

**NORTH GREENBUSH PLANNING BOARD
DOCUMENTATION OF APPLICATION PACKET DISTRIBUTION**

Applicants for new or revised **Site Plan** applications, **Minor** or for **Major Subdivision**, **must submit this completed checklist with application**. Information needs to be sent to the agencies below: Mark the method it was sent to each agency.

PROJECT NAME: Catone + Rich Properties Minor Subdivision CONTACT PERSON: Rhonda Lepore
 PHONE: (518) 542-6195 E-MAIL: rhonda.lepore@gmail.com

ELECTRONIC DOCUMENTS ARE PREFERRED

CHECK ONE FOR EACH	Hand Delivery	Electronic Delivery	Mail	Date
1. Laberge Group (only at the direction of the Building Department) 4 Computer Drive West, Albany, NY 12205 Rflaberge@labergegroup.com	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>
2. North Greenbush Police: 133 Bloomingrove Drive, Troy, NY 12180 Info@NorthGreenbushPolice.org	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>3/6/26</u>
3. North Greenbush Fire Dist # 1 350 North Greenbush Road, Troy, NY 12180 adminassistant@ngfd.org	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>3/6/26</u>
4. North Greenbush Ambulance 409 Main Avenue, Wynantskill, NY 12198 president@northgreenbushambulance.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>3/6/26</u>

WHEN NECESSARY – If permits or approvals from these departments will be needed as part of the project, please send to:

5. North Greenbush Highway Dept. mmartinez@northgreenbush.org	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
6. Renss. County Highway Dept. klangley@rensco.com	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
7. NYS DOT (Region 1) 50 Wolf Road, Albany, NY 12232, Attn: Guy Tedesco PE Gaetano.Tedesco@dot.ny.us	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
8. NYSDOT (Renss. County Residency) 288 Troy Road, Rensselaer, NY 12144, Attn: Mark Saunders PE Resident Engineer Mark.Saunders@dot.ny.us	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
9. Renss. County Health Dept. Relder@rensco.com	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
10. Renss. County Sewer Dept. dgardner@rensco.com Water Street, Troy, NY 12180, Attn: Derrick Gardner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

BY: _____
 PRINT NAME SIGNATURE DATE

Application for Minor Subdivision Plat Review

The North Greenbush Planning Board Cover Page must be attached & submitted with this application. The Application documentation packet distribution list cover sheet is on the website with the applications.

To: PLANNING BOARD
TOWN OF NORTH GREENBUSH
2 DOUGLAS STREET
WYNANTSKILL, N.Y. 12198

Date: 3/6/26

APPLICANT: Name: Catone + Rich Properties Inc
Address: 10 Florence Way
City: Wynantskill Phone #: 518 542-6195
E-Mail: rhonda.lepore@gmail.com
Fax#: _____
Signature: Rhonda Lepore

SUBDIVISION: Name: Catone + Rich Properties
Exact Location: 4-12 Florence Way, Wynantskill

ENGINEER (No. _____)

Name: _____
Address: _____
City: _____

Tax Map ID #: 135.7-1-24.1 Zoning District: upper section = BG
135.7-1-25 Zoning District: lower section = R1
Water District: #14 Sewer District: Peruss Co Sewer Dist #1

INFORMATION TO BE SUBMITTED WITH APPLICATION:

<u>Item</u>	<u>Submitted</u>
■ Flat boundary line map (sect. 2, A1-6)	yes <input checked="" type="checkbox"/> no _____
■ Plat lot layout	yes <input checked="" type="checkbox"/> no _____
■ Health Dept. approval of sanitation & water supply	yes _____ no <input checked="" type="checkbox"/>
■ True copy of all covenants and deed restrictions	yes <input checked="" type="checkbox"/> no _____
■ Application fee *See attached	yes _____ no _____

PLANNING BOARD ACTION:

Date Received: _____
Received By: _____

Application fee received: Yes _____ No _____ Amount: \$ _____

Public Hearing:
Place: _____
Date: _____ Time: _____

Final Disposition:

Approval: _____

Disapproval: _____

Conditional Approval: _____

Conditional Approval requirements to be satisfied prior to granting of Final Approval:

Date of Final Approval: _____

Signed by Order of the Planning Board: _____

Short Environmental Assessment Form

Instructions for Completing

Please refer to this link for step by step assistance: <http://www.dec.ny.gov/permits/90156.html>

Part 1- Project information. The applicant or project sponsor is reliable 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; attached additional pages as necessary to supplement any item.

