

TOWN OF CHARLTON
SUBDIVISION APPLICATION FORM - PART 1

Information about the property as it now exists

Property owner(s): David B. Sargent, Melanie J. Meilunas (as listed on the deed)

Owner's address: 6 Old Route 67, Charlton NY 12010

Address of proposed subdivision (if different from owner's address): _____

Owner's phone number: 518 428-8225 Email: meilunasmj@gmail.com

Applicant name (if different from the owner): Melanie J. Meilunas
(if the applicant is a party with a purchase agreement, include a copy of the purchase agreement)

Applicant address: 6 Old Route 67, Charlton NY 12010

Applicant phone number: 518 428-8225 Email: meilunasmj@gmail.com

Pat Jarosz, Gilbert VanGuilder Land Surveyor, PLLC 988 Route 146, Clifton Park, NY 12065
Consultant name/address: _____

Consultant phone number: 518 383-0634 Email: pjarosz@gvglandsurveyors.com

Tax map number(s): 223.-1-44 Size of property (acres): 25.38 +/-
(include block and lot numbers if available)

835.05' Old Route 67
Road frontage (feet): 260.96' on (name of road): N.Y.S. Route 67

Road frontage (feet): 173.52' on (name of road): Rocky Ridge Road

Distance to nearest intersection (feet): 300'+/- Name of cross street: N.Y.S Route 67

Zoning district: Residential _____ Residential/Agricultural _____ Agricultural X

Does property have:

Agricultural Exemption: Y or (N) Conservation Easement: Y or (N) Special Use Permit: Y or (N) Variance (Y) or (N)
(if yes to any of the above, please provide permit/variance number, date of issuance, and stipulations)

Pending variance for frontage on Rocky Ridge

Area of (acres): State Wetlands: 2.9+/- Federal wetlands: 2.9+/- Flood Plain: N/A
(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): N/A

Was this property the result of a subdivision within the last 15 years? Y or (N)

If yes, when and by whom: _____

Describe current uses of the property: Single Family Residence

TOWN OF CHARLTON
SUBDIVISION APPLICATION FORM - PART 2

Information about the proposed subdivision

Purpose of proposed subdivision: Subdivide the land into 3 lots for family members. Lot A will have the house and outbuildings, Lots B and C are for proposed single family residences.

Number of proposed lots: 3 (application fee is \$300 per new lot created - see review guide) 2 new

Size of minimum proposed lot (acres): 3.95 Minimum road frontage of proposed lot (feet): 173.52'


Are new roads proposed? No if yes, how long (feet): _____

Proposed source of potable water: Private Well

Proposed method of sewage disposal: Private Septic

Does the proposed subdivision comply with Zoning Ordinance Requirements for all lots?: No, a variance is pending for frontage on Rocky Ridge Road

Consult the Review Guide for material which must accompany this application. A list of required material is found under Step 2 - Preliminary Application.

SIGNATURE OF APPLICANT:  DATE: 9-26-2023

Print name: Melanie Meilunas

PLANNING BOARD USE ONLY
Date application received by Town: 10/2/23 Amount of application fee paid \$ 600

Signature of Town Official accepting fee: Margo

223-1-44

**Gilbert VanGuilder
Land Surveyor, PLLC**

988 Route 146, Clifton Park, NY 12065
383-0634
FAX 371-8437

Members:

Robert A. Wilklow, PLS
Kevin Weed, PLS

9/25/2023

Narrative

Subdivision Lands of David B. Sargent & Melanie J. Meilunas

Dear Planning Board

Melanie J. Meilunas, proposes a 3 Lot Subdivision at 6 Old Route 67. The existing 25.38ac +/- lot will be broken up into 3 lots for their children. Our clients have owned this land since 1999.

-Lot A will be 16.26 ac and include the existing Single-

Family Home and Out Buildings.

-Lot B will be 3.95 ac and have 218.72' of road frontage.

-Lot C will be 5.17 ac and have 173.52' of road frontage and is in the process of obtaining a 26.48' variance for the required 200' of frontage.

The property is zoned Agricultural and the 3 lots will be served with private well and septic. Thank you.

