



Town of New Lebanon
PO Box 328
New Lebanon, New York 12125
Phone: 518.794.8884 | Fax: 518.794.9694
Email: buildingdept@townofnewlebanon.com

PLANNING BOARD APPLICATION

Application No (office use only): pb2024-002

SITE INFORMATION

Site Location (911 Address): 65 DERMOY RD. Nearest Crossroad: NYS RTE 22
Tax Map No.: 29-1-66.2 Zoning District: RA-2

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner Name: TIMOTHY A DALE HECTOR Phone: 518-925-5740
Mailing Address: 65 DERMOY ROAD, NEW LEBANON, NY 12125
Email: tchtooman@adc.com
Applicant Name (if different from Property Owner): N/A Phone: _____
Mailing Address: _____
Email: _____

SURVEYOR INFORMATION

Surveyor Name: FREDERICK J. HALEY License No.: NY 049953
Mailing Address: 1218 STATE ROUTE 43, STEPHENTOWN, NY 12169
Email: Fredrickhalley@hotmail.com Phone: 518-577-5044

ENGINEER / ARCHITECT INFORMATION

Name: N/A License No.: _____
Company Name & Address: _____
Email: _____ Phone: _____

NATURE OF PROPOSED WORK (a separate application is required for each request)

- Lot Line Adjustment Minor Subdivision Major Subdivision Site Plan Review Special Permit Appeal of ZEO Determination

Project Use/Description: REMOVING AN INTERIOR TAX PARCEL LINE

- 1) Please attach a detailed narrative explaining the specifics pertaining to the proposed use, any anticipated changes to the site, space or floor plans, accommodations necessary for water, sewer, parking, lighting, etc.
- 2) Review the applicable Code section which applies to the specific application you are pursuing. Responses to the outlined requirements in the Code should be included as part of the narrative. See General Instructions.
- 2) Provide stamped plans of the property as required by the zoning code including property boundaries, existing site features such as woodlands, floor plains, other natural features, etc., existing structures, approximate well and septic locations and the proposed structure(s). Dimensions must be provided from the proposed building to the front, rear and side property lines. The front setback should be measured from the center of the traveled portion of the road.
- 3) Refer to the applicable Code section which applies to the nature of the proposed work for more detailed plan submission requirements.

YES NO

Is the access road to the project a Town/County or State Road or highway? (New York State Town Law: §280-a)

YES NO

Is any of the property within the flood plain? If yes, the flood plain area will need to be clearly labeled and lightly shaded on your survey map.

YES NO

Is any of the property within a DEC regulated wetland? If yes, you may be required to contact DEC to conduct a site visit to flag the area.

YES NO

Is any of the property within an ACOE regulated wetland?

YES NO

Will one or more acres be disturbed by this project? If yes, you will be required (under NYS DEC regulations) to develop a Storm Water Pollution Prevention Plan (SWPPP) in order to obtain coverage under the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity.

The project occurring within 500 feet of (Check all that may apply):

A municipal Boundary

County or State Park or recreation either existing or proposed

State or County road or right-of-way, either existing or proposed

State or County owned building or institution

Stream or drainage channel owned by the County or for which channel lines have been established

Active farm operation within a County Defined Agricultural District

PLEASE CHECK THE APPROPRIATE SPACE: I consent to the extension of the 62-day Public Hearing and review period. (See instruction item #4.)

YES NO

I certify that the statements herein contained are true to the best of my knowledge and belief and I have prepared and submitted all pages of this application. By signing this application, the undersigned does hereby grant permission to members of the Town of New Lebanon Planning Board and Building Department to enter upon my property for the purpose of examining same by reason of an application now pending before said Board.

Signature of Property Owner *Stanley A. Hoxton* Date: 3-28-24
Signature of Applicant S/A Date: _____

Fees: Application fees are determined by the nature of the proposed work and can be found on the Town of New Lebanon website, payable by check to the Town of New Lebanon or in cash. If you were directed by the Planning Board at your Sketch Plan Conference that Escrow is required for this project, a separate check for that amount will be required at the time of application. If the escrow fees are not submitted with this application, this application will be deemed incomplete.

A DECISION DOCUMENT BY THE PLANNING BOARD AND A BUILDING PERMIT APPLICATION MUST BE SUBMITTED AND OBTAINED BEFORE BEGINNING ANY CONSTRUCTION OR OCCUPANCY.

