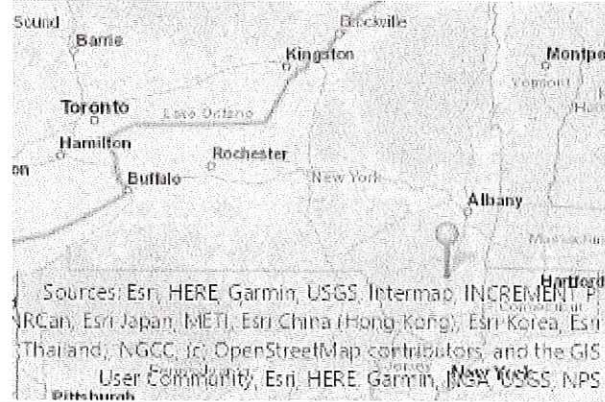
EAF Mapper Summary Report

EXHIBIT
page 17 OF

6/1/23
 Saturday, May 27, 2023 2:06 PM
RECEIVED
 SCANNED
 DATE: 7/10/23



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



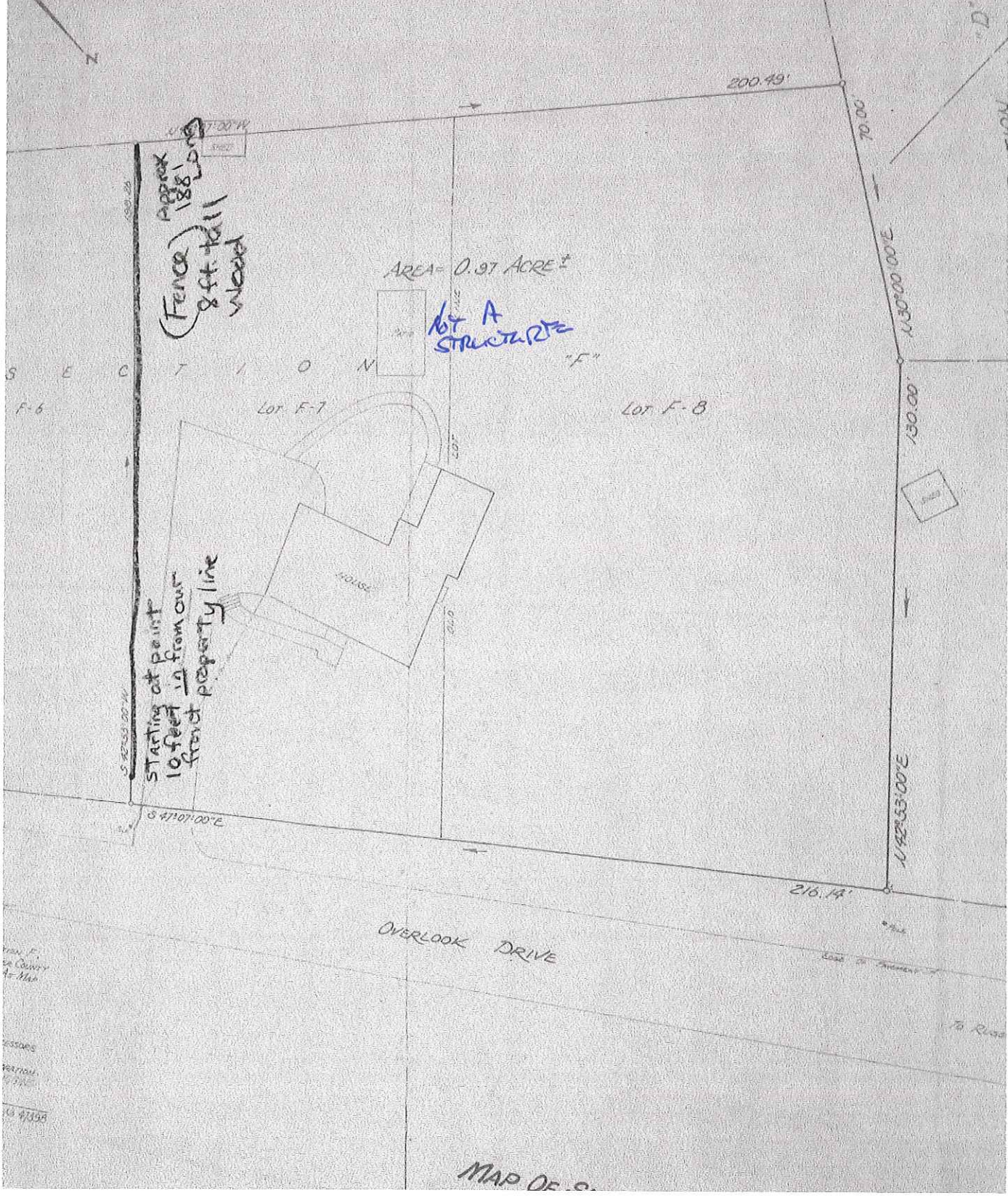
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local 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]	Northern Long-eared Bat, Indiana Bat, Northern Harrier
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

