

**TOWN OF CHARLTON**  
**SUBDIVISION APPLICATION FORM - PART 1**  
Information about the property as it now exists

property owner(s): Jon S. Andersen as listed on the deed

owner's address: 454 Finley Road Ballston Spa, NY 12020

address of proposed subdivision (if different from owner's address): same as owner

owner's phone number: 518-399-5003

applicant name (if different from the owner): Same  
 (if the applicant is a party with a purchase agreement, include a copy of the purchase agreement)

applicant address: \_\_\_\_\_

applicant phone number: \_\_\_\_\_

consultant name Gilbert VanGuilder Land Surveyor, PLLC

consultant address 988 Route 146, Clifton Park, N.Y. 12065

consultant phone number 518-383-0634

tax map number(s): 214-1-4.3 size of property (acres): 5.07  
 (include block and lot numbers if available)

road frontage (feet): 450.04 on (name of road): Finley Road

road frontage (feet): \_\_\_\_\_ on (name of road): \_\_\_\_\_

distance to nearest intersection (feet): 2700 name of cross street: NYS Route 67

zoning district: residential \_\_\_\_\_ residential/agricultural \_\_\_\_\_ agricultural X

does property have an agricultural exemption: No or a conservation easement: No

special use permit: No or a variance: No

if yes to any of the above, please provide permit/variance number, date of issuance, and stipulations

area of (acres): state wetlands 0 federal wetlands 0 flood plain 0

(if this information is not known now, it will have to be obtained before the final plan will be complete)

stream name(s) and classification(s) None

was this property the result of a subdivision within the last 15 years? No  
 if yes, when and by whom: \_\_\_\_\_

Describe current uses of the property: Residential

**TOWN OF CHARLTON**  
**SUBDIVISION APPLICATION FORM - PART 2**  
**Information about the proposed subdivision**

purpose of proposed subdivision: To create two single family residential lots.

number of proposed lots: 1 exist./1 new (application fee is \$300 / new lot created - see review guide)

size of minimum proposed lot (acres) 2.17± proposed lot with minimum road frontage (feet) 202.00

are new roads proposed? No if yes, how long (feet) n/a

proposed source of potable water onsite wells

proposed method of sewage disposal on site septic systems

does the proposed subdivision comply with Zoning Ordinance Requirements for all lots? Yes

Consult the review guide for material which must accompany this application. A list of required material is found in Step 2 - Preliminary Application.

SIGNATURE OF APPLICANT [Signature] DATE 3/1/23

Print name: Kevin Weed (Agent)

**PLANNING BOARD USE ONLY**

Date application received by Town: 3-3-2023 Amount of application fee paid \$ 300

signature of town official accepting fee Brenda

Planning Board Case # assigned to application: \_\_\_\_\_ Date of first hearing: \_\_\_\_\_

Date escrow account created: \_\_\_\_\_

**Gilbert VanGuilder**  
**Land Surveyor, PLLC**  
988 Route 146, Clifton Park, NY 12065  
383-0634  
FAX 371-8437

Members:

Robert A. Wilklow, PLS  
Kevin H. Weed, PLS

NARRATIVE  
TOWN OF CHARLTON PLANNING BOARD  
SUBDIVISION OF LANDS OF JON S. ANDERSEN

The applicant, Jon Andersen is the owner of 454 Finley Road (T.M.P. #214-1-4.3), a 5.07± acre parcel containing a single family dwelling with associated improvements. The applicant proposes to subdivide the 5.07± acres into two (2) lots. Lot 1 (2.17± acres) will contain the existing dwelling and garage. Lot 2 (2.90± acres) will be for construction of a single family dwelling with an onsite septic system and well. Lot 2 also has an existing storage building.