Office Review – office use only

Date Received: _____ Application No.: _____ Zoning Classification: _____

Fee Paid: \$ _____ Date: _____ Check No.: _____ Receipt No.: _____

Clerk Signature: _____ Date: _____

General Instructions

Please Read

1. Attach hereto a copy of the duly filed deed indicating the current ownership of the subject property. If the owner is a corporation, attach a list of all directors, officers, and major stockholders. If applicant is a contract vendee, then attach a copy of the duly executed contract of sale.
2. If the applicant is not the owner, submit a letter signed by the property owner granting authority to the applicant to act on this application. If the owner is a corporate entity or trust, submit a letter signed by the authority of the entity or trust granting authority to the applicant to act on this application.
3. The applicant shall submit a list of the names and addresses of all adjoining property owners and of those property owners directly across all road frontages adjoining the proposed development. The list shall also contain the Town of New Lebanon current tax map numbers for each parcel.
4. NYS Town Law and/or the Town of New Lebanon Town Code obligates the Planning Board to conduct a Public Hearing with respect to certain projects within 62 days following receipt of a **COMPLETE** application for the project by the Planning Board Clerk. Due to the complexity of many proposals and the numerous technical and procedural requirements of all the applicable laws and regulations, many applications may be found to be incomplete or deficient and therefore, not ready for Public Hearing nor Planning Board approval. Thus, a determination based upon all pertinent facts and circumstances cannot always be rendered by the Planning Board within 62 days. To do so might result in a disapproval when, with further information or changes, and SEQR compliance, approval or approval with modifications might otherwise occur. In such cases, Planning Board staff will notify the applicant of missing or incomplete items in accordance with guidelines laid out in the Planning Board Manual.
5. In light of the above, you are asked to indicate, by checking the appropriate space on the application form, whether you consent to the extension of the 62-day public hearing period or review period, for so long as may reasonably be necessary to generate a submission which is complete and in conformity with all pertinent requirements. You may revoke your consent at any time by communicating that fact in writing to the Planning Board Clerk, whereupon your project proposal will be scheduled for the next regularly scheduled meeting of the Planning Board. In doing so, however, this might result in a disapproval when, with further information or changes, and SEQR compliance, approval or approval with modifications might otherwise occur.
6. Please be advised that the Planning Board review process often involved engineering, legal, and other professional skills. While the Planning and Building Department staff will provide guidance and assistance within reasonable limits, the responsibility for the proper presentation of the proposal lies with the applicant and the applicant's advisors, and not upon the Planning and Building Department, its staff, or the Planning Board.
7. An applicant has the ability to request a meeting with the Building Department and/or the Planning Board Chairperson to obtain guidance on responding to the application. This is a courtesy to assist applicants in preparing for their first Planning Board meeting and does not waive any provisions of State or Town Laws. The Planning Board reserves the right to request additional information not included in the application. Refer to the Planning Board Manual and Town Zoning Code for specifics related to procedures.
8. Fee Schedule: Individual fee schedules are listed on the Town of New Lebanon website and are specific to the type of project. These are subject to change from time to time at the approval of the Town Board. Escrow accounts will be established as required by the Planning Board upon the advice of applicable professionals engaged by the Town to assist the Planning Board.
9. Additional fees (escrow) may be required in an amount necessary to defray additional costs of special consultants engaged by the Town to assist in the review of an application. The Planning Board will endeavor to provide notice to the applicant in advance of securing a special consultant to allow the applicant time to alter or remove their application before the Planning Board.

HOLLY C. TANNER
COLUMBIA COUNTY CLERK
560 WARREN ST., HUDSON, N.Y. 12534
(518) 828-3339



COVER SHEET REV 09/25/2007

COLUMBIA COUNTY

County Clerk's Recording Page

Book: 733 Page: 2032

Return To:

MALCOLM MCPHERSON ESQ
PO BOX 1000
17 OLD ROUTE 66
AVERILL PARK NY 12018

Page Count: 5

Doc Type: DEED (RES)

Rec Date: 05/09/2012

Rec Time: 10:22:11 AM

Control #: 2012006294

User ID: cash4

Trans Num: 305435

DEED SEQ: 00001193

MTG SEQ

UCC

SCAR

INDEX

Grantor:

HOCTOR TIMOTHY C

Grantee:

HOCTOR TIMOTHY C

Recording Fees:

RECORDING	\$46.00
ED/ CULTURAL FUND	\$1.00
TRANSFER	\$0.00
CC DEED TAX	\$0.00
ED FUND CULTURE INDEX	\$14.25
ED FUND INDEX	\$4.75
RP- 5217 (Res)	\$116.00
RP-5217 (Rec Fee)	\$9.00
TP 584	5.00
CC SUPP TAX FORM	5.00

Consideration Amount: \$0.00

Basic	\$0.00
N/A	\$0.00
Columbia Co	\$0.00
Sonyma	\$0.00
TRANSFER	\$0.00
CC DEED TAX	\$0.00

Total: \$201.00

STATE OF NEW YORK
COLUMBIA COUNTY

WARNING: DO NOT DETACH!!

THIS SHEET CONSTITUTES THE CLERKS ENDORSEMENT REQUIRED BY SECTION 316 - A(5) & SECTION 319 OF THE REAL PROPERTY LAW OF THE STATE OF NY.

HOLLY C TANNER
COUNTY CLERK

◆◆THIS IS NOT A BILL◆◆

29.-1-66.11 (PSA)

WARRANTY DEED

THIS INDENTURE made this 5th day of April, Two Thousand Twelve,

BETWEEN,

Timothy C. Hoctor, having an address of 65 Dermody Road, New Lebanon, NY 12125, party of the first part,

and

Timothy C. Hoctor and Dale M. Hoctor, husband and wife, having an address of 65 Dermody Road, New Lebanon, NY 12125, parties of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE (\$1.00) Dollar paid by the parties of the second part, does hereby grant and release unto the parties of the second part, the heirs or successors and assigns of the party of the second part forever,

SEE ATTACHED SCHEDULE "A"

BEING the same premises conveyed to Timothy C. Hoctor by deed from Kathleen H. Yeats and Timothy C. Hoctor as Trustees of the Catherine B. Hoctor Revocable Living Trust, dated July 12, 2006 and recorded July 24, 2006 in the Columbia County Clerk's Office in Book 582 of Deeds at Page 2193.