Part 1- Project and Sponsor Information		
Name of Action or Project: <u>Catone + Rich Properties Inc Minor Subdivision</u>		
Project Location (Describe, and attach a location map):		
Brief Description of Proposed Action: <u>Division of property into 4 lots:</u> Lot #1 <u>Upper portion within BG zoning consisting of multi-unit residential properties</u> Lot #2 <u>to be added to 21 Florence way, to add acreage and provide deeded access to Palladio Lane</u> Lots #3 + 4 <u>Creation of 2 buildable, residential lots</u>		
Name of Applicant or Sponsor: <u>Rhonda Lepore</u>	Telephone: <u>518 542-6195</u>	E-Mail: <u>rhonda.lepore@gmail.com</u>
Address: <u>10 Florence Way</u>		
City/PO: <u>Wynantskill</u>	State: <u>NY</u>	Zip Code: <u>12198</u>
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.	YES	NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If yes, list agency(s) name and permit or approval:	YES	NO <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?	<u>5.010</u>	Acres
b. Total acreage to be physically disturbed?	<u>0</u>	Acres
c. Total acreage (Project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>5.010</u>	Acres

4. Check all land uses that occur on, adjoining and near the proposed action.

- Urban Rural Industrial Commercial Residential (suburban)
 Forest Agriculture Aquatic Other (Specify): _____
 Parkland

5. Is the proposed action,	YES	NO
a. A permitted use under the Zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	YES	NO
	<input checked="" type="checkbox"/>	<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:	YES	NO
_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8.	YES	NO
a. Will the proposed action result in a substantial increase in traffic above present levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	YES	NO
_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. Will the proposed action connect to an existing public/private water supply? If no, describe method for providing wastewater treatment:	YES	NO
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

11. Will the proposed action connect to existing wastewater utilities? If no, describe method for providing wastewater treatment:	YES	NO
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12.	YES	NO
a. Does the site contain a structure that is listed on either the State or National Register of Historic places?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input type="checkbox"/>

13.	YES	NO
a. does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other water bodies regulated by a federal, state or local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or water body? If yes, identify the wetland or water body and extent of altercations in square feet or acres:	<input type="checkbox"/>	<input checked="" type="checkbox"/>

14. Identify the typical habit types that occur on, or are likely to be found on the project site. Check all that apply:	YES	NO
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?	YES	NO ✓
16. Is this project site located in the 100 year flood plan?	YES	NO ✓
17. Will the proposed action create storm weather discharge, either from point or non- point sources? If yes, a. Will storm water discharge flow to adjacent properties? b. Will storm water discharges be directed to establish conveyance systems (runoff and storm drains)? If yes, briefly describe _____	YES	NO ✓
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If yes, explain purpose and size: _____	YES	NO ✓
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: _____	YES	NO ✓
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: _____	YES	NO ✓
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/ Sponsor name: <u>Rhonda Lyra</u>		
Date: <u>3/6/26</u>		
Signature: <u>Rhonda Lyra</u>		

Part 2- Impact Assessment. The Leaf Agency is responsible for the completion of Part 2. 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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the Proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3- Determination of significance. The Lead Agency is responsible for the completion of Part 3. 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 significance 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)

Code of the Town of North Greenbush
Chapter 95

H. Chapter 163, Subdivision of Land [Amended July 13, 1995 by local Law No. 3- 1995]

- (1) Subdivision review fee.
 - (a) Preliminary review: two hundred dollars (\$200.) for the first four (4) lots, plus reimbursement of expenses per ss 95- 4
 - (b) Final review: two hundred dollars (\$200.) for the First four (4) lots, plus forty dollars (\$40.) for each additional lot, plus reimbursement of expenses per ss 95-4.
- (2) Subdivision construction inspection fee when performed by an Authorized town employees
 - (a) Construction inspector: fifty dollars (\$50.) per hour
 - (b) Engineer review: seventy-five dollars (\$75.) per hour
- (3) Park, playground, recreation space and/or fees in lieu thereof, as determined by the Planning Board:
 - (a) Land as described in Chapter 163 and approved by the Town Board;
 - (b) Six hundred dollars (\$600.) per unit in lieu thereof, if approved by the Town Board; or
 - (c) Suitable remuneration approved by the Town Board

Section 95- 4 Expenses

A. All miscellaneous expenses shall be paid by the applicant, developer, or builder in connection with all applications or requests submitted by them or, in connection with their project to the Town Planning Board, Zoning Board, and Town Board, as well as for requests for rezoning or other town action which would trigger a SEQR review process.

