



HAND DELIVERED BY NORTHEAST LAND SURVEY

PARADE GROUND VILLAGE • P.O. BOX 2140 • MALTA, N.Y. 12020
PHONE: (518) 899-7339 • FAX: (518) 899-7340 • EMAIL: northeast@nelandsurvey.com

September 8, 2022

Susan York
Planning Board Clerk
Town of Charlton
758 Charlton Road
Charlton, NY 12019

Re: *Proposed Minor Subdivision and Lot Line Adjustment
Lands of Ward – 2049 Route 67, Lot 1A-1, Charlton
SBL No. 225.-1-85.1
NLS Project No. 15/030*

Dear Susan:

Our firm has been retained by Norman Ward and his other family members to assist them in obtaining approval for a minor subdivision and a lot line adjustment of their above-referenced property located in the Town of Charlton.

In support of this application, I have enclosed (15) copies each of the following documents:

- Town of Charlton Subdivision Application (Parts 1 and 2)
- Project Narrative
- Current Property Deed of Record
- Short Environmental Assessment Form
- Agricultural Data Statement
- Neighboring Property Owners
- Property Owner Affidavit
- Northeast Land Survey & Land Development Consultants, P.C. Drawing No. 22-016

Could you please email me after you have had a chance to review this material and let me know what the application fee is for this project and I will get the check over to you. My email address is dhb@nelandsurvey.com.

We would like to be placed on the agenda for the October 17, 2022 Planning Board meeting.

If you should have any questions or comments regarding this submittal, feel free to contact me.

Regards,

David H. Bogardus, PLS

Encs.

TOWN OF CHARLTON
SUBDIVISION APPLICATION FORM - PART 1

Information about the property as it now exists

Property owner(s): Norman Ward, Michael Ward, Wayne Ward (as listed on the deed)

Owner's address: 2049 Route 67, Charlton NY 12019

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

Owner's phone number: (518) 867-9794 Email: —

Applicant name (if different from the owner): David Bogardus / North east Land Survey
(if the applicant is a party with a purchase agreement, include a copy of the purchase agreement)

Applicant address: Po Box 2140, Malta NY 12020

Applicant phone number: (518) 894-7339 Email: dhb@nelandsurvey.com

Consultant name/address: _____

Consultant phone number: _____ Email: _____

Tax map number(s): 225.-1-85.1 Size of property (acres): 31.855 +/- acres
(include block and lot numbers if available)

Road frontage (feet): 607' on (name of road): NYS Route 67

Road frontage (feet): 261' on (name of road): Maple Avenue

Distance to nearest intersection (feet): 300' Name of cross street: Maple Avenue

Zoning district: Residential _____ Residential/Agricultural _____ Agricultural ☒

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)

Area of (acres): State Wetlands: 22 +/- 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? ☒ Y or N

If yes, when and by whom: Norman Ward, et al

Describe current uses of the property: One residence, overgrown farmland

TOWN OF CHARLTON
SUBDIVISION APPLICATION FORM - PART 2

Information about the proposed subdivision

Purpose of proposed subdivision: Separate residence, create bailable lots.

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

Size of minimum proposed lot (acres): 4.64 Minimum road frontage of proposed lot (feet): 200

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

Proposed source of potable water: Wells

Proposed method of sewage disposal: OSWTS

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 under Step 2 - Preliminary Application.

SIGNATURE OF APPLICANT: David H. Bogardus DATE: 9/7/2022

Print name: David H. Bogardus, PLS

PLANNING BOARD USE ONLY

Date application received by Town: 9-8-22 Amount of application fee paid \$ 600 on 9/27/22

Signature of Town Official accepting fee: Margo



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PROJECT NARRATIVE
PROPOSED LOT LINE ADJUSTMENT AND MINOR SUBDIVISION
OF THE REMAINING LANDS OF NORMAN WARD, ET AL
2049 ROUTE 67, CHARLTON, NEW YORK

This proposed action is a subdivision of Lot No. 1A-1 into three parcels and modifies a proposed lot line adjustment between lands of Ward and lands of Joseph Gauthier and Colleen Gauthier. Subdivision Lot No. 1A-1, containing 31.855± acres, is divided into three parcels: Lot No. 1A-1.1 has an area of 4.465± acres, has frontage on New York State Route 67 and contains the farmhouse and barn. Lot No. 1A-1.2 has 200 feet of frontage on Maple Avenue and is a vacant wooded parcel having an area of 8.866± acres. Lot No. 1A-1.3 has 61 feet of frontage on Maple Avenue, 200 feet of frontage of New York State Route 67 and contains 18.503± acres of vacant wooded land. This subdivision demonstrates a proposed house with a driveway off of New York State Route 67, or as an alternative, a house located on a driveway leading to Maple Avenue.