SUBJECT TO all covenants, conditions, restrictions, easements and rights-of-way of record affecting said premises.

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 parties of the second part, the heirs or successors and assigns of the parties of the second part forever.

AND the party of the first part covenants as follows,

FIRST the party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

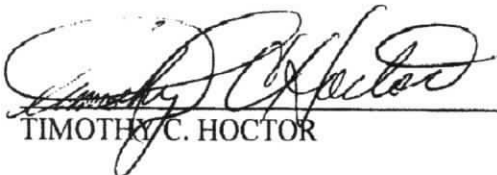
SECOND, the parties of the second part shall quietly enjoy the said premises;

THIRD, the party of the first part will forever **Warrant** the title to said premises;

FOURTH, 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.

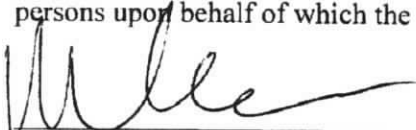
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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


TIMOTHY C. HOCTOR

State of New York)
County of Rensselaer) ss.:

On the 5th day of April, 2012, before me, the undersigned, personally appeared TIMOTHY C. HOCTOR, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the persons upon behalf of which the individual acted, executed the instrument.


Notary Public - State of New York
Malcom A. McPherson
Notary Public, State of New York
Qualified in Rensselaer County
My commission expires 4/27/2013

RECORD AND RETURN:
Malcolm McPherson, Esq.
PO Box 1000
17 Old Route 66
Averill Park, NY 12018

SCHEDULE "A"

PARCEL I:

BEGINNING at an iron pin on the northerly right-of-way line of a town road known as Dermody Road, said pin being approximately 550 feet easterly of the intersection of the said Dermody Road and New York State Route 22 and also marking the southwesterly corner of the described parcel. Proceeding thence N 16° 32' 30" E 111.70 feet to an iron pin and N 59° 30' 30" E 293.04 feet to an iron pipe which marks the most northerly point of the described parcel. Proceeding thence (1) S 30° 29' 30" E 150.00 feet to an iron pipe; (2) S 66° 27' 45" E 58.00 feet to an iron pipe; (3) S 45° 35' 45" E 67.98 feet crossing a stream to an iron pin; and (4) S 65° 31' 45" E 20.00 feet to a point which marks the northeasterly corner of the described parcel. Proceeding thence along the common boundary line of Parcel II hereinafter described the following courses and distances: (1) S 03° 00' 00" W 132.00 feet to a point; (2) N 85° 12' 40" W 07.00 feet crossing a stream to a point; (3) S 17° 25' 30" W 145.00 feet to a point; and (4) S 82° 07' 30" W 60.00 feet to a point along the northeasterly right-of-way line of the aforesaid Dermody Road. Proceeding thence along the said right-of-way line the following courses and distances: (1) N 23° 57' 00" W 60.09 feet to a point; (2) N 41° 09' 00" W 104.00 feet to a point; (3) N 49° 04' 00" W 97.00 feet to a point; (4) N 71° 54' 00" W 67.45 feet to a point; and (5) N 86° 23' 00" W 43.82 feet to the iron pin which marks the point of beginning. Containing 2.676 acres of land and being described as Parcel I on the hereinafter-mentioned survey map.

PARCEL II:

BEGINNING at an iron pin along the easterly right-of-way line of a town road known as Dermody Road, said pin being approximately 1000 feet easterly of the intersection of the said Dermody Road and New York State Route 22, and said pin marking the northwesterly corner of lands now or formerly of R. Dermody. Proceeding thence along the easterly right-of-way line of Dermody Road N 23° 57' 00" W 41.62 feet to a point. Proceeding thence the following courses and distances along the common boundary line with Parcel I on the hereinafter-described survey map: (1) S 82° 07' 30" E 60.00 feet to a point; (2) N 17° 25' 30" E 145.00 feet to a point; (3) S 88° 12' 40" E 87.00 feet crossing a stream to a point; and (4) N 00° 00' 00" E 132.00 feet to a point which marks the northwesterly corner of the described parcel. Proceeding thence along lands now or formerly of Barber the following courses and distances: (1) S 89° 31' 45" E 168.60 feet to an iron pipe; (2) N 28° 13' 15" E 139.20 feet to an iron pipe; and (3) N 82° 39' 00" E 300.82 feet along a wire fence to an iron pin which marks the northeasterly corner of the described parcel. Proceeding thence S 03° 19' 30" E 909.02 feet to a point at a stone wall intersection and S 09° 16' 30" W 403.92 feet along a stone wall to an iron