To the North Greenbush Planning Department

The shareholders of Catone & Rich Properties are requesting a minor subdivision of our property at Florence Way, Wynantskill. We have had a survey done by Herman Pulcher of Cornerstone Survey and Mapping. Attached is the survey map, and also a proposed map for your review and comment.

James Catone (President) and Rhonda Lepore (Treasurer) had a meeting with Mr. Cioffi on February 20th to pre-evaluate our proposal for any changes necessary. We did note at that time that our deed on file with Rensselaer County, as well as our survey done, includes both tax map 135.7-1-24.1 (4-12 Florence Way) and 135.7-1-25 (7 Florence Way). After conferring with Mr. Cioffi, we submitted a request to Ms. Robino on 2/25/26 to merge those two tax map parcels, so that the deed, survey and tax map are all in correct agreement.

Background information: James J Catone Sr. originally bought various parcels to include the properties on the attached survey. Through the years he sold off lots to family members creating properties now known as 19 Palladino Lane (135.7-1-22.2) & 21 Florence Way (135.7-1-24.21); Both of these properties are personally owned by James H. Catone.

After James J Catone Sr.'s passing in 1996, his five children inherited the remaining property (tax maps 135.7-1-24.1 and 135.7-1-25) and created an S corporation titled Catone and Rich Properties Inc. receiving ten shares each. The corporation ownership / property has changes hands through the years and is now owned by

Name	Shares	Percentage
James H Catone	40	80%
Rhonda Lepore	2.5	5%
Michael P Catone	2.5	5%
Patrica VanderBogart	2.5	5%
John Catone	2.5	5%

The current shareholders are proposing the following changes:

1) Sub-divide the upper commercially zoned, multi-unit rental properties (with the merged 135.7-24.1 and 135.7-1-25), creating Lot #1.

2) When 21 Florence Way was sold off from the original properties, it inadvertently created a landlocked property with no deed-granted right-of-way access to a public road. We propose the creation of lot #2 of the attached map, to be added to 21 Florence Way, to add more acreage and to allow deeded access to Palladino Lane by including the 8' strip which currently is used as the driveway from 21 Florence Way to Palladino Lane.

3 & 4) We propose to subdivide the lower portion of the property into 2 buildable, residential lots, both approximately 3/4 acres each. Mr. Cioffi confirmed that these lots would be within Water District #14, and sewer is accessible on Palladino Lane, and would not require an extension of the sewer district.

A: We propose a lot line adjustment to add the 8 foot strip of land (Lot A) to the adjacent property of 18 Palladino Lane (owned by Patricia Catone VanderBogart).

We are open to any questions, suggestions or modifications necessary to proceed. Thank you for your consideration.

James H. Catone
President, Catone and Rich Properties, Inc.

Rhonda Lepore
Treasurer, Catone and Rich Properties, Inc.