A previously proposed lot line adjustment between lands of Joseph Gauthier and Colleen Gauthier and lands of Ward was approved by the Planning Board and the lot line adjustment map was filed in the Saratoga County Clerk's Office. As of this date, the property has not been transferred to Gauthier and a new lot line adjustment has been agreed upon as depicted hereon.

It should be noted that the configuration of the subdivision lots and lot line adjustment was created by input offered by the Town of Charlton Zoning Board of Appeals after lengthy discussion and an informal denial of our variance request.

The lots as proposed hereon have adequate sight distance, adequate buildable area, do not conflict with wetlands or wetland buffers and are, which I believe to be, zoning conformant.

Prepared by,

David H. Bogardus, PLS
NORTHEAST LAND SURVEY & LAND DEVELOPMENT CONSULTANTS, P.C.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

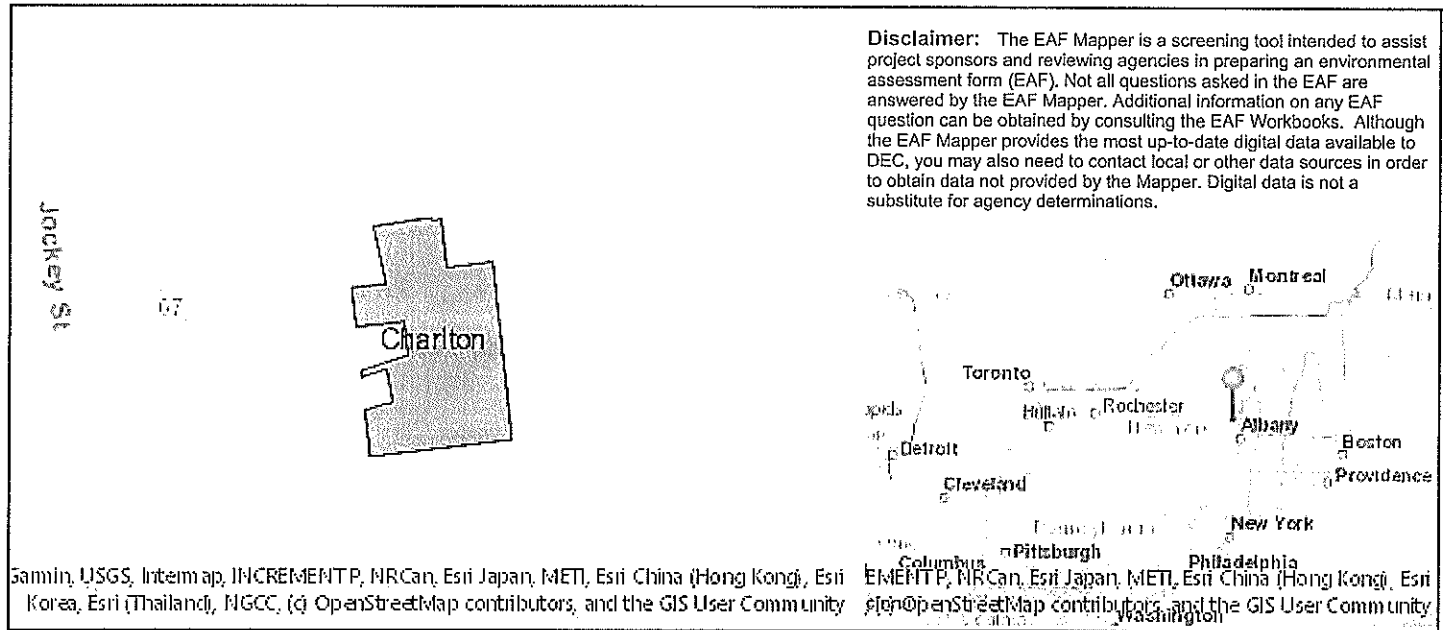
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: <i>Subdivision and Lot Line Adjustment - Lands of Ward</i>			
Project Location (describe, and attach a location map): <i>2049 Route 67, Charlton NY</i>			
Brief Description of Proposed Action: <i>Minor Subdivision and Lot Line Adjustment</i>			
Name of Applicant or Sponsor: <i>David Bogardus / Northeast Land Survey</i>		Telephone: <i>(518) 899-7339</i>	
Address: <i>Po Box 2140</i>		E-Mail: <i>dhb@nclandsurvey.com</i>	
City/PO: <i>Maita</i>		State: <i>NY</i>	Zip Code: <i>12020</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>31.855</u> acres	
b. Total acreage to be physically disturbed?		<u>0.0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>31.855</u> 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 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 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? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <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: <u>WCI</u> _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>DWTS</u> _____	NO <input checked="" type="checkbox"/>	YES <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 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 <input type="checkbox"/>	YES <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 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 type="checkbox"/>	<input checked="" 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)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
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"/>
<hr/>		
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"/>
<hr/>		
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"/>
<hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 60%;"> Applicant/sponsor name: <u>David H. Bogardus</u> Signature: <u>David H. Bogardus</u> </div> <div style="width: 40%; text-align: right;"> Date: <u>7/1/2022</u> Title: <u>PLS</u> </div> </div>		