# 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: Subdivision - Lands of Jon S. Andersen			
Project Location (describe, and attach a location map): 454 Finley Road Ballston Spa, NY 12020			
Brief Description of Proposed Action: Proposing to subdivide a 5.07 acre parcel of land into two single family residential lots. Lot 1 would be 2.17 acres in size that would include the existing single family residence, garage and improvements. Lot 2 would be 2.90 acres in size for a proposed single family residence. Lot 2 would include an existing storage building. The proposed Lot 2 will have on site well and septic.			
Name of Applicant or Sponsor: Jon S. Andersen		Telephone: 518-383-0634 E-Mail: kweed@gvglandsurveyors.com	
Address: 454 Finley Road			
City/PO: Ballston Spa		State: NY	Zip Code: 12020
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 checked="" 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?		5.07 acres	
b. Total acreage to be physically disturbed?		0.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.07 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" 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	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?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input 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: _____ On site well. _____	<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: _____ On site septic system. _____	<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	YES	
	<input checked="" type="checkbox"/>	<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 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?	NO	YES	
	<input checked="" type="checkbox"/>	<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: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input 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
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" 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"/>
The additional proposed single family residence will have impervious surface (roof, driveway) that will create runoff. There are no proposed changes to the existing drainage patterns, so the runoff will continue to discharge to the same downstream receiving areas that currently collect runoff from the site.		
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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Kevin Weed (Agent)</u> Date: <u>3/1/23</u> Signature: <u>[Signature]</u> Title: <u>Member</u>		

Project:

Anderson

Date:

**Short Environmental Assessment Form**  
**Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]  
Project: Anderson  
Date: \_\_\_\_\_

*Short Environmental Assessment Form*  
*Part 3 Determination of Significance*

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)



## AGRICULTURAL DATA STATEMENT AND CONTROL FORM

Town of Charlton Tax Parcel No. 214-1-4.3  
(section) - (block) - (lot)

Consolidated Agricultural District No. ~~X~~(2) Street Name 454 Finley Road  
(circle)

**NOTE:** Section 283-a of the Town Law (effective July 1, 1993) requires that any application for a Special Permit, Site Plan Approval, Use Variance or Subdivision Approval **on property within an Agricultural District containing a farm operation, OR on property with boundaries within five hundred (500) feet of a farm operation that is located in an Agricultural District**, include an Agricultural Data Statement. **ALL** applications requiring an Agricultural Data Statement must be referred to the Saratoga County Planning Board in accordance with amended section 239-m and 239-n of the General Municipal Law (effective July 1, 1993).

### Part I: Agricultural Data Statement

Name of Applicant Jon S. Andersen

Mailing Address 454 Finley Road, Ballston Spa, N.Y. 12020

Description of Project Subdivide an existing 5.07± acre parcel of land into two lots. Lot 2 (2.90± ac.) for construction of a single family dwelling with well and septic system. Lot 1 (2.17± ac.) contains an existing single family home with well and septic system.

Names and addresses of those owners of land within Consolidated Agricultural District No. 2 that contain farm operations AND are located within five hundred (500) feet of the project property:

1. 214-1-4.12 Scott Porter 486 Finley Road, Ballston Spa, N.Y. 12020
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

Attach to this form a copy of a tax map showing the site of the proposed project relative to the locations of farm operations identified above. Farm Operations are defined as "...the land used in agricultural production, farm buildings, equipment and farm residential buildings" according to Section 301, Article 25 AA of the Agricultural and Markets Law.







**Town of Charlton**  
**Application for Subdivision - List of Neighboring Property Owners**

In order for a Preliminary Application for a subdivision to be considered complete, a list is required that details all owners of property that are contiguous, adjacent to, or across an established road from the proposed boundaries of the subdivision. Tax Map Numbers, Names, and Addresses are required. Include all active farms within 1,500 feet for a minor subdivision or within 2,500 feet for a major subdivision. Property Class numbers in the 100 series indicate farms and crop land.

