

**TOWN OF NEW SCOTLAND  
MINOR SUBDIVISION APPLICATION**

DATE: 7/8/2020

Tax Map ID#: 84.11-1-40 84.-2-55.201

**MINIMUM SUBMITTAL FEE DUE WITH APPLICATION \$50.00**

**MINIMUM PARK FEES DUE ON APPROVAL AT \$200.00 PER LOT**

SUB/DIV NAME: GOLDMAN SUBDIVISION

OWNER: DOUGLAS GOLDMAN

ADDRESS: 4 OLD ENGLISH ROAD  
NEW SCOTLAND, NY 12159

PHONE#: 518-542-0199

OWNER(S) SIGNATURE OF CONSENT TO APPLICATION:

*[Signature]*

APPLICANT/AGENT: DOUGLAS GOLDMAN

APP. ADDRESS: 4 OLD ENGLISH ROAD  
NEW SCOTLAND, NY 12159

INTEREST IN THE PROPERTY: OWNER

PHONE #: 518-542-0199

SUB/DIV SITE:

LOCATION: 4 OLD ENGLISH RD. NEW SCOTLAND, NY 12159

ORIGINAL PARCEL SIZE: 1.1 AC & 4.26 AC ZONING DIST: MDR

NEW LOT SIZES: 1.6 AC - 3.8 AC -

\*\*\*\*\*

**MINOR SUBDIVISION DEFINITION:** THE TERM "MINOR SUBDIVISION" MEANS ANY BOUNDARY LINE ADJUSTMENT, OR, THE DIVISION OF LAND INTO AT LEAST TWO (2) BUT NOT MORE THAN FOUR (4) LOTS, PARCELS OR SITES WHICH DO NOT REQUIRE THE CONSTRUCTION OF A NEW STREET, PUBLIC UTILITY OR EXPANSION OF AN EXISTING STREET OR PUBLIC UTILITY.

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**BRIEF DESCRIPTION OF PROPOSED SUBDIVISION WITH PURPOSE STATED:**

Lot line adjustment of the above mentioned parcel (S.B.L. 84.11-1-40),  
we are proposing the addition of approximately 0.5 AC of land to the  
parcel from the rear of 22 Toby lane (S.B.L 84.-2-55.201).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Department Use	
Date/Purpose:	
Sub-Div #:	# <u>668</u>
Submtl/Dt:	<u>7/8/20</u>
Fee/Amt	\$ <u>75</u>
Dt/Fee/Pd:	<u>7/9/20</u>
Review/Dt:	<u>1/1</u>
Site/Dt:	<u>1/1</u>
Decision:	_____
App/Dny/DT:	<u>1/1</u>
Lot/Fee/Amt:	\$ _____
Lt/Fee/Pd:	<u>1/1</u>
Stamp Dt:	<u>1/1</u>
Send P.B.:	<u>1/1</u>
Other:	_____
Act./Date	<u>1/1</u>
Other	_____

# 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: LOT LINE ADJUSTMENT - 4 OLD ENGLISH ROAD			
Project Location (describe, and attach a location map): 4 OLD ENGLISH ROAD			
Brief Description of Proposed Action: Lot line adjustment of the above mentioned parcel (S.B.L. 84.11-1-40), we are proposing the addition of approximately 0.5 AC of land to the parcel from the rear of 22 Toby lane (S.B.L 84.-2-55.201).			
Name of Applicant or Sponsor: Douglas Goldman		Telephone: 518-542-0199 E-Mail: douglasgoldman@yahoo.com	
Address: 4 Old English road			
City/PO: New Scotland		State: NY	Zip Code: 12159
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 type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 1.6 acres	
b. Total acreage to be physically disturbed?		_____ 0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.1 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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

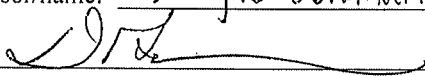
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