RECEIVED

6/1/03

SCANNED
DATE: 7/10/03

KATHRYN SCHODDUMAKER



(Fence) approx 188' Long
8 ft. tall
wood

AREA = 0.97 ACRE ±

Lot A
STRUCTURE

Starting at point
10 feet in from our
front property line

OVERLOOK DRIVE

MAP OF S...

SCANNED

7/20/23

Ulster County Parcel Viewer

EXHIBIT

014617

OF

6/1/23

RECEIVED



May 27, 2023

Tax_Parcels

1:2,094

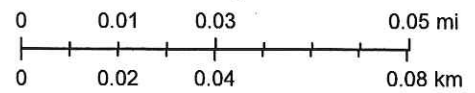


EXHIBIT
P15/17 OF

SCANNED
DATE: 7/10/23
RECEIVED
6/1/23

4476-01

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made the ¹⁵ day of October, Two Thousand One,

BETWEEN

THOMAS G. HUGGINS and JANICE C. HUGGINS, his wife,
residing at 330 Overlook Drive, Hurley, NY 12443

Party of the first part, and

JOHN D. TROTT and LORRAINE TROTT, his wife, residing at
14 First Avenue, Kingston, NY 12401

Parties of the second part,

WITNESSETH, that the party of the first part, in consideration of One Dollar (\$1.00), lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their heirs, successors and assigns, 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 Hurley, County of Ulster and State of New York being more particularly bounded and described as follows:

BEGINNING at a point on the southwesterly side of Overlook Drive, said point being on the division line between lot nos. F-6 and F-7; thence along said division line on a course of South 42 53 minutes West for a distance of 198.26 feet to a point on the bounds of Kathryn R. Schoonmaker; thence along said bounds on a course of North 47 07' West 200.49 feet to a point on the bounds of lot no. D-5 on a map of Section D, Hurley Hills; thence along said division line of lot no. D-5 and lot no. D-4 on said map and lot no. F-8 on a course of North 30 00' East 70.00 feet to a point; thence continuing along the division line between lot no. F-8 and lot no. C-5 on a map of Section C, Hurley Hills on a course of North 42 53' East for a distance of 130.00 feet to a point on the southwesterly side of Overlook Drive; thence along the southwesterly side of Overlook Drive on a course of South 47 07' East for a distance of 216.14 feet to the division line between lot nos. F-7 and F-6 the point and place of beginning.

BEING the same premises as conveyed from Clarence R. Jansen and Nancy A. Jansen, his wife, to Thomas G. Huggins and Janice C. Huggins, his wife, by deed dated the 15th day of December, 1986, and recorded in the Ulster County Clerk's Office on December 16, 1986 at Liber 1669 of Deeds on Page 93.

EXHIBIT
PL 617 OF

6/1/23
RECEIVED

SCANNED

DATE: 7/10/23

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.

RECEIVED

SCANNED

6/1/23

DATE: 7/10/23

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:

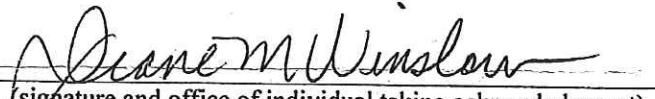

Thomas G. Huggins


Janice C. Huggins

ACKNOWLEDGMENT IN NEW YORK STATE (RPL 309-a)

State of New York, County of Ulster ss.:

On October 15, 2001, before me, the undersigned, personally appeared, THOMAS G. HUGGINS and JANICE C. HUGGINS, 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(s) upon behalf of which the individual(s) acted, executed the instrument.


(signature and office of individual taking acknowledgment)

BARGAIN AND SALE DEED
With Covenant Against Grantor's Acts

DIANE M. WINSLOW
Notary Public, State Of New York
No. 01W16083482
Resident In And For Ulster County
Commission Expires August 27, 2005

THOMAS G. HUGGINS and JANICE C. HUGGINS

TO

JOHN D. TROTT and LORRAINE TROTT

Location: Section: 55.12
Block: 3
Lot: 6
County or Town: Ulster

Record & Return: Michael F. Jordan, Esq.
204 Fair Street
Kingston, NY 12401