

**COPY**

**TOWN BOARD, TOWN OF HUNTER, GREENE COUNTY, NEW YORK  
BOARD OF TRUSTEES, VILLAGE OF HUNTER, GREENE COUNTY, NEW YORK**

In the Matter of the Petition of

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**SCRIBNERS CATSKILL LODGE, LLC and  
WHISTLE TREE DEVELOPMENT CORP.**

Premises:      Lands n/f Scribners Catskill Lodge, LLC and Whistle Tree Development Corp.  
                    Town of Hunter, Greene County, New York  
                    Scribners Catskill Lodge, LLC – Tax Map No. 164.58-6-4  
                    Whistle Tree Development Corp. – Tax Map No. 164.58-6-5

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**PETITION FOR THE ANNEXATION OF TERRITORY FROM  
THE TOWN OF HUNTER TO THE VILLAGE OF HUNTER  
COUNTY OF GREENE, STATE OF NEW YORK**

WHEREAS, Pursuant to General Municipal Law Article 17, the undersigned Petitioners (the “Petitioners”) owning land located in the Town of Hunter, County of Greene, State of New York (the “Town”), hereby petitions for annexation of territory, comprised of two (2) tax lots (Tax Map Parcel No. 164.58-6-4 owned by Scribners Catskill Lodge, LLC and Tax Map Parcel No. 164.58-6-5 owned by Whistle Tree Development Corp., detailed in **Exhibit A**) and being approximately a total of +11.90 acres, from the Town to the Village of Hunter (the “Village”) (Proposed Annexation Map attached as **Exhibit B**; and

WHEREAS, Petitioners own Scribners Lodge which is located wholly in the Village of Hunter and is currently connected to the Village sewer system; and

WHEREAS, Petitioners propose to develop the vacant land for accessory camping uses as part of and in addition to the current business of Scribers Lodge; and

WHEREAS, Scribers Catskill Lodge LLC’s site plan for “The Cabins At Scriber’s” was approved by the Town of Hunter Planning Board on January 6, 2021 (See site plan attached, Sheet 3 as **Exhibit C**) and the Town of Hunter issued Building Permit No. 3794 on April 14, 2022 (**Exhibit D**).

WHEREAS, the proposed annexation is in the overall public interest in that Petitioners will be able to connect the new development to the Village sewer system, thereby eliminating the need for a new subsurface discharge/septic system; and now Therefore:

1. The Petitioners propose and petition that the Town of Hunter Town Board permits and allows to be annexed to the Village the territory as more particularly described in **Exhibit A**, attached hereto, and made a part of this Petition, and as outlined in the map set forth in **Exhibit B**, attached hereto, and made part of this Petition, on which the location of each tax lot within the territory proposed to be annexed is individually designated.

2. The Petitioners propose and petition that the Village of Hunter Board of Trustees permits and allows to be annexed to the Village the territory as more particularly described in **Exhibit A**, and made a part of this Petition, and as outlined in the map set forth in **Exhibit B**, and made a part of this Petition, on which the location of each tax lot within the territory proposed to be annexed is individually designated.
3. The Petitioners own both the parcels involved in the proposed annexation and therefore meet the threshold requirement of at least twenty per centum (20%) of the persons residing in the territory sought to be annexed.
4. Since Petitioners own the parcels at issue and there are no other persons involved with the proposed annexation, a certificate from the Board of Elections of the County of Greene, State of New York, certifying that Petitioners comprise at least twenty per centum (20%) of the residents of the territory sought to be annexed is not required as part of this Petition. Copies of Petitioner's deeds for the parcels are attached hereto as **Exhibit C**.
5. The property is currently vacant and therefore the number of inhabitants of said territory proposed to be annexed and described in **Exhibit A**, attached hereto and made a part of this Petition, and as outlined in the map set forth in **Exhibit B**, attached hereto and made a part of this Petition, is zero (0).
6. The territory proposed to be annexed is part of an approved Site Plan, approved by the Town of Hunter Planning Board, and will become part of the overall lodge use associated with Scribner's Lodge. Scribner's Lodge is located in the Gateway Business Zoning District (GBD). Since the parcels being annexed are part of an overall development and are not currently zoned, Petitioners respectfully request that the Village, by this Petition, annex the property and zone the new territory GBD, which would be consistent with the existing zoning map and the Village's Comprehensive Plan.

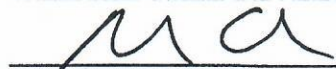
IN WITNESS WHEREOF, we have hereunto set our hands and seal and signed the foregoing Petition this 4<sup>th</sup> day of August, 2022.

**SCRIBNERS CATSKILL LODGE, LLC**



By: Marc Chodock  
Its: Manager

**WHISTLE TREE DEVELOPMENT CORP.**




By: Marc Chodock  
Its: Manager



State of New York

County of Greene

Rebecca Fogg (name of witness) being duly sworn, says: I reside at  
57 Frase Road in the town of Hudson, NY (fill in residence) in the state  
of New York; I know each of the persons whose names are subscribed to the above sheet having one  
(1) signature; and the signature being subscribed the same in my presence.

  
(Signature of witness)

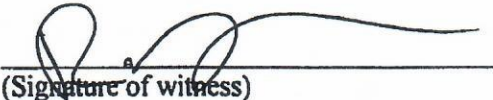
Sworn to before me this 4<sup>th</sup>  
day of August, 2022

Manager  
(Official title of officer)

State of New York

County of Greene

Rebecca Fogg (name of witness) being duly sworn, says: I reside at  
57 Frase Road in the town of Hudson, NY (fill in residence) in the state  
of New York; I know each of the persons whose names are subscribed to the above sheet having one  
(1) signature; and the signature being subscribed the same in my presence.

  
(Signature of witness)

Sworn to before me this 4<sup>th</sup>  
day of August, 2022

Manager  
(Official title of officer)

**EXHIBIT A**

**[Description of Annexation Area]**

**EXHIBIT B**

**[Survey Map of Annexation Area]**

**EXHIBIT C**

**[Approved Site Plan, Sheet 3]**

**EXHIBIT D**

**[Approved Building Permit]**

**EXHIBIT E**

**[Copy of the Vesting Deeds]**



**Exhibit A – Description of Property**

The territory proposed for annexation is described below and is outlined in the map set forth in Exhibit B.