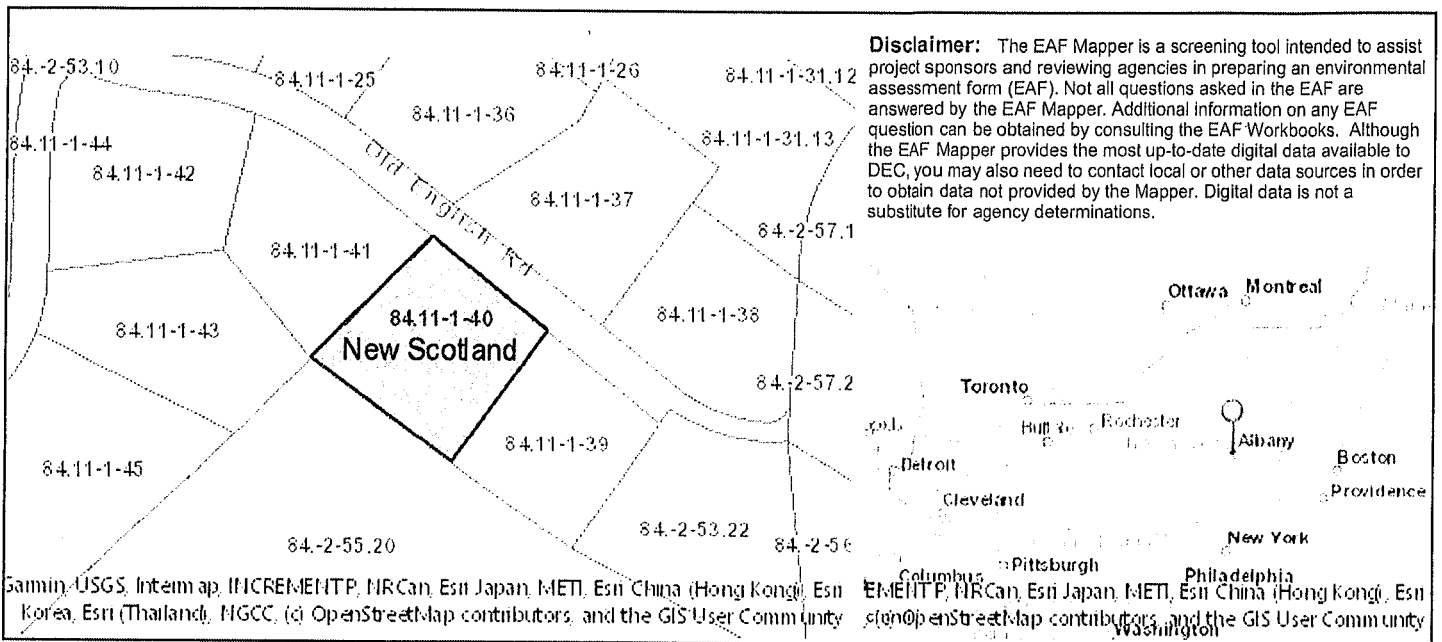
Shoreline    Forest    Agricultural/grasslands    Early mid-successional  
 Wetland    Urban    Suburban

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?	NO	YES
Northern Long-eared Bat	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
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: Douglas Goldman Date: 2/9/2020

Signature:  Title: Owner



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]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



ALBANY COUNTY – STATE OF NEW YORK  
 BRUCE A. HIDLEY COUNTY CLERK  
 16 EAGLE STREET, ALBANY, NEW YORK 12207

COUNTY CLERK'S RECORDING PAGE  
 \*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



INSTRUMENT #: R2020-1661

Receipt#: 20200367512  
 Clerk: SP  
 Rec Date: 01/22/2020 08:50:48 AM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 4  
 Rec'd Frm: GOLDMAN DOUGLAS

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00
<b>Sub Total:</b>	<b>190.00</b>
Transfer Tax	
Transfer Tax - State	2090.00
<b>Sub Total:</b>	<b>2090.00</b>
<b>Total:</b>	<b>2280.00</b>

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

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 3966  
 Transfer Tax

Transfer Tax - State	2090.00
<b>Total:</b>	<b>2090.00</b>

THIS PAGE CONSTITUTES THE CLERK'S  
 ENDORSEMENT, REQUIRED BY SECTION 316-a (5)  
 & 319 OF THE REAL PROPERTY LAW OF THE  
 STATE OF NEW YORK.

Bruce A. Hidley  
 Albany County Clerk

Record and Return To:

SASE / DOUGLAS GOLDMAN

388  
U

**WARRANTY DEED**

with Lien Covenant

**This Indenture**, Made this 14<sup>th</sup> day of January, Two Thousand Twenty

*BETWEEN* Anna Majerovics, residing at 4 Old English Road, Slingerlands, NY 12159

*Party of the first part, and*

*R&R* Douglas Goldman and Malinka Gutierrez, as Tenants by the Entirety,  
residing at 9 Paul Holly Drive, Albany, NY 12211

*Parties of the second part.*

*WITNESSETH that the party of the first part, in consideration of -----ONE and 00/100-----DOLLAR (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their heirs and assigns forever.*

**SEE SCHEDULE "A" ATTACHED.**

Subject to any and all enforceable covenants, conditions, restrictions and easements of record appearing in the chain of title and affecting the same.