pin which marks the southeasterly corner of the described parcel. Proceeding thence along a wire fence and along lands now or formerly of Trainor N 80° 11' 00" W 280.48 feet to an iron pin and S 14° 10' 30" W 72.60 feet to an iron pin in a stone wall intersection. Proceeding thence along lands now or formerly of Dolan N 79° 22' 20" W 333.30 feet partly along a stone wall and crossing a stream to a point; S 16° 07' 40" W 52.80 feet crossing a stream to a point; and N 80° 26' 00" W 121.30 feet crossing a stream to an iron pin set along the easterly right-of-way line of the said Dermody Road, which pin marks the southwesterly corner of the described parcel. Proceeding thence along the easterly right-of-way line N 03° 37' 30" E 30.24 feet to a point; proceeding thence along the common boundary line with Parcel III on the hereinafter-mentioned survey map the following courses and distances: (1) S 80° 26' 00" E 97.68 feet to a point; (2) N 16° 07' 40" E 53.77 feet to a point; (3) S 79° 22' 20" E 91.88 feet to a point; (4) N 03° 37' 30" E 423.44 feet to a point; and (5) S 80° 07' 30" W 205.68 feet to a point on the easterly right-of-way line of Dermody Road. Proceeding thence along the easterly right-of-way line N 03° 37' 30" E 25.71 feet to a point, which point marks the southwesterly corner of Parcel IV on the hereinafter-mentioned survey map. Proceeding thence along the common boundary line of the said Parcel IV the following courses and distances: (1) N 80° 07' 30" E 205.68 feet to a point; (2) N 15° 07' 08" E 285.00 feet to a point; and (3) S 83° 33' 09" W 118.00 feet crossing a stream to a point. Proceeding thence along lands now or formerly of Dermody the following courses and distances: (1) N 16° 32' 30" E 43.00 feet to an iron pin; (2) N 37° 07' 30" W 53.75 feet to an iron pin; and (3) S 82° 07' 30" W 126.33 feet to the point of beginning. Containing 16.607 acres of land and being described as Parcel II on the hereinafter-mentioned survey map.

PARCEL III:

BEGINNING at a point on the easterly right-of-way line of Dermody Road, which point marks the southwesterly corner of the described parcel. Proceeding thence along the said easterly right-of-way line N 03° 37' 30" E 406.61 feet to a point which marks the northwesterly corner of the described parcel. Proceeding thence along the common boundary line with Parcel II on the hereinafter-mentioned survey map the following courses and distances: (1) N 80° 07' 30" E 205.68 feet to a point; (2) S 03° 37' 30" W 423.44 feet to a point; (3) N 79° 22' 20" W 91.88 feet to a point; (4) S 16° 07' 40" W 53.77 feet to a point; and (5) N 80° 26' 00" W 97.68 feet to the point of beginning. Containing 1.91 acres of land and being described as Parcel III on the hereinafter-mentioned survey map.

Excepting out Schedule B attached hereto.

SCHEDULE "B"

all
 THAT parcel of land, with the buildings and improvements thereon, situate in the Town of New Lebanon, Columbia County, New York, bounded and described as follows:

BEGINNING at an iron pin on the northerly right-of-way line of a town road known as Dermody Road, said pin being approximately 550 feet easterly of the intersection of said Dermody Road and New York State Route 22 and also marking the most westerly point of the parcel described herein. Proceeding thence N 16° 32' 30" E 111.70 feet to an iron pin and N 59° 30' 30" E 293.04 feet to an iron pipe which marks the most northerly point of the parcel described herein. Proceeding thence (1) S 30° 29' 30" E 150.00 feet to an iron pipe; (2) S 66° 27' 45" E 58.06 feet to an iron pipe; (3) S 45° 35' 45" E 67.98 feet crossing a stream to an iron pin; (4) S 89° 31' 45" E 188.60 feet to an iron pipe; (5) N 28° 13' 15" E 139.20 feet to an iron pipe; and (6) N 82° 39' 00" E 300.82 feet along the remains of a wire fence to an iron pin which marks the northeasterly corner of the parcel described herein. Proceeding thence S 03° 19' 30" E 329.73 feet generally along the remains of a wire fence to a point which marks the southeasterly corner of the parcel described herein. Proceeding thence S 82° 07' 30" W 767.31 feet to a point on the northeasterly right-of-way line of a town road known as Dermody Road, which point marks the southwesterly corner of the parcel described herein. Proceeding thence along the said right-of-way line the following courses and distances: (1) N 23° 57' 00" W 60.09 feet to a point; (2) N 41° 09' 00" W 104.00 feet to a point; (3) N 49° 04' 00" W 97.00 feet to a point; (4) N 71° 54' 00" W 67.45 feet to a point; and (5) N 88° 23' 00" W 43.82 feet to the iron pin which marks the point of beginning.

CONTAINING 6.746 acres of land and being described as parcels 1 and 1-A on a survey map entitled, "Survey and Map of the Land of William L. Hoctor, Town of New Lebanon, County of Columbia, State of New York", dated June 9, 1978, revised November 20, 1986, and further revised June 15, 1988, as prepared by Frank F. Ambrosio, L.S. 48971.

PLEASE TYPE OR PRESS FIRMLY WHEN WRITING ON FORM
INSTRUCTIONS (RP-5217-INS): www.orps.state.ny.us

FOR COUNTY USE ONLY

C1. SWIS Code 104800

C2. Date Deed Recorded 5/9/12
Month Day Year

C3. Book 733 C4. Page 2032

New York State Department of Taxation and Finance
Office of Real Property Tax Services
RP- 5217
Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location: 83 Dermedy Rd
STREET NUMBER STREET NAME
New Lebanon 12125
CITY OR TOWN VILLAGE ZIP CODE

2. Buyer Name: Hector Timothy C.
LAST NAME / COMPANY FIRST NAME
Hector Daie M
LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address: _____
Address LAST NAME / COMPANY FIRST NAME
STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 3 # of Parcels OR Part of a Parcel (Only if Part of a Parcel) Check as they apply:
 4A. Planning Board with Subdivision Authority Exists
 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided

5. Deed Property Size: X FRONT FEET DEPT. OR 1.415 ACRES
 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name: Hector Timothy C.
LAST NAME / COMPANY FIRST NAME
LAST NAME / COMPANY FIRST NAME