Owner	S/B/L	Acreage
Scribners Catskill Lodge, LLC	164.58-6-4	11.87
Whistle Tree Development Corp.	164.58-6-5	0.03

**DESCRIPTIVE BOUNDARY**  
Of a portion of lands of  
Whistle Tree Development Corp.

ALL THAT PIECE OR PARCEL OF LAND SITUATE lying and being in the Town of Hunter, County of Greene and State of New York being bounded and described as follows:

**Town of Hunter Tax Map SBL 164.58-6-5**

BEGINNING at the intersection of the municipal line between the Town of Hunter and the Village of Hunter with the northeasterly line of lands of Whistle Tree Development Corp. as described in Liber 450 of deeds at page 1159 and Liber 452 of deeds at page 313 and runs thence along said line between the Town of Hunter and the Village of Hunter North 35°32'41" West 132.21 feet to the southeast line of lands of the Scribner Hollow Homeowners Association as described in Liber 1161 of deeds at page 164;

thence along said lands North 63°43'23" East 27.76 feet to a southwesterly line of lands of Scribners Catskill Lodge, LLC as described in Instrument number D2015-51;

thence along said lands South 23°26'30" East 130.65 feet to the point and place of beginning.

CONTAINING four hundredths (0.04) Acres.

BEARINGS are with reference to Magnetic North 2012.

Together with easements for ingress, egress and the construction, operation, maintenance, repair and replacement of utilities, as may be required for the operation of said utilities and for the benefit of other lands now of formerly owned by Whistle Tree Development Corp. and Scribner Hollow Corp., their successors and assigns.

SUBJECT to and TOGETHER WITH all legally enforceable covenants, easements, restrictions, conditions and agreements of record.

BEING a portion of the premises described in a deed from Scribner Hollow Corp. to Whistle Tree Development Corp. as described in deed filed April 29, 1971 in Liber 452 of deeds at page 313.

**Legal Description  
For Annexation of Lands of  
Scribners Catskill Lodge, LLC  
to the  
Village of Hunter**

All that piece or parcel of land situate in the Town of Hunter, County of Greene and State of New York being designated as "Revised TM 4" as shown on a map titled "FINAL MAP OF ALTERED LOT LINE BETWEEN LANDS OF SCRIBNERS CATSKILL LODGE, LLC" filed in the office of the Clerk of Greene County on April 26, 2022 as Map Number EASI-L 2022-40 being bounded and described as follows:

**Tax Map SBL 164.58-6-4,**

BEGINNING at a point in the center of a Town Highway known as Scribner Hollow Road, in the southerly bounds of lands now or formerly of the City of New York, as described in Liber 1477 of Deeds at page 216, being the southeasterly terminus of a 50 foot wide right of way leading through said land of the City of New York along the northerly boundary of the herein described premise,

thence running along the center line of Scribner Hollow Road the following eight courses and distances:

1. South 59°28'45" West 269.29 feet
2. along a curve to the left, having a radius of 665.05 feet, a central angle of 13°12'15", a chord of South 53°01'26" West 152.93 feet, for an arc distance of 153.26 feet
3. South 46°06'39" West 244.86 feet,
4. South 48°26'56" West 100.36 feet,
5. South 56°34'14" West 60.87 feet,
6. South 69°10'20" West 76.71 feet,
7. South 76°25'37" West 65.24 feet and
8. South 82°09'05" West 105.19 feet to the line between the Town of Hunter and the Village of Hunter

thence along said line between the Village of Hunter and the Town of Hunter North 35°32'41" West 380.18 feet to the northeasterly line of lands now or formerly of Whistle Tree Development Corp., being the bounds of a private road known as Town House Road,



thence continuing along said lands of Whistle Tree Development Corp. North 23°26'30" West 130.65 feet to a southeasterly line of lands the Scribner Hollow Homeowners Association as described in Liber 1161 of Deeds at page 164;

thence along said lands the following five courses and distances:

- 1) North 23°26'30" West 3.07 feet;
- 2) North 60°36'24" East 19.99 feet;
- 3) North 12°36'26" West 135.48 feet;
- 4) North 14°06'08" East 68.68 feet and
- 5) North 09°54'27" West 66.93 feet;

thence along the new lot line as shown of the above referenced filed map North 84°20'02" East 164.87 feet to a southwesterly line of the above-mentioned lands of City of New York as described in liber 1477 of deeds at page 216;

thence along said lands the following eight courses and distances:

- 1) South 46°06'27" East 172.43 feet to a found 5/8-inch diameter rebar with a plastic cap stamped NYCDEP,
- 2) North 49°14'01" East 576.49 feet to the southerly bounds of the above mentioned 50 foot wide right of way marked by a found 5/8-inch diameter rebar with a plastic cap stamped NYCDEP,
- 3) the remaining courses and distances being along the said southerly bounds of the right of way, along a curve to the right having a radius of 171.34 feet a central angle of 08°31'30" a chord of South 36°15'21" East 25.47 feet for an arc distance of 25.49 feet;
- 4) along a curve to the right having a radius of 171.35 feet a central angle of 45°26'50" a chord of South 09°15'20" East 132.38 feet for an arc distance of 135.91 feet;
- 5) South 13°28'47" West 124.99 feet;
- 6) along a curve to the left having a radius of 117.58 feet a central angle of 109°53'41" a chord of South 41°31'18" East 192.50 feet for an arc distance of 225.52 feet;
- 7) North 83°28'33" East 247.59 feet and

- 8) along a right a curve to the right having a radius of 74.63 feet a central angle of 50°38'01" a chord of South 71°20'27" East 63.83 feet for an arc distance of 65.95 feet to the point and place of beginning.

CONTAINING Eleven and eighty seven hundredths (11.87) Acres.

BEARINGS are with reference to Magnetic North 2012.

Together with easements for ingress, egress and the construction, operation, maintenance, repair and replacement of utilities, as may be required for the operation of said utilities and for the benefit of other lands now of formerly owned by Whistle Tree Development Corp. and Scribner Hollow Corp., their successors and assigns.

SUBJECT to all legally enforceable covenants, easements, restrictions, conditions and agreements of record.

BEING a portion of the premises described in a deed from Scribner Hollow Corp. to Scribners Catskill Lodge, LLC dated 30 November 2015, filed December 7, 2015 as Document Number D2015-51.

**Exhibit B – Survey Map of Annexation Area**



ADJUNCT R. LAIDL

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- 1) Map of Subdivision of Lots of Scribner Citadel Lodge, LLC filed with the Deane County Clerk's Office on 26 April, 2012 as Map E43-L-2012-40
- 2) Map of Survey of Subdivision of Land of Scribner Hollow Corporation filed with the Deane County Clerk's Office on 10 February, 2012 as

3. A student who is not a member of the New York State Education Association (NYSEA) is not eligible to receive a salary supplement from the salary schedule of the NYSEA.