**BEING** the same premises conveyed by Howard L. Tanebaum and Anna Majerovics to Anna Majerovics by deed dated February \_\_\_\_ 2008 and recorded in the Albany County Clerk's Office on February 19, 2008 in Book 2911 at Page 1119.

**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, their heirs and assigns forever.

And the party of the first part covenants as follows:

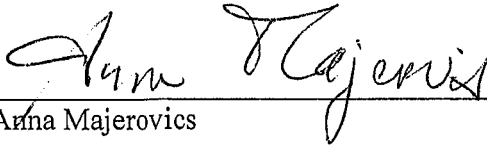
**First**, that the parties of the second part shall quietly enjoy the said premises;

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

**Third**, That, in Compliance with Sec. 13 of the Lien Law, the grantor 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.


IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal the day and year first above written.

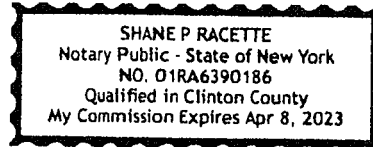
*In Presence of*

  
Anna Majerovics

STATE OF NEW YORK }  
COUNTY OF Clinton } ss.:

On this 13<sup>th</sup> day of January in the year Two Thousand Twenty, before me, the undersigned, personally appeared, **Anna Majerovics**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument

  
Notary Public



R&R: Douglas Goldman  
Malinka Gutierrez  
4 Old English Road  
Slingerlands, NY 12159



# Stewart Title Insurance Company

Title No: 19-412T

## Schedule A Description

ALL THAT TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of New Scotland, County of Albany and the State of New York, located on the southwesterly side of Old English Road and more particularly described as follows:

BEGINNING at a point in the southwesterly line of Old English Road, said point being the easterly corner of Lot No. 5 as shown on a map of subdivision entitled "Final Plat, Heldervale Section 'IV'" owned by Nicholas V. Iarossi, dated April 27, 1987 and filed in the Office of the Albany County Clerk on June 12, 1989 as Map No. 8027 in Drawer No. 172; thence S 47 deg. 03 min. 22 sec. W and along the division line between Lot No. 4 & 5 for a distance of 213.15 feet to a point; thence N 44 deg. 11 min. 38 sec. W and along the lands now or formerly of Robert & Jean Joel for a distance of 230.00 feet to a point; thence N 56 deg. 34 min. 49 sec. E for a distance of 225.13 feet to a point in the southwesterly line of Old English Road; thence S 41 deg. 47 min. 47 sec. E for a distance of 192.73 feet to the point or place of beginning.



ALBANY COUNTY - STATE OF NEW YORK  
BRUCE A. HIDLEY COUNTY CLERK  
16 EAGLE STREET, ALBANY, NEW YORK 12207

COUNTY CLERK'S RECORDING PAGE  
\*\*\*THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH\*\*\*



INSTRUMENT #: R2018-22482

Receipt#: 20180261011  
Clerk: TR  
Rec Date: 10/09/2018 01:08:29 PM  
Doc Grp: D  
Descrip: DEED  
Num Pgs: 4  
Rec'd Frm: MAXIM REAL ESTATE

Party1: BURNETT MARY  
Party2: MAXIM REAL ESTATE INVESTMENTS  
LLC  
Muni: NEW SCOTLAND TOWN

Recording:

Cover Page 5.00  
Recording Fee 35.00  
Cultural Ed 14.25  
Records Management - Coun 1.00  
Records Management - Stat 4.75  
TP584 5.00  
RP5217 Residential/Agricu 116.00  
RP5217 - County 9.00

Sub Total: 190.00

Transfer Tax  
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 190.00  
\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
Transfer Tax #: 1630  
Transfer Tax

Total: 0.00

THIS PAGE CONSTITUTES THE CLERK'S  
ENDORSEMENT, REQUIRED BY SECTION 316-a (5)  
& 319 OF THE REAL PROPERTY LAW OF THE  
STATE OF NEW YORK.