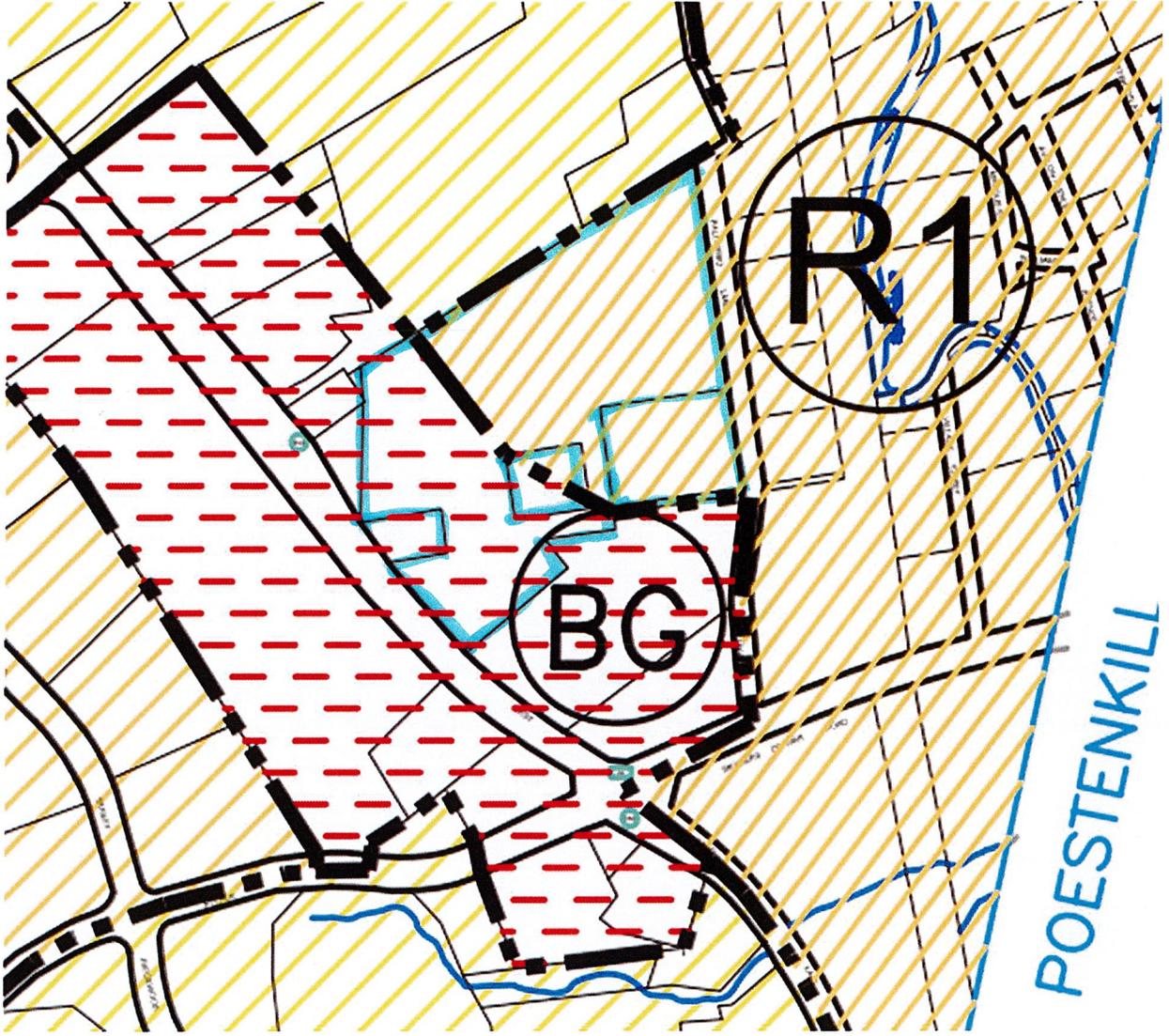
4-12 FLORENCE WAY
135.7-1-24.1



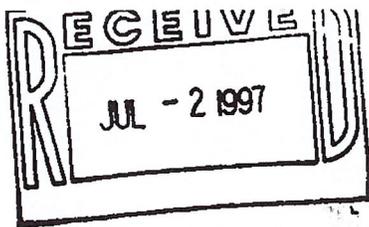
7 FLORENCE WAY
135.7-1-25

21 FLORENCE WAY
135.7-1-24.21

19 PALLADINO LN.
135.7-1-22.2



5 N.Y.



135.7-1-24-1
135.7-1-25

THIS INDENTURE

OFFICE OF
CLERK OF THE COUNTY OF ALBANY

JUN 30 3 32 PM '97

made the 6th day of June, Nineteen Hundred Ninety Seven,

BETWEEN

DOREEN H. CONNOLLY

Mary Ann Rich residing at 27 Birchwood Drive, West Sand Lake, N.Y.,
Jeanette Catone residing at 2 Birchwood Drive, West Sand Lake, N.Y.,
Michael Catone residing at 2 Birchwood Drive, West Sand Lake, N.Y.,
Antonio Catone residing at 351 West Sand Lake Road, Troy, N.Y., and
James F. Catone, Jr. residing at 351 West Sand Lake Road, N.Y., party of
the first part, and

Catone and Rich Properties, Inc. a New York corporation, with principal
offices at 4 Florence Way, Wynantskill, New York, party of the second part,

WITNESSETH, that the parties of the first part, in consideration of One Dollar
(\$1.00), lawful money of the United States, and other good and valuable consideration,
paid by the party of the second part, do hereby grant and release unto the party of the
second part, its successors, heirs and assigns forever,

ALL THAT TRACT, PIECE OR PARCEL OF LAND set forth in Schedule "A",
annexed hereto.