Owner Jon S. Andersen

Applicant Same

**Tax Map # (s) on request for subdivision**

Tax Map #	Property Class	Name (s)	Address
-----------	----------------	----------	---------

214-1-4.112 Howard Clark, 428 Finley Road., Ballston Spa, N.Y. 12020

226-1-1.222 Jason Miller, 483 Finley Road, Ballston Spa, N.Y. 12020

226-1-1.221 John Lentini , 485 Finley Road, Ballston Spa, N.Y. 12020

226-1-1.223 Daniel Jablonski 487 Finley Road, Ballston Spa, N.Y. 12020

214-1-4.12 Scott Porter, 486 Finley Road, Ballston Spa, N.Y. 12020

Signature of  
Preparer



date

3/1/23

**AFFIDAVIT TO BE COMPLETED BY OWNER**

STATE OF NEW YORK )

)ss:

COUNTY OF SARATOGA )

Jon S. Andersen, being duly sworn, deposes and says that he/she is the owner and/or developer of the real property subdivision known as 454 Finley Road, which subdivision is herewith submitted to the Town Planning Board of the Town of Charlton, New York, for its approval, pursuant to the Town Law of the State of New York and other statutes and ordinances in such cases made and provided.

That deponent has authorized Gilbert VanGuilder Land Surveyor, PLLC, to appear on his/her behalf in order to make application for subdivision approval and to obtain all approvals relating thereto.

Deponent states that, from his/her actual knowledge, the map or plan as submitted herewith is true and correct in every detail and correctly sets forth the owners of adjoining lands.

That this affidavit is made as an inducement to the Town of Charlton Planning Board for approval of the aforesaid subdivision plat.

Signed 

Sworn to before me this

23 day of AUGUST, 20019

Nancy J. Hausheer

Notary Public

**NANCY J. HAUSHEER**  
**NOTARY PUBLIC-STATE OF NEW YORK**  
**No. 01HA9820985**  
**Qualified in Saratoga County**  
**My Commission Expires 11-30-2022**

Saratoga County  
COUNTY CLERK'S RECORDING PAGE

RECEIPT NO.:001215353

INDEXED BY: *[Signature]*

SCANNED BY: *[Signature]*

BOOK OF DEEDS

BOOK 01775 PAGE 00359

NO. PAGES 2

INSTRUMENT CODE: DED

INSTRUMENT NO.: 200702193

RECORDING:	
Cost Filing Fee (RCD Deed)	5.00
Cover Sheet Fee (Daed)	10.00
EA5217 Fee	75.00
Education Fee	20.00
TP584 Fee (Filing Fee)	5.00
Transfer Tax Fee	.00
Markoffs	
Names	.50
Pages	6.00

TOTAL: 121.50

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

STATE OF NEW YORK  
SARATOGA COUNTY CLERK

RECORDED ON 10/31/2006 AT 09:45:00

IN BOOK OF DEEDS PAGE 00359 OF 01775

TRANSFER TAX

Transfer Tax .00

Transfer Tax# 200702193

Kathleen A. Marchione  
SARATOGA COUNTY CLERK

THIS PAGE IS PART OF THE INSTRUMENT

# THIS INDENTURE,

Made the 18<sup>th</sup> day of October, Two Thousand Six

Between **JON S. ANDERSON**, correctly known as **JON S. ANDERSEN**, residing at 454 Finley Road, Ballston Spa, New York 12020

party of the first part, and

**JON S. ANDERSEN**, residing at 454 Finley Road, Ballston Spa, New York 12020

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of One and 00/100 (\$1.00) Dollar lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of second part, his heirs and assigns forever,

**SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF**

Said premises more commonly known as 454 Finley Road, Ballston Spa, New York  
SBL:214-1-4.30

The above deed is made subject to all enforceable covenants, easements, conditions and restrictions of record, if any, affecting said premises.

Being the same premises conveyed by Nancy J. Peth, executor of the Estate of Lloyd A. Harris to **JON S. ANDERSON**, by deed dated July 20, 2005 and recorded in the Saratoga County Clerk's Office on August 8, 2005, in Book 1727 of Deeds at page 782.

Said deed is being recorded to correct the spelling of Jon S. Andersen, Grantor.

**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, his heirs and assigns forever,


**AND** the said party of the first part covenant as follows:

**FIRST**, that the party of the second part shall quietly enjoy the said premises;

**SECOND**, that the party of the first part will forever warrant the title to said premises.

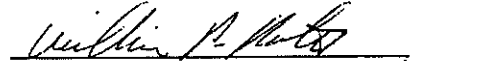
**THIRD**, that the grantor, in compliance with Section 13 of the Lien Law, covenants that the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and that the grantor 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 have hereunto set his hand and seal the day and year first above written.