7. Check the box below which most accurately describes the use of the property at the time of sale:
 A One Family Residential E Agricultural J Community Service
 B 2 or 3 Family Residential F Commercial K Industrial
 C Residential Vacant Land G Apartment L Public Service
 D Non-Residential Vacant Land H Entertainment / Amusement M Forest

8. Ownership Type is Condominium
 9. New Construction on 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: _____
Month Day Year

12. Date of Sale / Transfer: 5/5/12
Month Day Year

13. Full Sale Price: C.C.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: C.C.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

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

16. Year of Assessment Roll from which information taken 2012 17. Total Assessed Value (of all parcels in transfer) 244,800

18. Property Class 240 19. School District Name New Lebanon Central

20. Tax Map Identifier(s) / Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
29-1-66.116

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 will subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE _____ 4/5/12
SELLER SIGNATURE DATE

BUYER SIGNATURE _____ 4/5/2012
BUYER SIGNATURE DATE

BUYER'S ATTORNEY
McPherson Malcolm
LAST NAME FIRST NAME
518 674-3766
AREA CODE TELEPHONE NUMBER

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.)
Hector Timothy C
LAST NAME FIRST NAME
518 1794-8356
AREA CODE TELEPHONE NUMBER
65 Dermedy Rd
STREET NUMBER STREET NAME
New Lebanon NY 12125
CITY OR TOWN STATE ZIP CODE

NEW YORK STATE COPY

HOLLY C. TANNER
COLUMBIA COUNTY CLERK
560 WARREN ST., HUDSON, N.Y. 12534
(518) 828-3339



COVER SHEET REV 09/25/2007

COLUMBIA COUNTY

County Clerk's Recording Page

Return To:

MALCOLM MCPHERSON ESQ
PO BOX 1000
17 OLD ROUTE 66
AVERILL PARK NY 12018

Grantor:
HOCTOR TIMOTHY C

Grantee:
HOCTOR TIMOTHY C

Recording Fees:

RECORDING	\$35.00
ED/ CULTURAL FUND	\$1.00
TRANSFER	\$0.00
CC DEED TAX	\$0.00
ED FUND CULTURE INDEX	\$14.25
ED FUND INDEX	\$4.75
RP- 5217 (Res)	\$116.00
RP-5217 (Rec Fee)	\$9.00
TP 584	5.00
CC SUPP TAX FORM	5.00

Total: \$190.00

Book: 733 Page: 2037

Page Count: 3
Doc Type: DEED (RES)
Rec Date: 05/09/2012
Rec Time: 10:22:11 AM
Control #: 2012006295
User ID: cash4
Trans Num: 305435
DEED SEQ: 00001194
MTG SEQ
UCC
SCAR
INDEX

Consideration Amount:	\$0.00
Basic	\$0.00
N/A	\$0.00
Columbia Co	\$0.00
Sonyma	\$0.00
TRANSFER	\$0.00
CC DEED TAX	\$0.00

29. -1 - 66.2 (Post)

STATE OF NEW YORK
COLUMBIA COUNTY

WARNING: DO NOT DETACH!!
THIS SHEET CONSTITUTES THE CLERKS ENDORSEMENT REQUIRED BY SECTION 316 - A(5) & SECTION 319 OF THE REAL PROPERTY LAW OF THE STATE OF NY.

HOLLY C TANNER
COUNTY CLERK

◆◆ THIS IS NOT A BILL ◆◆

24

WARRANTY DEED

THIS INDENTURE made this 5th day of April, Two Thousand Twelve,

BETWEEN,

Timothy C. Hoctor, having an address of 65 Dermody Road, New Lebanon, NY 12125, party of the first part,

and

Timothy C. Hoctor and Dale M. Hoctor, husband and wife, having an address of 65 Dermody Road, New Lebanon, NY 12125, parties of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE (\$1.00) Dollar paid by the parties of the second part, does hereby grant and release unto the parties of the second part, the heirs or successors and assigns of the party of the second part forever,

All that parcel of land, with the buildings thereon, situate in the Town of New Lebanon, Columbia County, New York, bounded and described as follows:

Beginning at an iron pin on the easterly right-of-way line of a town road known as Dermody Road, said pin being approximately 1200 feet easterly of the intersection of the said Dermody Road and New York State Route 22 and said pin marking the northwesterly corner of the described parcel. Proceeding thence along lands now or formerly of Dermody the following courses and distances: [1] N 80-07-30 E 112.00 foot to an iron pin; [2] N 11-47-030 E 38.00 feet to an iron pin; [3] N 46-37-30 E 32.00 feet to an iron pin and [4] N 16-32-30 E 20.00 feet. Proceeding thence along the common boundary line of Parcel II on the hereinafter-mentioned survey map the following courses and distances: [1] N 83-33-09 E 118.00 feet to a point, which point marks the northeasterly corner of the described parcel; [2] S 15-07-08 W 285.00 feet to a point which marks the southeasterly corner of the described parcel and [3] S 80-07-30 W 205.68 feet to a point along the easterly right-of-way line of Dermody Road, which point marks the southwesterly corner of the described parcel. Proceeding thence along the easterly right-of-way line of Dermody Road N 03-37-30 E 200.00 feet to the iron pin which marks the point of beginning. Containing 1.22 acres of land and being described as Parcel IV on a survey map entitled, "Survey and Map of the Lands of William L. Hoctor, Town of New Lebanon, County of Columbia, State of New York", dated June 9, 1978 and revised November 20, 1986, as prepared by Frank F. Ambrosio, L.S. 48971.