BEING THE SAME PREMISES conveyed to the parties of the first part by deed
dated June 6, 1997 from James H. Catone, Executor of the Estate of James J. Catone, Sr.,
said deed intended to be recorded in the Rensselaer County Clerk's office immediately
prior to the recording of this deed herein.

TOGETHER with the appurtenances and all the estate and rights of the parties of
the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second
part, his heirs and assigns forever,

AND said parties of the first part covenants as follows:

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

SECOND, that said parties of the first part will forever **WARRANT** the title to said
premises.

THAT, in compliance with Section 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 principal of the cost of the improvement before using any

part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hand and seal the day and year first written above.

IN PRESENCE OF

Mary Ann Rich
Mary Ann Rich

Jeanette Catone
Jeanette Catone

Michael P. Catone
Michael Catone

Antonio Catone
Antonio Catone

James F. Catone, Jr.
James F. Catone, Jr.

STATE OF NEW YORK
COUNTY OF RENSSELAER SS:

On this ^{6th} day of June, 1997, before me the subscriber personally appeared Mary Ann Rich, Jeanette Catone, Michael Catone, Antonio Catone, and James F. Catone, Jr., to me personally known and known to me to be the same persons described in and who executed the within instrument, and they each acknowledged to me that they executed the same.

Thomas Mitchell
NOTARY PUBLIC

RECORD AND RETURN TO:

THOMAS MITCHELL
37 FIRST ST
ALBANY, NY 12202

0063 2328

GREENE COUNTY
Rensselaer County Clerk

6.30.97

Thomas Mitchell

RECEIVED
\$.....
REAL ESTATE
JUN 30 1997
TRANSFER TAX
RENSSELAER
COUNTY

3730

SCHEDULE "A"

Parcel One:

All that tract or parcel of land, situate in the Town of North Greenbush, County of Rensselaer and State of New York, bounded and described as follows:

BEGINNING at an iron pin set at the southwest corner of lot 61, as said lot is laid out and shown on a map of lands of the property of Louise F. Cooper, designated "Map of lands in the Town of North Greenbush, Rensselaer County, known as Mountain View Terrace, belonging to Louise F. Cooper", made by Chas. A. Roemer, C.E., and filed in Rensselaer County Clerk's office, running thence east along the south line of the said lot 61, 92 feet more or less to a point where the southerly line of said lot 61 is intersected by the westerly line of Mountain View Ave., as laid down on said map;

THENCE in a southwesterly direction on a line which makes an acute angle with the last line, of $26^{\circ} 39'$, 81.1 feet to a point distant 33 feet in a northwesterly direction from a corner post at the northwest corner of the premises heretofore sold by Louise F. Cooper to Wm. P. Powers;

THENCE northwesterly 41.35 feet to a point and place of beginning.

Being the same premises conveyed by William Hayner and Rose Hayner to James J. Catone, Sr., by deed dated December 29, 1975 and recorded in the Rensselaer County Clerk's office on January 15, 1976 in Book 1277 of Deeds at Page 778.

Parcel Two:

All that tract or parcel of land, situate in the Town of North Greenbush, County of Rensselaer and State of New York, near Stop Seven on the Troy and New England Rail Road which location is frequently known as "Snyder's Corners", more particularly bounded and described as follows to wit:

Being lots numbers twenty two (22), twenty three (23), twenty four (24), twenty five (25), twenty six (26), twenty seven (27), twenty eight (28) and twenty nine (29) as shown on a map known as "Mountain View Terrace" belonging to Louisa F. Cooper dated April 22, 1913 and made by Charles A. Roemer surveyor and filed in Rensselaer County Clerk's Office which lots face Walnut Avenue and are together bounded and described more particularly as follows: on the northerly side by a lane leading from the state road to the rail road; Stop number seven; on the easterly side by Walnut Avenue on the southerly side by Lot number twenty one (21) and on the westerly side by Lots number thirty five (35), thirty four (34), thirty three (33), thirty two (32) thirty one (31) and thirty (30), lots twenty two (22) to twenty eight (28) inclusive being thirty five (35) feet front and rear and one hundred (100) feet deep, lot twenty two (22) being forty five feet front and one hundred (100) feet deep, in the form of a triangle.