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]	No
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: Ward
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: Ward
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. 225. - 1- 85. 1
(section) - (block) - (lot)
Consolidated Agricultural District No. 1 of 2 Street Name NYS 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 Norman Ward, et al
Mailing Address 2049 Route 67, Charlton NY 12019
Description of Project Minor Subdivision and
Lot Line Adjustment

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. SBL 225. - 1-12.21. Richard W. Smith 4561 Jockey St. Ballston Spa 12020
2. SBL 225. - 1-12.12 David G. Stack 1179 Goode Rd. Ballston Spa 12020
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.

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 Norman Ward, et al Applicant David Bogardus /
Northeast Land Survey

Tax Map # (s) on request for subdivision

Tax Map #	Property Class	Name (s)	Address
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See attached

Signature of
Preparer

David M. Bogardus

date

9/7/2022

APPLICATION FOR SUBDIVISION - LIST OF NEIGHBORING PROPERTY OWNERS
CONTIGUOUS/ ADJOINING ACROSS EST ROAD

Print Key	Property Address	Owner Name	Municipality	Owner Address	City	State	Zip
225.-1-12.21	ROUTE 67	Smith, Richard W	Charlton	4561 Jockey St	Ballston Spa	NY	12020
225.-1-12.22	MAPLE AVE	Mycek, Dennis	Charlton	14 Crawford Dr	Charlton	NY	12019
225.-1-15.112	2043 AMSTERDAM RD	Humphrey, Patricia	Charlton	25 Pasture Pl	Ballston Lake	NY	12019
225.-1-15.12	2296 MAPLE AVE	Gauthier, Joseph	Charlton	2296 Maple Ave	Charlton	NY	12019
225.-1-15.13	2298 MAPLE AVE	Lashway, Warren	Charlton	215 N. 4th Ave	Mechanicville	NY	12118
225.-1-15.2	2041 ROUTE 67	Marshall, Arthur L	Charlton	2041 Amsterdam Rd	Charlton	NY	12020
225.-1-16	2290 MAPLE AVE	Flinton, Faron	Charlton	2290 Maple Ave	Charlton	NY	12019
225.-1-26	2287 MAPLE AVE	McEvoy, Sean C	Charlton	2287 Maple Ave	Ballston Spa	NY	12019
225.-1-62.1	10 MAPLE AVE	Casse, Linda C	Charlton	132 Fifth Avenue	Saratoga Springs	NY	12019
225.-1-63	12 FEATHERBED LN	Rockwell, Paul	Charlton	12 Featherbed Ln	Ballston Spa	NY	12020
225.-1-85.2	MAPLE AVE	Ward, Norman	Charlton	2049 Amsterdam Rd	Charlton	NY	12020
226.-1-60.1	1291 PEACEABLE ST	Smith, William S	Charlton	1289 Peaceable St	Ballston Spa	NY	12020
226.-1-72.1	1279 PEACEABLE ST	Smith, Gordon R	Charlton	1279 Peaceable St	Ballston Spa	NY	12020
226.-1-72.2	1287 PEACEABLE ST	Smith, Gordon R	Charlton	1279 Peaceable St	Ballston Spa	NY	12020