AND REFERENCES.  
 Motion of  
 Sorbara Holdings Corp.  
 - to -  
 Sorbara Catalyst Lodge, LLC  
 instrument #2015-31  
 Dated 30 November 2015  
 Filed 07 December, 2015

WINNER :  
 Sorbara Catalyst Lodge, LLC  
 ING BOX 632  
 Hunter, NY 12442

[illegible]

**Exhibit C – Approved Site Plan, Sheet 3**





**Exhibit D – Approved Building Permit**

-POST THIS PERMIT ON OR NEAR PREMISES WHERE IT CAN BE SEEN BY THE  
PUBLIC

## **TOWN OF HUNTER BUILDING PERMIT**

DATE: 4/14/2022

PERMIT: 3795

PERMISSION IS HEREBY GRANTED TO: Scribners  
Catskill Lodge, LLC

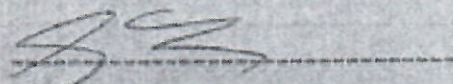
Location : 61 Scribner Hollow Rd. Hunter, NY 12442

PROJECT: 5 536 sf. Single Hut, 7 1611 sf. Sweet Hut, and  
3647 sf. Amenity Building based off 35 pages of draft  
plans by Taconic Engineering

TAX MAP NUMBER: 164.00-2-56

THIS WORK IS GRANTED UPON EXPRESS CONDITIONS THAT ALL  
WORK DONE IN, AROUND, AND UPON SAID BUILDING AND PREMISES OR  
PART THEREOF, SHALL CONFORM IN ALL RESPECTS TO THE ORDINANCES  
OF THE TOWN OF HUNTER AND THE NEW YORK STATE UNIFORM CODE,  
AND THIS PERMIT SHALL BE REVOKED AT ANY TIME UPON VIOLATION OF  
ANY OF THE PROVISIONS OF SAID TOWN ORDINANCES OR NEW YORK  
STATE CODE.

DATE OF EXPIRATION: 4/14/2023



Sarah Pellizzari  
Code Enforcement Officer

**Exhibit E – Copy of Vesting Deeds**





GREENE COUNTY – STATE OF NEW YORK  
MICHAEL FLYNN COUNTY CLERK  
411 MAIN STREET CATSKILL, NEW YORK 12414

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



INSTRUMENT #: D2015-51

Receipt#: 20150000367  
Clerk: MF  
Rec Date: 12/07/2015 03:46:10 PM  
Doc Grp: D  
Descrip: DEED  
Num Pgs: 13  
Rec'd Frm: SMPR AGENCY INC

Party1: SCRIBNER HOLLOW CORP  
Party2: SCRIBNER CATSKILL LODGE LLC  
Town: HUNTER

Recording:

Cover Page	5.00
Recording Fee	80.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 360.00

Transfer Tax  
Transfer Tax - State 4060.00

Sub Total: 4060.00

Total: 4420.00  
\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
Transfer Tax #: 972  
Commercial Transfer Tax  
Consideration: 1015000.00

Transfer Tax - State 4060.00

Total: 4060.00

Record and Return To:

ROPES & GRAY LLP  
DANIEL L STANCO ESQ  
1211 AVENUE OF THE AMERICAS  
NEW YORK, NEW YORK 10036

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.

Michael Flynn  
Greene County Clerk

**BARGAIN AND SALE DEED**

THIS INDENTURE, made the 30<sup>th</sup> day of November, 2015

**BETWEEN SCRIBNER HOLLOW CORP., a New York Corporation, having an address of P.O. Box 456, Hunter, New York 12442,**

party of the first part, and

**SCRIBNERS CATSKILL LODGE, LLC, a New York Limited Liability Company, with offices located at 110 East 25<sup>th</sup> Street, 3<sup>rd</sup> Floor, New York, New York 10010,**

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars (\$10.00) 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,

**SEE SCHEDULE "A" ANNEXED HERETO**

TOGETHER with all right, title and interest, of the party 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 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 that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND 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.

SCRIBNER HOLLOW CORP.

By: \_\_\_\_\_

Guy W. Chirico, as President

STATE OF NEW YORK    )  
                                  : ss.:  
COUNTY OF GREENE    )

On the 30<sup>th</sup> day of November, 2015, before me, the undersigned, personally appeared GUY W. CHIRICO, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the Instrument, the individual or person upon behalf of which the individual acted, executed the Instrument.

\_\_\_\_\_  
Notary Public  
LARRY F GARDNER  
Notary Public, State of New York  
Qualified in Greene County  
No. 02GA4685607  
Commission Expires Nov. 30, 2018

Record & Return to:  
Ropes & Gray, LLP  
Daniel L. Stanco, Esq.  
1211 Avenue of the Americas  
New York, New York 10036



## SCHEDULE "A"

All those certain lots, pieces or parcels of land situate, lying and being in the Town of Hunter and Village of Hunter, County of Greene, and State of New York, being shown and described in accordance with that certain survey entitled, "Map of Survey of land to be conveyed to Arvice Capital Management, LLC" dated 20. May 2015 by Brooks & Brooks Land Surveyors, P.C. which are more accurately and bounded and described as follows:

### Parcel I

Tax Map Parcels SBL 164-2-56, ~~164-2-57~~ and 164.16-1-6.12

Lot 1 of GCCO Filed Map EASI-J-2014-84 (less SBL 164.58-6-4)

BEGINNING at a point in the center of a Town Highway known as Scribner Hollow Road, in the southerly bounds of lands now or formerly of the City of New York, as described in Liber 1477 of Deeds at page 216, being in the southeasterly terminus of a 50 foot wide right of way leading through said land of the City of New York to the herein described premise,

thence running along the center line of Scribner Hollow Road, along lands of the City of New York, the following eight courses and distances:

1. South 59°28'45" West 269.29 feet
2. Along a curve to the left, having a radius of 680.11 feet, a central angle of 12°54'38", a chord of South 53°01'26" West 152.93 feet, for an arc distance of 153.25 feet
3. South 46°06'39" West 244.86 feet,
4. South 48°26'56" West 100.36 feet,
5. South 56°34'14" West 60.87 feet,
6. South 69°10'20" West 76.71 feet,
7. South 76°25'37" West 65.24 feet,
8. South 82°09'05" West 183.92 feet to the southeast corner of lands now or formerly of Whistle Tree Development Corp., being the private Road known as Town House Road, as described in Liber 452 of Deeds at page 313,

thence along said lands, and in part along lands now or formerly of Scribner Hollow Homeowners Association as described in Liber 1164 of Deeds at page 164 North 23°26'30" West 466.20 feet;  
thence along said lands of Scribner Hollow Homeowners Association, the following five courses and distances:

1. North 60°36'24" East 19.99 feet;
2. North 12°36'26" West 135.48 feet;
3. North 14°06'08" East 68.68 feet;
4. North 09°54'27" West 66.93 feet;
5. North 58°19'29" West 21.10 feet to lands now or formerly of Scribner Hollow Corp. as described in Liber 421 of Deeds at page 1105, thence along said lands the following two courses and distances,
  1. North 20°20'05" West 298.86 feet and
  2. North 46°06'27" West 18.80 feet to a found rebar on the easterly bounds of lands now or formerly of Four Seasons Land Corp., as described in Liber 438 of Deeds at page 651

thence running along said lands, North 39°52'51" East 9.42 feet to a recovered West & Brooks capped Bathey survey marker at the end of a stone wall and North 40°30'07" East 153.36 feet to a found 5/8" diameter rebar with a NYCDEP cap on the westerly bounds of aforementioned lands of the City of New York,



thence running along said lands and along a blazed line, the following nine courses and distances:

1. South 37°17'29" East 247.96 feet to a found 5/8" diameter rebar with a NYCDEP cap
2. South 57°29'19" West 128.07 feet to a found 5/8" diameter rebar with a NYCDEP cap
3. South 46°06'27" East 382.74 feet to a found 5/8" diameter rebar with a NYCDEP cap
4. North 49°14'01" East 576.49 feet to a found 5/8" diameter rebar with a NYCDEP cap on the southwesterly bounds of a fifty foot wide right of way over a private subdivision road,

thence continuing along lands of the City of New York along said right of way,

5. Along a curve to the right, having a radius of 171.26 feet, a central angle of 54°00'02", a chord of South 13°31'12" East 155.50 feet, for an arc distance of 161.41 feet, to a found 5/8" diameter rebar with a NYCDEP cap in a pile of stones
6. South 13°28'47" West 124.99 feet to a found 5/8" diameter rebar in a pile of stones
7. Along a curve to the right, having a radius of 117.51 feet, a central angle of South 109°59'43", a chord of South 41°31' 18" East 192.50 feet, for an arc distance of 225.58 feet, to a found 5/8" diameter rebar with a NYCDEP cap in a pile of stones
8. North 83°28'33" East 247.59 feet to a found 5/8" diameter rebar with a NYCDEP cap in a pile of stones and
9. Along a curve to the right, having a radius of 75.00 feet, a central angle of 50°22'01", a chord of South 71°20'27" East 63.83 feet, for an arc distance of 65.93 feet to the place of beginning

CONTAINING Thirteen and fifty two hundredths (13.52) acres.

SUBJECT to the rights of the public in and the Town of Hunter in and to that portion of Scribner Hollow Road that lies within the above described premise.

SUBJECT to the rights of Whistle Tree Development Corp. to access and maintain the municipal water system structures contained on the above described premise.

*TOGETHER with and*  
SUBJECT to all legally enforceable, covenants, easements, restrictions, conditions and agreements of record, including but not limited to the Easement granted by Whistle Tree Development Corp. to Scribner Hollow Corp. ~~of~~ dated November 30, 2015 \*  
TOGETHER WITH a 50 foot wide right of way over a private subdivision road adjacent with the northerly boundary of the above described premise, said right of way shown on the above mentioned filed subdivision map.

*\* and intended to be recorded ~~for~~ hereto.*

Being a portion of the premise described in deed dated 29 June, 1965 from Florence Abramson to Scribner Hollow Corp. filed with the Greene County Clerk on 06 July, 1965 in Liber 421 at page 1105;

*Excepting and Reserving therefrom Tax Map Parcel No. 164.58-6-4.*

**Parcel II**

**Tax Map Parcel SBL: 164.15-1-12**

All that certain lot, piece or parcel of land situate, lying and being in the Village of Hunter, County of Greene, and State of New York, which is more accurately and bounded and described as follows:

BEGINNING at a 5/8 inch diameter rebar to be set on the northerly bounds of the State Highway known as NYS Route 23A, said point being in the easterly bounds of lands now or formerly of Four Seasons Land Corp., as described in Liber 438 of Deeds at page 651,

thence running along said lands, along the remains of a wire fence, stone row and tree row the following three courses and distances:



1. North 40°40'28" East 139.21 feet,
2. North 45°56'06" East 57.56 feet to a 15" diameter Maple Tree and
3. North 41°28'55" East 122.62 feet to a point at the southwest corner of other lands now or formerly of Scribner Hollow Corp., as described in Liber 421 of Deeds at page 1105,

thence running along said lands, South 49°12'05" East 317.57 feet and North 51°07'55" East 155.00 feet to a point on the southerly bounds of lands now or formerly of Scribner Hollow Homeowners Association, as described in Liber 1164 of Deeds at page 164,

thence along said lands, South 39° 11' 11" East 86.39 to a point on the westerly bounds of lands of Frank Cartwright as described in Liber 1188 of Deeds at page 087,

thence running along said lands the following eleven courses and distances:

1. South 70°53'24" West 22.00 feet
2. South 19°06'36" East 8.00 feet
3. South 70°53'24" West 3.00 feet
4. South 19°06'36" East 31.50 feet
5. North 70°53 '24" East 8.00 feet
6. South 19°06'36" East 4.00 feet
7. North 70°53 '24" East 3.50 feet
8. South 19°06'36" East 2.50 feet
9. North 70°53'24: East 15.50 feet
10. North 19°06'36" West 2.50 feet and
11. North 70°53 '24" East 16.00 feet to a point in other lands now or formerly of Scribner Hollow Corp, as described in Liber 421 of Deeds at page 1105,

thence continuing along said lands South 27°33' 46" East 142.16 feet to a point on the westerly bounds of lands now or formerly of Guy W. Chirico as described in Liber 1002 of Deeds at page 082,

thence running along said lands South 60°43'56" West 21.83 feet and South 34°52'40" East 92.72 feet to a point on the northwest corner of other lands now or formerly of Scribner Hollow Corp., as described in Liber 421 of Deeds at page 1105,

Thence running along said lands South 54°50'55" West 145.88 feet and South 19°11'54" East 118.94 feet to a point in the center of the town road known as Scribner Hollow Road,

thence along the center line of said road and in part along lands now or formerly of Mary Anne Munsen as described in Liber 532 of Deeds at page 307 and aforementioned other lands of Scribner Hollow Corp., South 61°18'25" West 194.55 feet to a point at the intersection of Scribner Hollow Road and the northerly bounds of NYS Route 23A.

thence along NYS Route 23A, the following four courses and distances:

1. North 47°13'36" West 47.74 feet
2. North 45°53'31" West 266.12 feet
3. North 41 °23'11" West 138.00 feet and
4. North 50°50'08" West 247.38 feet to the place of beginning

CONTAINING Six and eighteen hundredths (6.18) acres.