Being the same premises conveyed by The St. Mary's Church Society of Troy to James Catone, Sr., by deed dated May 19, 1958 and recorded in the Rensselaer County Clerk's office on June 12, 1958 in Book 1041 of Deeds at Page 290.

Parcel Three:

All that tract or parcel of land, situate in the Township of North Greenbush, Rensselaer County, New York, near Snyder's Corners, and more particularly described as follows:

BEGINNING at a point in the westerly line of the former Troy and New England Rail Road at a distance of 471.5 feet southerly from the southerly line of the lane which runs along the northerly line of the property now or formerly owned by Mrs. Louise Cooper and running thence southerly along said rail road line 70 feet; thence at right angles westerly 125 feet to the easterly line of said Walnut Ave., thence northerly and along the said easterly line of said Walnut Ave. 70 feet; thence at right angles easterly 125 feet to the place of beginning, being a piece of land 70 feet wide and 125 feet deep and shown on a map of lots in the Town of North Greenbush, Rensselaer County, New York as Mountain View Terrace now or formerly belonging to Mrs. Louise F. Cooper as lots numbers 13 and 14.

ALSO

ALL THOSE TWELVE LOTS, PIECES OR PARCELS OF LAND, situate in the Town of North Greenbush, in the County of Rensselaer and State of New York, as shown on a map of lots in the said Town of North Greenbush, Rensselaer County and State of New York, known as Mountain View Terrace, formerly belonging to Louise F. Cooper, said map dated April 22, 1913, made by Charles A. Roemer, civil engineer, and filed in the office of the Rensselaer County Clerk, said lots are more particularly bounded and described as follows:

First: Lots 63 and 64, bounded together as follows: On the North by lot No. 65, on the East by Mountain View Avenue; on the South by lot No. 62; on the westerly side by the westerly line of said lots Nos. 63 and 64; each lot being in width 35 feet, more or less.

ALSO THOSE TEN OTHER LOTS, being lots Nos. 42, 43, 44, 45, 46, 56, 57, 58, 59 and 60, as shown on said map, more particularly bounded and described together, as follows: On the Northerly side by lots 55 and 47; on the Easterly side by Chestnut Avenue; on the Southerly side by an unnamed street; on the Westerly side by Mountain View Avenue; each of said lots being 35 feet in width and 100 feet in depth.

ALSO, ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of North Greenbush, bounded and described as follows: Beginning at an iron pipe standing in the northeast corner of the premises conveyed by the said Louise F. Cooper to William P. Powers and Catherine Powers, his wife, by deed dated Feb. 1, 1917, and recorded July 8, 1921, in Book of Deeds No. 396, at page 393, which point forms the junction between the

second and third courses in the description of the deed made by the second and third courses in the in the description of the deed made by Cooper to Powers as aforesaid, and running thence southerly along the easterly line of the lands so conveyed to said Powers as aforesaid, being the second course in the description contained in said deed, 100 feet; thence easterly at right angles to said last mentioned line, 60 feet; thence northerly on a line parallel to the easterly line of the premises conveyed to said Powers as aforesaid, and parallel to the first course in this description, 77.57 feet to the southerly line of a roadway, and thence westerly along the southerly line of said roadway, 64.04 feet to the place of beginning.

ALSO

ALL that tract or parcel of land situate in the Town of North Greenbush, County of Rensselaer and State of New York, bounded and described: Beginning at a gas pipe driven in the ground in the Westerly line of the lands of Louise F. Cooper said point 109.6 feet on a bearing north $62^{\circ} 30'$ from the northwesterly corner of the residence or farm house of said Louise F. Cooper and running thence north $65^{\circ} 35'E$ 150 feet to a gas pipe driven in the ground which is 119.85 feet on a bearing north $19^{\circ}E$ from the beforementioned northwesterly corner of the residence or farm house of Louise F. Cooper, thence north $25^{\circ} 56'W$ 100 feet to a gas pipe driven in the ground then $S 65^{\circ} 30'W$ 150 feet to a gas pipe driven in the ground in the before mentioned westerly line of lands now or formerly of Louise F. Cooper, then $S.25^{\circ} 36'E$ 100 feet to the place of beginning. Containing about 0.344 of an acre of land be the same more or less.