Pat Jarosz



Gilbert VanGuilder Land Surveyor, PLLC
988 Route 146
Clifton Park, NY 12065
518 383-0634

Short Environmental Assessment Form

Part 1 - Project Information

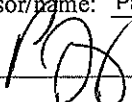
Instructions for Completing

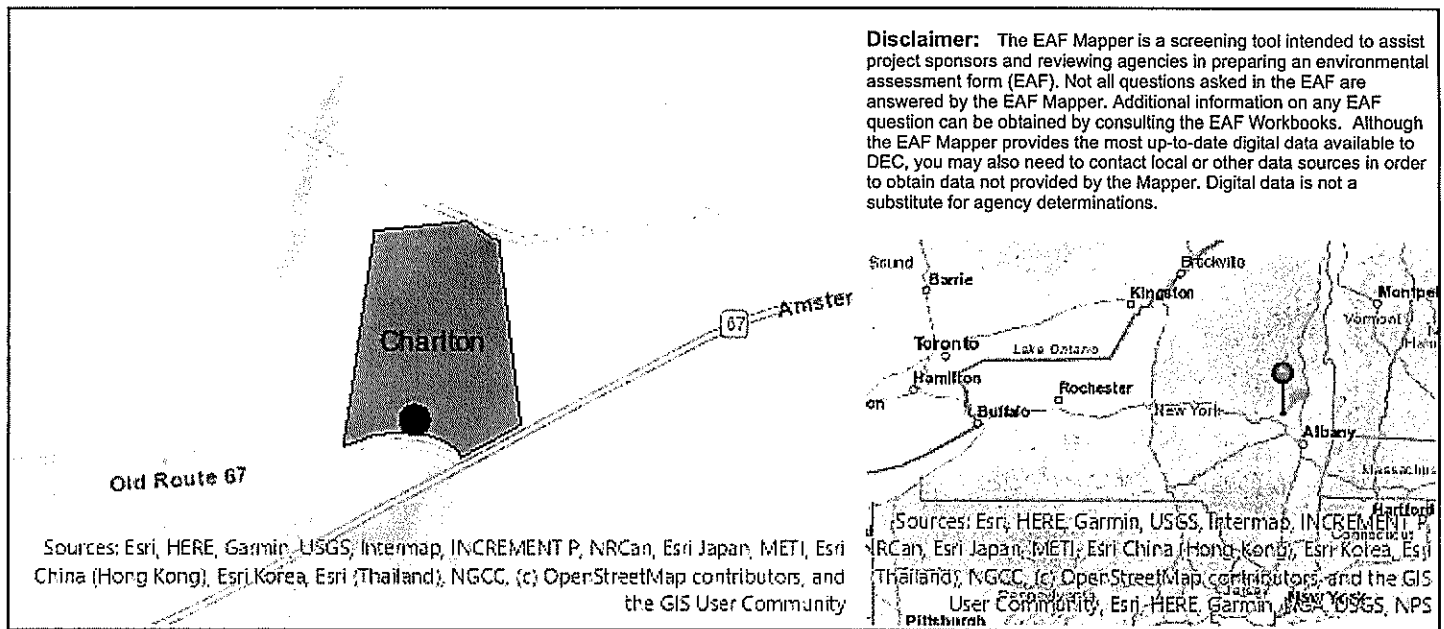
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Name of Action or Project: Subdivision Lands of David B. Sargent & Melanie J. Meilunas			
Project Location (describe, and attach a location map): 6 Old Route 67, Charlton ny 12010			
Brief Description of Proposed Action: Subdivide a 25.38 ac+/- lot into 3 lots. Lot A will have the house and outbuildings and Lots B & C are for proposed single family homes. All 3 lots will be served with well and septic.			
Name of Applicant or Sponsor: Melanie J. Meilunas		Telephone: 518 428-8225 E-Mail: meilunasmj@gmail.com	
Address: 6 Old Route 67			
City/PO: Charlton		State: NY	Zip Code: 12010
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: ZBA Pending variance		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		25.38+/- acres	
b. Total acreage to be physically disturbed?		<1.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		25.38+/- 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 checked="" 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____ Private 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: _____ Private septic _____	<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 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	YES	
	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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 type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input 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>Pat Jarosz, Gilbert VanGuilder Land Surveyor, PLLC</u> Date: <u>9/25/2023</u>		
Signature: <u></u> Title: <u>Project manager</u>		



Part 1 / Question 7 [Critical Environmental Area] No

Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] No

Part 1 / Question 12b [Archeological Sites] Yes

Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.

Part 1 / Question 15 [Threatened or Endangered Animal] No

Part 1 / Question 16 [100 Year Flood Plain] Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

Part 1 / Question 20 [Remediation Site] No

Agency Use Only [If applicable]

Project: Sargent-Medinas
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: Sargent Mullins
 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)

PRINT FORM

AGRICULTURAL DATA STATEMENT AND CONTROL FORM

Town of Charlton Tax Parcel No. 223.- 1- 44
(section) - (block) - (lot)
Consolidated Agricultural District No. 1 of 2 Street Name 6 Old Route 67
(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 Melanie J. Meliunas
Mailing Address 6 Old Route 67, Charlton Ny 12010
Description of Project Subdivide a 25.38 ac+/- lot into 3 lots. Lot A to have the house and outbuildings.
Lots B & C are vacant and are for single family residences

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. David P. Tretiak, 34 Old Route 67, Amsterdam NY 12010
2. Arthur Nowicki 32 Old Rt 67 Amsterdam NY 12010
3. Gary Cetnar 100 Jolly Road Amsterdam NY 12010
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.