9791

BEING the same premises conveyed to Timothy C. Hoctor by deed from Timothy C. Hoctor and Dale M. Hoctor, dated May 1, 1992 and recorded July 27, 1992 in the Columbia County Clerk's Office in Book 703 of Deeds at Page 214.

SUBJECT TO all covenants, conditions, restrictions, easements and rights-of-way of record affecting said premises.

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 parties of the second part, the heirs or successors and assigns of the parties of the second part forever.

AND the party of the first part covenants as follows,

FIRST the party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

SECOND, the parties of the second part shall quietly enjoy the said premises;

THIRD, the party of the first part will forever Warrant the title to said premises;

FOURTH, 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.

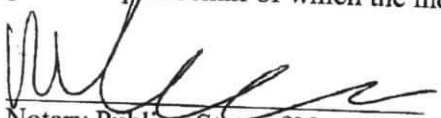
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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


TIMOTHY C. HOCTOR

State of New York)
County of Rensselaer) ss.:

On the 5th day of April, 2012, before me, the undersigned, personally appeared TIMOTHY C. HOCTOR, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the persons upon behalf of which the individual acted, executed the instrument.


Notary Public - State of New York

Malcom A. McPherson
Notary Public, State of New York
Qualified in Rensselaer County
My commission expires 4/27/2013

RECORD AND RETURN:
Malcolm McPherson, Esq.
PO Box 1000
17 Old Route 66
Averill Park, NY 12018

PLEASE TYPE OR PRESS FIRMLY WHEN WRITING ON FORM
INSTRUCTIONS (RP-5217-INS): www.orps.state.ny.us

FOR COUNTY USE ONLY

C1. SWIS Code: 104800
C2. Date Deed Recorded: 5/9/12
C3. Book: 733 C4. Page: 2037



New York State Department of
Taxation and Finance
Office of Real Property Tax Services
RP-5217
Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location: Dermody Rd, New Lebanon, NY 12125
2. Buyer Name: Hector, Timothy C. Dale M.
3. Tax Billing Address: (Same as buyer address)
4. Indicate the number of Assessment Roll parcels transferred on the deed: 1 # of Parcels OR Part of a Parcel
5. Deed Property Size: 1.22 ACRES
6. Seller Name: Hector, Timothy C.
7. Check the box below which most accurately describes the use of the property at the time of sale:
A One Family Residential
B 2 or 3 Family Residential
C Residential Vacant Land
D Non-Residential Vacant Land
E Agricultural
F Commercial
G Apartment
H Entertainment / Amusement
I Community Service
J Industrial
K Public Service
L Forest
8. Ownership Type is Condominium
9. New Construction on 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: 4/5/12
12. Date of Sale / Transfer: 4/5/12
13. Full Sale Price: 66,000
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

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

16. Year of Assessment Roll from which information taken: 2012
17. Total Assessed Value (of all parcels in transfer): 259,200
18. Property Class: 210-1
19. School District Name: New Lebanon Central
20. Tax Map Identifier(s) / Roll Identifier(s): 29-1-66,200

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 will subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE: [Signature]
BUYER SIGNATURE: [Signature]
BUYER'S ATTORNEY: [Signature]
DATE: 4/5/12

BUYER CONTACT INFORMATION
LAST NAME: Hector FIRST NAME: Timothy C.
AREA CODE: 518 TELEPHONE NUMBER: 794-8356
STREET NUMBER: 65 STREET NAME: Dermody Rd
CITY OR TOWN: New Lebanon NY STATE: NY ZIP CODE: 12125