PROPERTIES WITHIN 1,500 FEET IDENTIFIED AS FARM OPERATIONS (PER PROPERTY CLASS CODE)

Print Key	Property Address	Owner Name	Municipality	Owner Address	City	State	Zip
225.-1-12.12	2072 ROUTE 67	Stack, David G	Charlton	1179 Goode Rd	Ballston Spa	NY	12020
225.-1-12.21	ROUTE 67	Smith, Richard W	Charlton	4561 Jockey St	Ballston Spa	NY	12020

Ward - NLS 15/030
Updated 9/7/2022

AFFIDAVIT TO BE COMPLETED BY OWNER

STATE OF NEW YORK)

)ss:

COUNTY OF SARATOGA)

Norman Ward
Michael Ward
Wayne Ward, being duly sworn, deposes and says that he/she is the owner and/or developer of the real property subdivision known as _____, 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 _____, 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 _____

Michael Ward
Wayne K Ward

Sworn to before me this

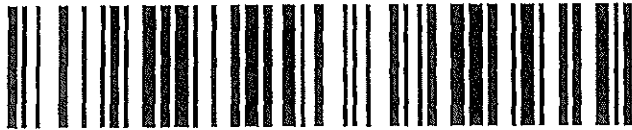
26th day of January, 2022

Robert L. Katz
Notary Public
Qualified in Saratoga County
Comm. Exp. 3/5/2022
02K04963121



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

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



INSTRUMENT #: 2014029658

Receipt#: 2014211935577

Clerk: GM

Rec Date: 10/09/2014 01:15:44 PM

Doc Grp: D

Descrip: DEED

Num Pgs: 3

Party1: WARD LOIS AS LIFE TENANT

Party2: WARD NORMAN

Town: CHARLTON

Recording:

Pages	10.00
Cover Sheet Fee	5.00
Recording Fee	20.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00
Names	0.50
TP 584	5.00

Sub Total: 185.50

Transfer Tax
Transfer Tax 0.00

Sub Total: 0.00

Total: 185.50

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

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

Transfer Tax #: 1422

Transfer Tax

Consideration: 0.00

Total: 0.00

Record and Return To:

NORMAN WARD
2049 AMSTERDAM ROAD
BALLSTON SPA. NY 12020

QUITCLAIM DEED

THIS INDENTURE, made June 28, 2014, among LOIS WARD, a life tenant, having an address at 107 Palm Street, Satsuma, FL 32189 ("Grantor"), and NORMAN WARD, having an address at 2048 Amsterdam Road, Ballston Spa, NY 12020, MICHAEL WARD, having an address at 1 Walnut Street, Ballston Spa, NY 12020, and WAYNE WARD, having an address at 147 Bogdon Road, Broadalbin, NY 12025 (collectively hereinafter referred to as "Grantees"). -R+R

WITNESSETH, that Grantor, in consideration of Ten Dollars and other valuable consideration, the receipt and sufficiency of which hereby are acknowledged, does hereby release and quitclaim unto Grantees and the heirs, executors, administrators, legal representatives, successors and assigns of Grantees forever her life estate in the following described real property:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Charlton, the County of Saratoga and the State of New York, bounded and described as follows:

Described as tax parcel number 225.-1-15-1 in the Town of Charlton, County of Saratoga, and State of New York containing 58.22 acres more or less.

TOGETHER with all right, title and interest, if any, of Grantor 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 Grantor in and to said premises,


TO HAVE AND TO HOLD the premises herein granted unto Grantees and the heirs, executors, administrators, legal representatives, successors and assigns of Grantees forever.

Grantor is the owner of said premises. Said premises is not located in an agricultural district.

This deed is given without covenant, representation or warranty by Grantor, whether express or implied, and without recourse against Grantor in any possible event.

Grantor, in compliance with Section 13 of the Lien Law, covenants that 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 before using any part of the total of the same for any other purpose.

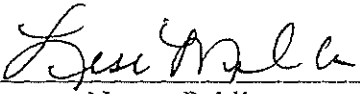
IN WITNESS WHEREOF Grantor has duly executed this deed on the date first above written.



LOIS WARD

Florida
STATE OF ~~NEW YORK~~, COUNTY OF Putnam, ss.

On the 7th day of June, 2014, before me, the undersigned, personally appeared LOIS WARD, 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
My commission expires on