Part II: Submission and Evaluation (to be completed by Municipal Review Agency)

Type of Submission (Check appropriate type)

Use Variance ____ Special Use Permit ____ Site Plan Review ____ Subdivision Review ____

Municipal Review Authority (Check appropriate agency)

Zoning Board of Appeals ____ Planning Board ____ Town Board ____

Part III: Notice Provision (to be completed by Municipal Review Agency)

Consistent with Section 283-a(3) of the Town Law, written notice of the application described in Part I has been provided to the owners of land identified in the Agricultural Data Statement.

Date Notice Mailed _____

Part IV: Notice to County Planning Board (to be completed by Municipal Review Agency)

Consistent with Section 283-a(5) of the Town Law, the Clerk of the Municipal Review Authority identified in Part II must refer all applications requiring an Agricultural Data Statement to the County Planning Board.

Date Referred to County Planning Board _____

Use Agricultural Data Statement Referral Form

NOTICE

Regarding Disclosure Notice to Prospective Purchasers

As of July 1, 1999:

1. **When any purchase and sale contract is presented** for the sale, purchase, or exchange of real property located partially or wholly within an agricultural district, the prospective grantor shall present to the prospective grantee a disclosure notice which states the following:

"It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

- 1a. Such disclosure notice shall be signed by the prospective grantor and grantee prior to the sale, purchase or exchange of such real property.
2. Receipt of such disclosure notice shall be recorded on a property transfer report form prescribed by the state board of real property services as provided for in section three hundred thirty-three of the real property 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 Melanie J. Meilunas

Applicant Same

Tax Map # (s) on request for subdivision

Tax Map #	Property Class	Name (s)	Address
223.-1-11.112	Rural vac<10	Peter Schrader	391 Lovers Lane, Amsterdam NY 12010
223.-1-45	Rural Vac>10	Patrick C. Bull	77 Degraff Rd, West Charlton NY 12010
223.-1-20.121	Rural vac >10	Lawrence Hokirk	859 Putnam Rd, Schenectady NY 12306
223.-1-22	Rural vac <10	Jacqueline Wood	7365 W. Spur Ct, Boise Id. 83709
223.-1-7	Rural res	Arthur L. Nowicki	32 Old Route 67, Amsterdam NY 12010
223.-1-8	Rural res	Susan St. Amour	2215 Potter Rd, Amsterdam NY 12010
223.-1-11.2	Rural Vac> 10	David Arnold	2524 Rt 67 West Charlton NY 12010
223.-1-24.1	Rural res	Gary W. Cetnar	100 Jolly Rd, Amsterdam NY 12010

Signature of
Preparer



date 9/25/2023

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 Melanie J. Meilunas Applicant Same

Tax Map # (s) on request for subdivision

Tax Map #	Property Class	Name (s)	Address
223.-1-25	112- Dairy Farm	David Tretiak	34 Old Rt 67, Amsterdam NY 12010

Signature of
Preparer



date

9/25/2023

AFFIDAVIT TO BE COMPLETED BY OWNER

STATE OF NEW YORK)

)ss:

COUNTY OF Saratoga)

Melanie J Meilunas, being duly sworn, deposes and says that he/she is the owner and/or developer of the real property subdivision known as 6 Old Route 67, 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

26th day of September, 2008

Amy J. Beaulieu
Notary Public

AMY J. BEAULIEU
Notary Public, State of New York
Qualified in Saratoga County
Registration No. 01FL6383907
Commission Expires Nov. 26, 2026



SARATOGA COUNTY – STATE OF NEW YORK
KATHLEEN A. MARCHIONE, COUNTY CLERK
40 MCMASTER STREET, BALLSTON SPA, NY 12020

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



RECEIPT NO. : 2012211792860

Clerk: NP
Instr #: 2012038732
Rec Date: 10/17/2012 11:50:14 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 3

Party1: SARGENT DAVID B
Party2: SARGENT DAVID B
Town: CHARLTON

Recording:

Pages	10.00
Cover Sheet Fee	5.00
Recording Fee	20.00
Names	0.50
TP 584	5.00
RP 5217 - County	9.00
RP 5217 - State - All oth	241.00
Education Fee	20.00

Sub Total: 310.50

Transfer Tax
Transfer Tax 0.00

Sub Total: 0.00

Total: 310.50

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

***** Transfer Tax *****

Transfer Tax# : 1348

Consideration: 0.00
Transfer Tax: 0.00

Record and Return To:

MEILUNAS/SARGENT
6 OLD ROUTE 67
AMSTERDAM NY 12010

WARRANTY DEED

THIS INDENTURE made October 16 2012

Between David B. Sargent, residing at 6 Old Route 67 Amsterdam New York

Party of the first part, and

David B. Sargent and Melanie J. Meilunas, residing at 6 Old Route 67 Amsterdam, New York 12010 as joint tenants with rights of survivorship

Party of the second part,

WITNESSETH, that the party of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, ALL that tract or parcel of land situate in the Town of Charlton, County of Saratoga and State of New York, and being part of Lot No. 4 one of the smaller lots in Lot No. 3 in the subdivision of Lot No. 5 in the thirteenth allotment in the patent of Kayaderosseras and is more particularly described as follows:

COMMENCING in the northerly margin of the highway #67 (State) leading from City of Amsterdam to Ballston Spa where the same is intersected by the division line between the lands now or formerly of Stephen Cetnar, and the lands now or formerly of Francis Sitkowski, running thence North 86 degrees 02' East 257.45 feet along the northerly margin of the aforesaid highway; running thence South 68 degrees 45' East 149.19 feet along the northerly margin of the aforesaid highway to an iron pipe placed in the ground which is the point or place of beginning; running thence North 15 degrees 31' East 232.84 feet to an iron pipe placed in the ground; thence South 78 degrees 26' East 78.65 feet to an iron pipe placed in the ground; thence South 57 degrees 13' East 160.02 feet to an iron pipe placed in the ground; thence South 14 degrees 06' West 69.75 feet to an iron pipe placed in the ground; thence South 17 degrees 04' West 143.61 feet to an iron pipe placed in the ground on the northerly margin of the highway leading from the City of Amsterdam to Ballston Spa, running thence North 68 degrees 45' West along the northerly margin of the aforesaid highway for a distance of 230.21 feet to the point or place of beginning.

BEING the same premises conveyed from Marc S. Ehrlich, Esq., trustee to David B. Sargent by deed dated June 24, 1999 and recorded in the Saratoga County Clerks Office on July 16, 1999 in Book 1524 of Deeds at Page 143.

Subject to and together with any easements, exceptions, rights, privileges, obligations, covenants and conditions of record.

ALSO, all that tract, piece or parcel of land, situate, lying and being in Town of Charlton, County of Saratoga and State of New York, being further bounded and described as follows: Beginning at a point in the northerly line of Old State Road where it is intersected by a stonewall marking the east line of lands of Gary E. Nowicki and Arthur L. Nowicki (1277/393) and running thence N 22 degrees 23' 46" E along said stonewall and the east line of lands of Nowicki for a distance of 1275.82 feet to its intersection with a stonewall marking the south line of lands of the Albert Stachnik Estate, running thence S 81 degrees 37' 59" E along said stonewall for a distance of 584.87 feet to a point in the south line of Rocky Ridge Road, running thence S 44 degrees 49' 04" E along the South line of said highway for a distance of 173.52 feet to a point marking the northwest corner of lands of Shilo T. Boyce, running S 7 degrees 00' 14" W along a wire fence marking the west line of lands of Boyce for a distance of 1116.93 feet to a point in the north line of New York State Route 67, running thence S 76 degrees 11' 41" W along the north line of said highway for a distance of 260.96 feet to its intersection with the north line of Old State Road, running thence N 68 degrees 02' 01" W along the north line of Old State Road for a distance of 201.91 feet to a point marking the southeast corner of lands of David Sargent, running thence the following courses and distances along the lands of said David Sargent: N 17 degrees 46' 49" E, 143.67 feet, N 14 degrees 48' 59" E, 69.75 feet, N 56 degrees 30' 01" W, 160.02 feet, N 77 degrees 43' 01" W, 79.65 feet, S 16 degrees 13' 59" W, 232.43 feet to a point in the north line of Old State Road, running thence the following courses and distances along the north line of Old State Road; N 71 degrees 52' 58" W, 106.64 feet, N 82 degrees 51' 49" W, 102.05 feet,

S 87 degrees 37' 55" W, 194.18 feet to the point and place of beginning, containing 24.14 acres of land, be the same, more or less.
Excepting and reserving any easement of record.

BEING the same premises conveyed from David B. Sargent and Guisselle G. Sargent to David B. Sargent by Quit Claim deed dated April 26, 2010 and recorded in the Saratoga County Clerks Office on April 26, 2010 as instrument number 2010012741.

Together, with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

To have and to hold, the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

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

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

In Presence of


DAVID B. SARGENT

STATE OF NEW YORK, COUNTY OF SARATOGA) ss.:

On October ~~16~~ 2012 before me, the undersigned, personally appeared David B. Sargent personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


NOTARY PUBLIC

MARCIA L. NOWICKI
Notary Public, State of New York
Qualified in Saratoga County
No. 4771159
Commission Expires 4/30/15

Meilunas/Sargent
60 Old Route 67
Amsterdam, NY 12010