SUBJECT to the rights of the public in and the Village of Hunter in and to that portion of Scribner Hollow Road that lies within the above described premise.



SUBJECT to all legally enforceable, covenants, easements, restrictions, conditions and agreements of record.

SUBJECT to the rights of Whistle Tree Development Corp. to access and maintain the municipal water system structures contained on the above described premise.

SUBJECT to the rights of the Village of Hunter to access and maintain the municipal sewer system structures contained on the above described premise.

Being the premise described deed dated 26, January 1990 from Hunter Area Development Company, Inc. to Scribner Hollow Corp., filed with the Greene County Clerk on 26, January 1990 in Liber 721 at page 246.

**Parcel III**

**Tax Map Parcel SBL: 164.15-2-25**

All that certain lot, piece or parcel of land situate, lying and being in the Town of Hunter and Village of Hunter, County of Greene, and State of New York, which is more accurately and bounded and described as follows:

BEGINNING at a found concrete monument in the southerly bounds of NYS Route 23A in a northeasterly line of lands now or formerly of Kenneth B. Tillim, as described in Liber 1277 of Deeds at page 008, said point of beginning being, South 58°25'46" West 147.71 feet from the southerly corner of Parcel II above described,

thence along said highway bounds, South 24°08'29" East 94.81 feet to a point,

thence along said lands now or formerly of Kenneth B. Tillim the following three courses and distances:

- 1) South 12°18'39" West 39.02 feet to a found metal pipe
- 2) North 31°26'26" West 105.94 feet to a found metal pipe, and
- 3) North 35°54'41" East 42.29 feet to the place of beginning

Containing Seven hundredths of an acre (0.07).

SUBJECT to all legally enforceable, covenants, easements, restrictions, conditions and agreements of record.

SUBJECT to a right of way to access lands of said Tillim as referred to in Liber 272 of deeds at page 544.

Being a portion of deed dated 29 June, 1965 from Florence Abramson to Scribner Hollow Corp. filed with the Greene County Clerk on 06 July, 1965 in Liber 421 at page 1105;

**Parcel IV**

**Tax Map Parcel SBL: 164.16-1-2, north**

All that certain lot, piece or parcel of land situate, lying and being in the Village of Hunter, County of Greene, and State of New York, which is more accurately and bounded and described as follows:

BEGINNING a point in the center of Scribner Hollow Road, at the southwesterly corner of lands of Guy W. Chirico as described in Liber 1002 of deeds at page 82, in the westerly bounds of lands now or formerly of Mary Anne Munsen, as described in Liber 532 of Deeds at page 307,

thence running along the center of said road and along said lands of Munsen the following two courses and distances:

- 1) South 67°00'42" West 47.31 feet to a point and
- 2) South 61°18'25" West 132.49 feet to a point on the easterly bounds of herein described Parcel II above described

thence running along the above described Parcel II the following two courses and distances:

- 1) North 19°11'54" West 118.94 feet and
- 2) North 54°50'55" East 145.88 feet to a point on the southerly bounds of said lands of Guy W. Chirico as described in Liber 1002 of Deeds at page 082,

thence along said lands South 34°52'19" East 139.23 feet to the place of beginning.

Containing Forty seven hundredths of an acre (0.47).

SUBJECT to the rights of the public in and the Village of Hunter in and to that portion of Scribner Hollow Road that lies within the above described premise.

SUBJECT to all legally enforceable, covenants, easements, restriction, conditions and agreements of record.

Being a portion of the premise as described in deed dated 29 June, 1965 from Florence Abramson to Scribner Hollow Corp. filed with the Greene County Clerk on 06 July, 1965 in Liber 421 at page 1105;

#### **Parcel V**

**Tax Map Parcel SBL: 164.16-1-2, south**

All that certain lot, piece or parcel of land situate, lying and being in the Village of Hunter, County of Greene, and State of New York, which is more accurately and bounded and described as follows:

BEGINNING at a point in the center of Scribner Hollow Road at the westerly corner of lands now or formerly of Mary Anne Munsen as described in Liber 532 of Deeds at page 307, said point of beginning being distant 26.76 feet on a course South 61°18'25" West from the southwesterly corner of Parcel IV above described,

thence running along said lands of Munsen, South 54°10'18" East 162.97 feet to a found metal pipe, in the northerly line of lands now or formerly of William J. Jacobs as described in Liber 1366 of Deeds at page 098, said last mentioned course passes through a found iron bar 3" below grade at 31.10 feet,

thence along said lands of Jacobs the following four courses and distances:

- 1) South 54°35'27" West 75.99 feet,
- 2) South 47°13'36" East 16.03 feet to a point in the Line between the Village and the Town of Hunter,
- 3) thence along the Village and Town line, South 66°56'38" West 74.00 feet to a point in the middle of a former bridge in the center of the Red Kill and
- 4) continuing along said Village and Town line, generally along the center of said Kill South 82°31'38" West 48.00 feet to the northerly bounds of NYS Route 23A,

thence along said highway bounds, North 47°13'36" West 154.59 feet to the center of the aforesaid Scribner Hollow Road in the southeasterly bounds of Parcel II above described,

thence along Parcel II, and along the center of said Scriber Hollow Road, North 61°18'25" East 167.79 feet to the place of beginning.



Containing Sixty five Hundredths of an acre (0.65).

SUBJECT to the rights of the public in and the Village of Hunter in and to that portion of Scribner Hollow Road that lies within the above described premise.

SUBJECT to all legally enforceable, covenants, easements, restriction, conditions and agreements of record.

Being a portion of the premise as described in the following deeds:

A portion of the premise described in deed dated 29 June, 1965 from Florence Abramson to Scribner Hollow Corp. filed with the Greene County Clerk on 06 July, 1965 in Liber 421 at page 1105;

A portion of the premise described in deed dated 24, August, 1965 from Village of Hunter to Scribner Hollow Corp., filed with the Greene County Clerk on 02 September, 1965 in Liber 422 at page 1001.