Record and Return To:

BOX 26

Bruce A. Hidley  
Albany County Clerk

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12/1

### CORRECTIVE DEED

*THIS INDENTURE*, made the 30<sup>th</sup> day of August, 2018, between

MARY BURNETT, residing at 22 Toby Lane, Slingerlands, NY 12159, party of the first part

- and -

MAXIM REAL ESTATE INVESTMENTS, LLC, doing business at 419 Pugh Road, Wayne, PA 19087, party(ies) of the second part,

WITNESSETH, that the party of the first part, in consideration of One dollar, lawful money of the United States, 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 parties of the second part forever,

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

Beginning at an iron pin on the west side of Mason Road and the south line of Rich, reputed owner, and the northeast corner of this parcel and running thence along the line of Rich and a fence line N 47° 27' W a distance of 154.4 ft. to an iron pin, thence along the line of Rich & Larossi N 47° 40' W a distance of 620.8 ft. to an iron pin, thence along the line of Larossi S 53° 30' W a distance of 624 ft. to an iron pin, thence along the line of Van Reuven S 57° 13' E a distance of 542 ft., to an iron pin thence S 49° 10' E a distance of 234.2 ft. to an iron pin, thence N 34° 42' E a distance of 25 ft., thence easterly on the arc of a 350.52 ft. radius curve a distance of 208.62 ft., thence S 89° 24' E a distance of 210 ft., thence northerly on the arc of a 25 ft. radius curve a distance of 39.85 ft., thence along the west line of Mason Road N 0°44' W a distance of 313.51 ft. to the place of beginning containing 11.51 acres. ALSO the right to egress and ingress over a 50 ft. private road on the southeast corner of this parcel to Mason Road as more fully described in a deed from the grantors to Constance H. Van Reuven dated December 6, 1963 and recorded in the Albany County Clerk's Office in Book 1962 of Deeds at page 251.

The above mentioned easement is a perpetual easement running with the land and includes rights shared in common with those conveyed by the parties of the first part hereto to the grantee in a deed dated December 6, 1968 and filed in the Office of the Albany County Clerk in Liber 1962 of Deeds at Page 251.

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BRING the same premises conveyed to FRANK F. BURNETT, JR., and MARY BURNETT, husband and wife, the parties of the first part by Deed from D. Robert Joel and Jean Gale Joel, dated September 20, 1977 and recorded in the Albany County Clerk's Office on December 20, 1977 in Liber/Book 2143 of Deeds at Page 121; the said FRANK F. BURNETT, JR., A/K/A FRANCIS J. BURNETT died a resident of Albany County, New York on August 22, 2012, leaving the said MARY BURNETT the sole surviving Tenant by Entirety. The prior deed incorrectly referenced Francis J. Burnett's name as Frank F. Burnett, Jr.

This deed is being recorded to correct the grantee's name in deed dated May 8, 2017 and recorded May 11, 2017 in the Albany County Clerk's Office as Instrument #R2017-10859.

**TOGETHER** with all right, title and interest, if any, of the party(ies) 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(ies) of the first part in and to said premises,

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

**AND** the party(ies) of the first part, in compliance with Section 13 of the Lien Law, covenants that the party(ies) 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 costs 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.

**AND** the party(ies) of the first part covenant(s) as follows:

**FIRST.** That said party(ies) of the first part is seized of the said premises in fee simple, and has good right to convey the same;

**SECOND.** That the party(ies) of the second part shall quietly enjoy the said premises;

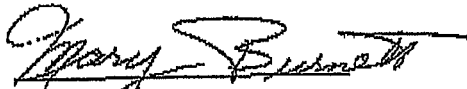
**THIRD.** That the said premises are free from encumbrances, except as aforesaid;

**FOURTH.** That the party(ies) of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH. That said party(ies) of the first part will forever warrant the title to said premises.

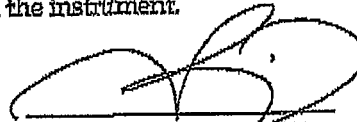
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

BY:   
Mary Burnett

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

On the 30th day of August, in the year 2018 before me, the undersigned, personally appeared Mary Burnett, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

GEORGE R. SLINGERLAND, ESQ.  
Notary Public, State of New York  
Qualified in Schenectady County  
Reg. #01SL808269  
Commission Expires November 4, 2018

RECORD AND RETURN:

*O'Connell & Associates*  
*Box 216*

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