NEW YORK STATE COPY

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

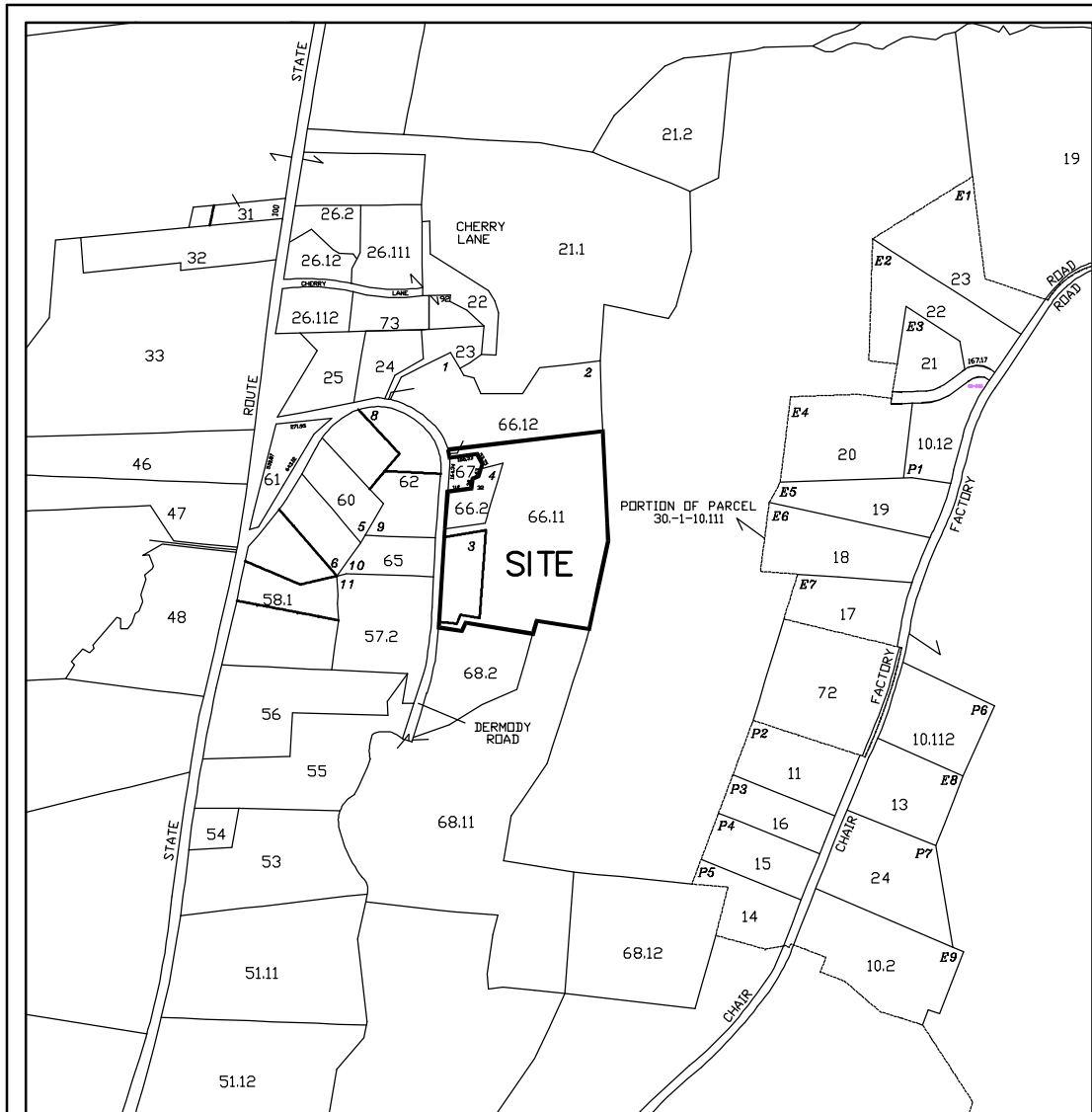
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
LANDS OF TIMOTHY & DALE HOCTOR			
Name of Action or Project: LOT LINE ADJUSTMENT PLAN			
Project Location (describe, and attach a location map): 65 & 23 DERMODY RD., NEW LEBANON, NY 12125			
Brief Description of Proposed Action: REMOVING AN INTERIOR TAX PARCEL LINE			
Name of Applicant or Sponsor: TIMOTHY HOCTOR		Telephone: 518-925-5740	
		E-Mail: tchoctor@mac.com	
Address: 65 DERMODY ROAD			
City/PO: NEW LEBANON	State: NY	Zip Code: 12125	
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	YES
		<input checked="" type="checkbox"/>	<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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>15.67</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>15.67</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? 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	
	<input type="checkbox"/>	<input checked="" 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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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"/>	
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: _____ <u>South Branch Wyanzrock Creek Flows Through</u> <u>With No Disturbance Proposed.</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>TIMOTHY HOCTOR</u> Date: <u>3-29-24</u> Signature: <u><i>Timothy Hoctor</i></u> Title: <u>OWNER/APPLICANT</u>		