**Parcel VI**

**Tax Map Parcel SBL: 164.16-1-6.11**

All that certain lot, piece or parcel of land situate, lying and being in the Village of Hunter, County of Greene, and State of New York, being more accurately and bounded and described as follows:

BEGINNING at the northeast corner of the above described Parcel II, in the west line of lands now or formerly of Guy W. Chirico as described in Liber 1002 of Deeds at page 082,

thence along said Parcel II, North 27°33'46" West 137.16 feet to a found spike on the easterly bounds of lands now or formerly of Frank Cartwright as described in Liber 1188 of Deeds at page 087,

thence along said lands the following two courses and distances:

- 1) North 62°26'02" East 83.98 feet to a found spike and
- 2) North 23°52'37" West 54.82 feet to a found spike in the southeasterly bounds of lands now or formerly of Scribner Hollow Homeowners Association as described in Liber 1164 of Deeds at page 164,

thence along said lands, North 60°37'37" East 46.00 feet to a point on the southwesterly bounds of the private road known as Town House Road,

thence along the said road bounds South 22°56'06" East 422.32 feet and South 80°30'44" West 1.15 feet to the northeast line of the aforementioned lands of Chirico,

thence along said lands, North 26°29'21" West 189.14 feet to a point on the easterly bounds of other lands of Guy W. Chirico as described in Liber 1182 of Deeds at page 219.

thence along said lands the following eight courses and distances:

1. North 67°48'46" East 8.52 feet
2. North 21°48'26" West 86.49 feet
3. South 68°09'09" West 16.05 feet
4. North 21°50'36" West 10.11 feet
5. South 68°09'09" West 26.95 feet
6. South 21°33'58" East 11.10 feet
7. South 68°09'24" West 42.00 feet and
8. South 21°50'36" East 54.00 feet to a point on the northwesterly bounds of the aforementioned lands



of Chirico as described in Liber 1002 of Deeds at page 082,

thence along said lands South 60°43'56" West 28.92 feet to the place of beginning

Containing Thirty seven hundredths of an acre (0.37).

SUBJECT to a 15 foot wide right of way leading southwesterly from Town House Road through the above described premise to the northeasterly line of the abovementioned land of Cartwright.

SUBJECT to the rights of Whistle Tree Development Corp. to access and maintain the municipal water system structures contained on the above described premise.

SUBJECT to a water supply and well easement benefiting land now or formerly of Guy W. Chirico as described in Liber 1182 at page 219, said easement described in Liber 484 of deeds at page 101.

SUBJECT to a right of way over the existing roads to the lands now or formerly of Guy W. Chirico as described in Liber 1182 at page 219.

SUBJECT to all legally enforceable, covenants, easements, restriction, conditions and agreements of record

Being a portion of deed dated 29 June, 1965 from Florence Abramson to Scribner Hollow Corp. filed with the Greene County Clerk on 06 July, 1965 in Liber 421 at page 1105;

#### **Parcel VII**

**Tax Map Parcel SBL: 164.15-1-13 and SBL: 164.15-1-portion of 56**

All that certain lot, piece or parcel of land situate, lying and being in the Town of Hunter and the Village of Hunter, County of Greene, and State of New York. which is more accurately and bounded and described as follows:

BEGINNING at a point in the northerly line of the above described Parcel II, being in the southerly line of lands now or formerly of Scribner Hollow Homeowners Association as described in Liber 1164 of Deeds at page 164,

thence along the division line with Parcel II the following two courses and distances:

- 1) South 51°07'55" West 147.34 feet and
- 2) North 49°12'05" West 317.57 feet to a point on the southeasterly bounds of lands now or formerly of Four Seasons Land Corp. as described in Liber 438 of Deeds at page 651,

thence along said lands the following two courses and distances,

- 1) North 41°28'55" East 281.93 feet and
- 2) North 41°43'01" East 385.04 feet to a found rebar at the southwest corner of the above described Parcel I,

thence along said Parcel I the following two courses and distances:

- 1) South 46°06'27" East 18.80 and
- 2) South 20°20'05" East 51.13 feet to the northwest corner of lands now or formerly of Whistle Tree Development Corp. as described in Liber 452 of Deeds at page 313.

thence running along said lands, South 52°18'41" West 58.05 feet to a found rebar at the Northwest corner of said lands now or formerly of Scribner Hollow Homeowners Association as described in Liber 1164 of Deeds at page 164,

thence along said lands, South 52°18'41" West 139.86 feet to rebar found, being the northerly corner of lands now or formerly of Whistle Tree Development Corp. as described in Liber 452 of Deeds at page 313,

thence along said lands the following three courses and distances:

- 1) South 44°35'34" West 248.22 feet,
- 2) South 40°14'35" West 137.82 feet, and
- 3) South 42°20'58" East 218.09 feet to a point on the southerly bounds of aforementioned lands of Scribner Hollow Homeowners Association,

Thence running along said lands the following six courses and distances:

1. South 18°27'47" East 33.01 feet to a rebar found
2. North 72°55'43" East 14.78 feet
3. South 42°20'58" East 12.72 feet
4. North 69°58'18" East 72.85 feet
5. North 44°23'37" East 16.21 feet and
6. North 74°33'23" East 42.43 feet to the place of beginning

Containing seventy eight hundredths of an acre (0.78).

SUBJECT to the rights of the Village of Hunter to access and maintain the municipal sewer system structures contained on the above described premise.

SUBJECT to all legally enforceable, covenants, easements, restriction, conditions and agreements of record.

Being a portion of deed dated 29 June, 1965 from Florence Abramson to Scribner Hollow Corp. filed with the Greene County Clerk on 06 July, 1965 in Liber 421 at page 1105;

All that certain lot, piece or parcel of land situate, lying and being in the Town of Hunter, County of Greene, and State of New York, which is more accurately bounded and described as follows:

**Parcel VIII**

**Tax Map Parcel SBL: 164.58-6-3**

Beginning at a found rebar on the southeasterly bounds of lands now or formerly of Scribner Hollow Corp. as described in Liber 421 of Deeds at page 1105, at the northerly corner of lands now or formerly of Scribner Hollow Homeowners Association as described in Liber 1164 of Deeds at page 164,

thence along said lands of Scribner Hollow Corp. North 52°18'41" East 58.05 feet to a point on the southwesterly bounds of other lands now or formerly of Scribner Hollow Corp. as described in Liber 421 of Deeds at page 1105, being designated as lot 1 as shown on filed subdivision map EASI-J-2014-84,

thence along said lot 1, South 20°20'05" East 247.73 feet to a point on the northerly bounds of lands now or formerly of Scribner Hollow Homeowners Association as described in Liber 1164 of Deeds at page 164,

thence along said lands the following three courses and distances;

- 1) North 59°02'56" West 58.75 feet to a found rebar,
- 2) North 45°45'36" West 33.51 feet to a found rebar and
- 3) North 21°55'22" West 154.37 feet to the place of beginning

CONTAINING Twenty five hundredths of an acre (0.25).