ALSO

ALL THAT TRACT OR PARCEL OF LAND, in the Town of North Greenbush, in the County of Rensselaer and State of New York, laid down on a map designated as Mountain View Terrace, formerly belonging to Louise F. Cooper, made by Charles A. Roemer, C.E., bearing date April 22, 1913, and filed in the Rensselaer County Clerk's office on July 14, 1915, in Drawer 12, Map 21 as Lots # 16, 17, 18, 19, 20 and 21 on the west side of Walnut Avenue, as laid down on said map; 30, 31, 32, 33, 34, 35, 36, 37, 38, 39 and 41 on easterly side of Chestnut Avenue on said map; also 47, 48, 49, 50, 51, and 52 on westerly side of Chestnut Avenue; also 53, 54 and 55 on easterly side of Mountain View Ave.

ALSO, a strip of land 8 feet wide, bounded westerly by Chestnut Ave., northerly by south lines of lots 41 and 16, part of Walnut Ave., and Lot #15, easterly by Troy and New England Railroad and southerly by a line drawn parallel to the southerly line of said lots Nos. 15, 16, and 41, 8 feet southerly therefrom.

ALSO a parcel of land bounded and described as follows, to wit: Westerly by the westerly line of the premises conveyed to one Louise F. Cooper by Jesse Snyder and wife by deed recorded in Book of Deed 318 at page 212; northerly by a triangular strip of land conveyed by Louise F. Cooper to J.L. Sheehan and by the southerly line of that portion of the premises conveyed to the said Louise F. Cooper by Snyder and wife as aforementioned which has been heretofore laid out into lots and is shown on a map

designated "Mountain View Terrace", and made by Charles A. Roemer, C.E., bearing date April 22, 1913; southerly by the northerly lines of the two parcels of land conveyed by the said Louise F. Cooper, one to William P. Powers and Catherine P. Powers, his wife, and the other to William P. Powers and easterly by a line which is the continuation of the easterly line of the premises conveyed by the said Louise F. Cooper to William P. Powers by deed dated June 26, 1922, extended northerly until it intersects the southerly line of that portion of the premises of the said Louise F. Cooper heretofore divided into lots and known as Mountain View Terrace.

ALSO the party of the first part grants and conveys to the parties of the second part, their heirs and assigns the right to forever use, in common with the said Louise F. Cooper, her heirs, assigns and tenants, and the occupants of any of the buildings which are now or hereafter may be erected upon the lands now or formerly of the said Louise F. Cooper, a parcel of land 40 feet wide lying on the easterly side of Troy and New England Railroad Co., which parcel of land was, on February 6, 1923, owned by Louise F. Cooper, but this grant not to give to the parties of the second part, their heirs or assigns any right to maintain or build any building or other structure upon said parcel of land with the written consent of the said Louise F. Cooper, her heirs or assigns.

ALSO the party of the first part also conveys to the parties of the second part, their heirs, etc., any and all lands owned by them lying westerly of the westerly lines of lots 63, 64, 65, 66, 67 and 68 as laid down on the map recited above and north of the south line of lot 63 extended westerly.

ALSO

ALL THOSE TRACTS OR PARCELS OF LAND, situate in the Town of North Greenbush, County of Rensselaer and State of New York, and being the streets shown and laid down upon a certain map made by C. A. Roemer, of land known as Mountain View Terrace, dated April 22, 1913, and filed in the Rensselaer County Clerk's Office. Subject however to the rights of the owners of all the lots laid down on said map to use said streets for street purposes.

All the premises set forth herein as Parcel Three being the same premises conveyed to James Catone and Florence R. Catone, his wife, by deed dated June 22, 1956, and recorded in the Rensselaer County Clerk's Office on September 10, 1956 in Book 1010 of Deeds at Page 163.

STATE OF NEW YORK
RENSSELAER COUNTY
RECORDED ON THE 30 DAY
OF June 1997 AT 332
CLERK'S OFFICE
63
James M. Catone
CLERK

0063 2332

1 Sub-divide upper commercial / rental property

2 21 Florence way owned by James H Catone
Add property to increase lot size and give deeded access to
Palladino Lane

3 Sub-divide for build-able lot

4 Sub-divide for build-able lot

A 18 Palladiino lane owned by Patrica Catone VanderBogart
transfer 8 foot strip