LOCATION MAP
TOWN OF NEW LEBANON TAX MAPS
SCALE: NONE

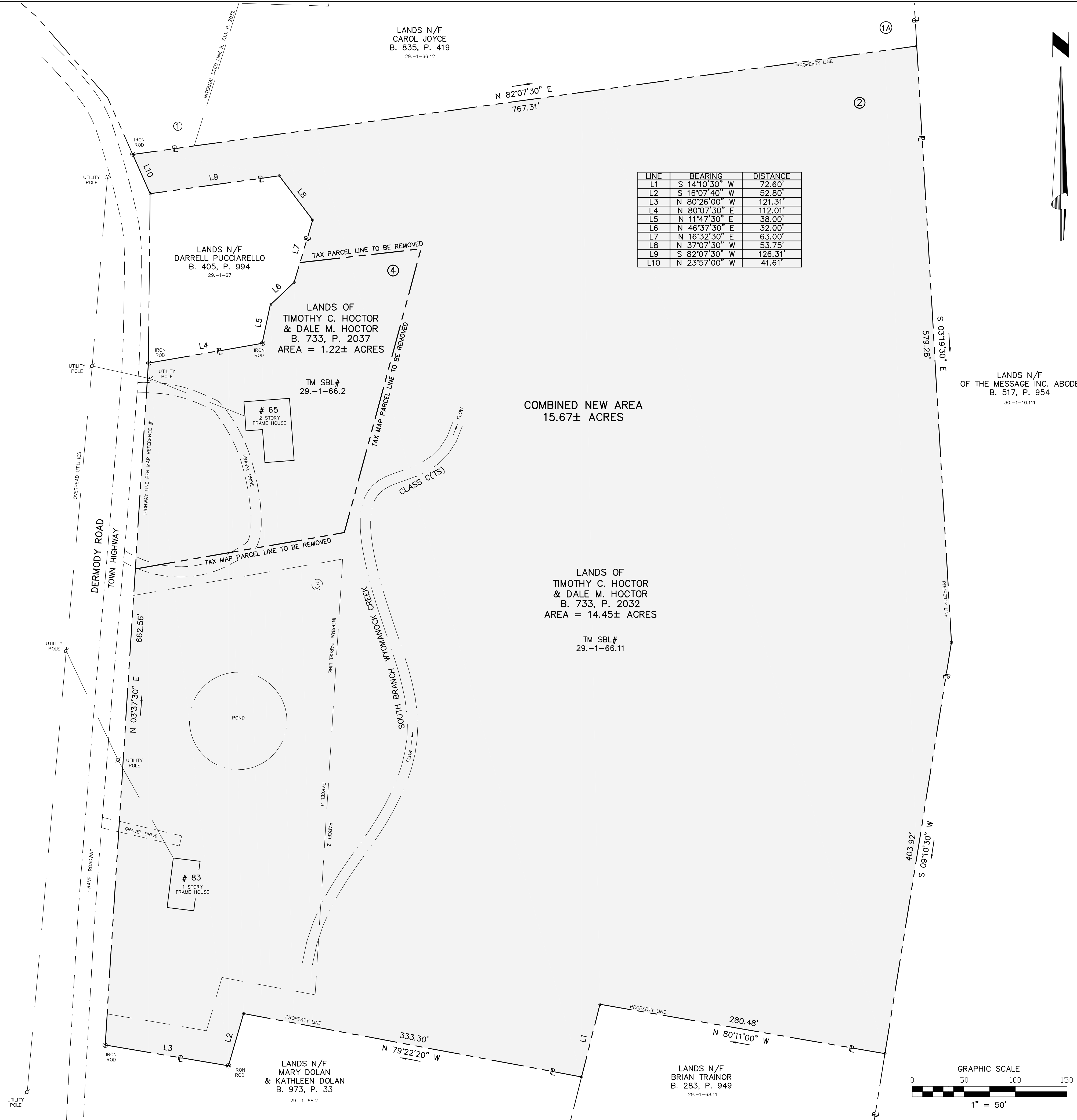
TOWN OF NEW LEBANON ZONING NOTE:
ALL AREAS SHOWN HEREON ARE ZONED
RESIDENTIAL AGRICULTURAL - 2 (RA-2)
MIN. LOT SIZE = 2 ACRES
MIN FRONT SETBACK = 75' (FROM CENTERLINE)
MIN. SIDE & REAR SETBACK = 50'
MIN. ROAD FRONTAGE = 60'

NOTES:

- MAPPING PREPARED BY FREDERICK J. HALEY PLS FROM AN ACTUAL FIELD SURVEY CONDUCTED IN MARCH 2024.
- NORTH REFERENCE USED HEREON IS APPROXIMATE MAGNETIC PER MAP REFERENCE #1.
- UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
- PARCEL SURVEYED MAY BE ALONG WITH RIGHTS, TITLE AND/OR INTERESTS IN AND TO LANDS WITHIN THE BED OF THE ADJACENT TOWN HIGHWAY LYING BETWEEN THE HIGHWAY BOUNDARY LINE SHOWN HEREON AND THE CENTERLINE THEREOF.
- PARCEL SURVEYED WITHOUT BENEFIT OF AND IS SUBJECT TO THE REVIEW OF A COMPLETE AND UP-TO-DATE ABSTRACT OF TITLE.
- GROUND CONTOURS SHOWN HEREON, IF ANY, ARE APPROXIMATE USGS.
- AT THE TIME OF THIS SURVEY NO NEW PERCOLATION TESTS WERE PERFORMED, ANY PROSPECTIVE BUYER IS ON NOTICE THAT ANY RESIDENTIAL BUILDING ON THE LOTS WILL REQUIRE HEALTH DEPARTMENT APPROVAL FOR THE DESIGN OF A SUITABLE SANITARY SYSTEM.
- PARCEL SURVEYED IS FURTHER REFERENCED TO THE TOWN OF NEW LEBANON TAX MAP PARCEL ID NO.S 29.-1-66.11 & 29.-1-66.2

MAP REFERENCES:

- "SURVEY AND MAP OF THE LAND OF WILLIAM L. HOCTOR", DATED JUNE 9, 1978 REVISED NOVEMBER 20, 1986 AS PREPARED BY FRANK AMBROSIO, L.S. AND AS FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 9791.



NOTES :

FREDERICK J. HALEY PLS LLC

1218 STATE ROUTE 43
STEPHENTOWN, NY 12169
Tel: (518) 577-5044
email: frederickhaley@hotmail.com

CLIENT:

OWNER INFORMATION:
TIMOTHY C. HOCTOR
& DALE M. HOCTOR
65 DERMODY ROAD
NEW LEBANON, NY 12125

DEED INFORMATION:
BOOK 733, PAGE 2037
DEED DATED APRIL 5, 2012
BOOK 733, PAGE 2032
DEED DATED APRIL 5, 2012

PROJECT TITLE:

*LANDS OF
TIMOTHY C. HOCTOR
& DALE M. HOCTOR*

*DERMODY ROAD
NEW LEBANON, NEW YORK*

SHEET TITLE:

*LOT LINE
ADJUSTMENT
PLAN*

SCALE: 1"=50'

DATE: MARCH 20, 2024

PROJ. NO: HOCTOR NEW LEBANON
CAD FILE NAME: HOCTOR NEW LEBANON
LAYOUT TAB: W01