SUBJECT to all legally enforceable, covenants, easements, restrictions, conditions and agreements of record.



Being a portion of deed dated 09, April, 1971 from Scribner Hollow Corp. to Whistle Tree Development Corp., filed with the Greene County Clerk on 29 April, 1971 in Liber 452 at page 313.

**Parcel IX**

**Tax Map Parcel SBL: 164.15-1-15**

All that certain lot, piece or parcel of land situate, lying and being in the Village of Hunter, County of Greene, and State of New York, which is more accurately bounded and described as follows:

Beginning at a point on the northerly line of lands now or formerly of Scribner Hollow Corp. as described in Liber 421 of Deeds at page 1105, in the southwesterly line of lands now or formerly of Scribner Hollow Homeowners Association as described in Liber 1164 of Deeds at page 164,

thence along said lands the following three courses and distances:

- 1) North 42°20'58" West 218.09 feet,
- 2) North 40°14'35" East 137.82 feet, and
- 3) North 44°35'34" East 248.22 feet to a rebar found on the westerly bounds of said lands now or formerly of Scribner Hollow Homeowners Association as described in Liber 1164 of Deeds at page 164,

thence along said lands, the following six courses and distances:

1. South 40°50'03" West 252.86 feet
2. South 25°18' 17" West 60.69 feet
3. South 02°03'53" East 19.78 feet
4. South 23°18'18" East 42.21 feet
5. South 53°49'55" East 18.46 feet and
6. South 18°27'47" East 134.45 feet to the place of beginning

CONTAINING Thirty hundredths of an acre (0.30).

SUBJECT to all legally enforceable, covenants, easements, restrictions, conditions and agreements of record.

Being a portion of deed dated 09, April, 1971 from Scribner Hollow Corp. to Whistle Tree Development Corp., filed with the Greene County Clerk on 29 April, 1971 in Liber 452 at page 313.

**Parcel X**

**Tax Map Parcel SBL: 164.58-6-4**

All that certain lot, piece or parcel, of land situate, lying and being in the Town of Hunter, County of Greene, and State of New York, being a portion of Lot 1 as shown on filed subdivision map EASI-J-2014-84 which is more accurately bounded and described as follows:

Beginning at a easterly corner of lands now or formerly of Scribner Hollow Homeowners Association as described in Liber 1164 of Deeds of page 164 and runs thence along said lands the following two courses and distances:

- 1) North 12-36-26 West 135.48 feet, and
- 2) North 14-06-08 East 51.73 feet

thence South 05-18-53 East 183.17 feet to the point of beginning.

Containing four hundredths of an acre (0.04)



SUBJECT to all legally enforceable, covenants, easements, restrictions, conditions and agreements of record.

Being a portion of deed dated 09, April, 1971 from Scribner Hollow Corp. to Whistle Tree Development Corp., filed with the Greene County Clerk on 29 April, 1971 in Liber 452 at page 313.

~~EXCEPTING AND RESERVING to the grantor herein, Scribner Hollow Corp., said benefit of Tax Map Parcel 164.00-2-56, easement for the construction, operation, maintenance, repair and replacement of sewer and water lines and mains, 40 feet in width, extending from New York State Route 23A, along and adjacent to the westerly bounds of the above described premises, to said Tax Map Parcel 164.00-2-56.~~

The within conveyance was authorized by the unanimous vote of the shareholders of the corporate grantor, Scribner Hollow Corp., at a meeting of the shareholders held on November 30, 2015. The within conveyance also was authorized by the unanimous vote of directors, by a Resolution adopted at a meeting of directors held on November 30, 2015.

TUTOLAMH REGISTERED U. S. PAT. OFFICE  
TITLE LAW PRINT. PUBLISHED BY T. TUTOLAMH

# This Indenture

Made the 12 day of January

Nineteen Hundred and Seventy one

Between

Curt A. Schurm  
Hunter, New York 12442

JAN 18 1 57 PM '71

GREENE CO. CLERK'S OFFICE  
CATSKILL, N. Y.

party of the first part, and

Whistle Tree Development Corp.  
P.O. Box 411  
Hunter, New York 12442

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 party of the second part, do es hereby grant and release unto the  
party of the second part, its successors  
and assigns forever, all

"All that piece or parcel of land situate, lying and being in the  
Town of Hunter, County of Greene, State of New York, being more  
particularly described as follows: Beginning at a point on the  
northerly right of way line of Scribner Hollow Road said point of  
beginning being located 570' ± in a northeasterly direction from  
New York State Route No. 23A; thence proceeding the following ten  
courses through the lands of the Scribner Hollow Corp., northwesterly  
400' ± southwesterly 130' ±, northwesterly 80' ±, southwesterly 120'  
±, northwesterly 260' ±, northeasterly 375' ±, northeasterly 205' ±,  
southeasterly 490' ±, southwesterly 40' ±, southeasterly 410' ± to  
a point on aforementioned northerly right of way line of Scribner  
Hollow Road, thence southwesterly 52' ± along said northerly right of  
way line of Scribner Hollow Rd. to the point or place of beginning,  
containing 4.5 acres of land more or less as delineated on drawing  
No. 915 A, made by William E. Higgins, Land Surveyor, dated  
August 24, 1970.

Excepting and reserving the title to any building now on the land and  
the right to remove the same."

GREENE  
COUNTY  
006564

REAL ESTATE

TRANSFER TAX

Dept. of  
Taxation  
& Finance

JAN 18 1971

P.B. 10913

STATE OF

NEW YORK

= 00.00

LIVER 150 PAGE 1159

N 1/18/71

450/1159

①

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, its successors and assigns forever.

And 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 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 his hand and seal the day and year first above written.

In Presence of

  
Curt A. Schurm

State of New York } ss. On this 12 day of December  
County of Greene } ss. Nineteen Hundred and Seventy one  
before me, the subscriber, personally appeared

Curt A. Schurm

to me personally known and known to me to be the same person described in and  
who executed the within instrument, and he acknowledged  
to me that he executed the same.