  
JON S. ANDERSON

STATE OF NEW YORK )  
COUNTY OF Saratoga )

On the 18<sup>th</sup> day of October, Two Thousand Six, before me, the undersigned, personally appeared **JON S. ANDERSON**, 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 signatures on the instrument, the individuals or the person upon behalf of which the individual acted, executed the instrument

  
Notary Public  
1775 1775 0359  
Com. Exp. 7/31/2010  
Saratoga County Clerk

Record and Return to:  
Jon S. Andersen  
454 Finley Rd  
Ballston Spa, NY

FILED 10/31/2006 9:45 AM  
Volume 01775 Page 0359  
1200702133  
Saratoga County Clerk

## SCHEDULE "A"

ALL THAT PIECE OR PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON SITUATE IN THE TOWN OF CHARLTON, COUNTY OF SARATOGA, STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON ROD ON THE WESTERLY LINE OF FINLEY ROAD, SAID ROD BEING 248' NORTHERLY ALONG SAID WESTERLY LINE FROM THE NORTHEAST CORNER OF LAND NOW OR FORMERLY OF MOODY, SAID LANDS BEING MORE PARTICULARLY DESCRIBED IN A DEED RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 827 AT PAGE 724; RUNNING THENCE NORTH 67 DEG. 22' 55" WEST AND ALONG A STONE WALL AND HEDGEROW THROUGH LANDS NOW OR FORMERLY OF SIMPSON, A DISTANCE OF 202.00' TO AN IRON ROD; THENCE SOUTH 67 DEG. 27' 30" EAST THROUGH LANDS NOW OR FORMERLY OF SIMPSON A DISTANCE OF 456.02' TO AN IRON ROD IN THE SAID WESTERLY LINE OF FINLEY ROAD; THENCE SOUTH 18 DEG. 32' 40" WEST ALONG SAID WESTERLY LINE AS MARKED BY A STONE WALL AND HEDGEROW A DISTANCE OF 202.00 FEET TO THE POINT OR PLACE OF BEGINNING; CONTAINING 2.19 ACRES OF LAND, BE THE SAME MORE OR LESS.

ALSO, ALL THAT PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF CHARLTON, COUNTY OF SARATOGA, STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON PIN ON THE WESTERLY LINE OF FINLEY ROAD AT THE NORTH EASTERLY CORNER OF THE LANDS OF THOMAS J. AND CHARLOTTE G. MOODY, SAID PIN FURTHER DESCRIBED AS BEING 880 FEET DISTANCE NORTHERLY ALONG FINLEY ROAD FROM CENTERLINE OF MOURNINGKILL CREEK AND RUNNING THENCE FROM THE PLACE OF BEGINNING N 66 DEG. 50' 20" W AND ALONG A STONEWALL AND HEDGEROW MARKING THE NORTHERLY BOUNDARY LINE OF THE AFORESAID LANDS OF MOODY A DISTANCE OF 534.02 FEET TO A SET IRON PIN; THENCE N 28 DEG. 16' 50" E AND RUNNING ALONG ANOTHER STONEWALL AND HEDGEROW AND THROUGH THE LANDS OF JUDITH A. SIMPSON A DISTANCE OF 243.50 FEET TO A SET IRON PIN; THENCE S 67 DEG. 22' 55" E AND RUNNING ALONG ANOTHER STONE WALL AND HEDGEROW MARKING THE SOUTHERLY BOUNDARY LINE OF OTHER LANDS OF SIMPSON TO BE CONVEYED TO HERSHEL M. GRAUBART A DISTANCE OF 79.66 FEET TO A SET IRON PIN; THENCE S 18 DEG. 23' 10" W AND RUNNING ALONG THE AFORESAID WESTERLY LINE OF FINLEY ROAD A DISTANCE OF 248.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.88 ACRES OF LAND, MORE OR LESS.