  
Notary Public

VIRGINIA A. BYRNE  
Notary Public, State of New York  
Residing in Greene County  
My Commission Expires March 24, 1971



NY 30 (2/68) Standard N.Y.U.T.U. Form 3007 Bargain and Sale Deed, with Covenant against Grantor's Acts--Individual or Corporation  
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT— THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 9th day of April, nineteen hundred and Seventy one

BETWEEN  
SCRIBNER HOLLOW CORP., a corporation organized under  
the laws of the State of New York with its principal  
office at Hunter, New York 12442

party of the first part, and

WHISTLE TREE DEVELOPMENT CORP.  
Hunter, New York 12442

party of the second part,

WITNESSETH, that the party of the first part, in consideration of (\$1.00)

One and 00/100-----dollars,

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 certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,  
lying and being in the Village of Hunter, Town of Hunter, County of Greene,  
State of New York, bounded and described as follows: BEGINNING at a  
point marked by a P.K. nail on the center line of Scribner Hollow  
Road, said point of beginning being located S 36°01' E 280.40' from  
the point of beginning of lands of Tempo Furnishings, Inc. (formerly  
Tannersville Holding Corp.) as set forth in Liber 437 Cp. 925; thence  
proceeding the following fourteen courses and distances through  
lands of Scribner Hollow Corp. N 25°10'33" W 446.08', S 59°26'51"  
W 71.00', S 74°43'22" W 70.66', N 24°51'35" W 98.08', S 42°38'43" W  
95.37', S 68°13'54" W 72.85', N 44°05'22" W 267.30', N 38°30'11" E  
137.82', N 42°48'55" E 248.31', N 50°34'15" E 199.68', S 21°29'18"  
E 312.56', S 6°45'13" E 220.91', S 59°27'13" W 19.99', S 25°10'33" E  
464.86' to a point on the aforementioned center line of Scribner  
Hollow Road, thence S 80°31'53" W 51.97' along said center line of  
Scribner Hollow Road to the point of place of beginning.

Containing 4.97 acres of land more or less.

Subject to the rights of the Public in and to the aforementioned Road  
commonly known as Scribner Hollow Road,"

Being a part of the premises conveyed by deed dated June 29, 1965 from  
Florence Abramson to Scribner Hollow Corp. and recorded in Liber 421  
of Deeds at Page 1105 on July 6, 1965 in the Greene County Clerk's  
Office.

This deed is intended to correct the description in a deed from  
Scribner Hollow Corp. to Curt A. Schurm dated October 26, 1970 and  
recorded in Liber 450 of Deeds at Page 1156 in the Greene County  
Clerk's Office on January 18, 1971 and in a subsequent deed from  
Curt A. Schurm to Whistle Tree Development Corp. dated January 12, 1971  
and recorded in Liber 450 of Deeds at Page 1159 on January 18, 1971.

The consideration for this deed is less than \$100.00.

LIBER 452 PAGE 313

REAL ESTATE STATE OF  
TRANSFER TAX NEW YORK

Dept. of  
Taxation APR 29 1971  
FIDELITY

00.00

FB/DS49

RS 4/29/71

452/313



## *Short Environmental Assessment Form*

### *Part 1 - Project Information*

#### Instructions for Completing

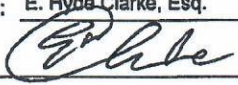
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Petition for Annexation			
Project Location (describe, and attach a location map): Town of Hunter to Village of Hunter			
Brief Description of Proposed Action: Pursuant to General Municipal Law Article 17, Scribners Catskill Lodge LLC and Whistle Tree Development Corp., owning land located in the Town of Hunter, County of Greene, State of New York (the "Town"), hereby petitions for annexation of territory, comprised of two (2) tax lots (Tax Map Parcel No. 164.58-6-4 owned by Scribners Catskill Lodge, LLC and Tax Map Parcel No. 164.58-6-5 owned by Whistle Tree Development Corp., and being approximately a total of +11.90 acres, from the Town to the Village of Hunter (the "Village").			
Name of Applicant or Sponsor: Young/Sommer LLC as attorneys for Scribner's Catskill Lodge, LLC; Whistle Tree Development Corp.		Telephone: 518-438-9907 E-Mail: hclarke@youngsommer.com	
Address: 5 Pallsades Drive, Suite 300			
City/PO: Albany	State: New York	Zip Code: 12205	
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 type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			



5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO  <input type="checkbox"/>  <input type="checkbox"/>	YES  <input type="checkbox"/>  <input type="checkbox"/>	N/A  <input 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 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 type="checkbox"/>	YES  <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	YES  <input type="checkbox"/>  <input 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 type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO  <input type="checkbox"/>	YES  <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO  <input 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? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO  <input type="checkbox"/>  <input type="checkbox"/>	YES  <input type="checkbox"/>  <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO  <input type="checkbox"/>  <input type="checkbox"/>	YES  <input type="checkbox"/>  <input type="checkbox"/>	

<b>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</b> <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
<b>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?</b>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<b>16. Is the project site located in the 100-year flood plan?</b>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<b>17. Will the proposed action create storm water discharge, either from point or non-point sources?</b> If Yes,	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
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: _____ _____		
<b>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)?</b> If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<b>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</b> If Yes, describe:	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<b>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</b> If Yes, describe:	NO	YES
	<input 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>E. Hyde Clarke, Esq.</u> Date: <u>August 8, 2022</u>  Signature: <u></u> Title: <u>Attorney for Petitioners</u>		



## **SHORT ENVIRONMENTAL ASSESSMENT FORM – PART 1: PROJECT AND SETTING**

### **ATTACHMENT:**

#### **SECTION 1 ADDITIONAL INFORMATION NARRATIVE**

#### **Proposed Annexation of Land from the Town of Hunter to the Village of Hunter**

##### **Brief Explanation**

The Short Environmental Assessment Form (SEAF) at section Part 1.1 (page 1 of 3) asks if administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation is the only approval which must be granted to enable the proposed action to proceed. In this matter, the proposed legislative adoption is for the annexation of land from the Town of Hunter to the Village of Hunter, and therefore the answer to the question in Part 1.1 is Yes. That is, no other approvals must be granted to approve the annexation petition. In that circumstance the SEAF directs the Lead Agency to 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 of the SEAF. To provide additional information, this supplement is provided in response to SEAF Part 1.1.

##### **Name of Action and SEQRA Status:**

Petition of Scribners Catskill Lodge LLC and Whistle Tree Development Corp. for annexation of property from the Town of Hunter to the Village of Hunter

##### **Description of Action**

The action is a proposed annexation of Tax Map Parcel Nos. 164.58-6-4 and 164.58-6-5, from the Town of Hunter to the Village of Hunter

##### **Environmental Resources that May be Affected**

The approval of the attached annexation petition is not expected to affect any environmental resources in the Village or Town of Hunter. The Lead Agency finds that the proposed annexation is in the overall public interest in that Petitioners will be able to connect the new development to the Village sewer system, thereby eliminating the need for a new subsurface discharge/septic system to serve The Cabins at Scribner's. The Lead Agency finds that there will be no impact to pedestrian or traffic safety. The proposed annexation will not have any impact on any historic properties, nor does it threaten any species of animal or endangered habitats.