



## LOWER HUDSON FORESTRY SERVICES, LLC

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P.O. Box 756, Nyack, NY 10960  
(845) 270-2071

To the Planning Board:

Enclosed is a site plan application for a commercial timber harvest. I have enclosed 12 copies of the application as well as the original. I also enclosed \$1,000 for the application fee and \$2,000 for the escrow. Please let me know if you have any questions. I can be reached at (845) 270-2071 or via email at [chris@lowerhudsonforestry.com](mailto:chris@lowerhudsonforestry.com). Thank you for your time on this matter.

Sincerely,

Christopher Prentis, CF



## LOWER HUDSON FORESTRY SERVICES, LLC

P.O. Box 756, Nyack, NY 10960  
(845) 270-2071

December 11, 2025

To The Planning Board

Attached is an application for a timber harvest for a property located off State Route 44 & 55. The project consists of three tax parcels, 95.2-2-18, 95.3-1-25 and 95.3-1-19 which in total comprise of 131.9 acres. The harvest will occur on approximately 105 acres of the 131.9 acre holding. The owners of the property are Eric, Shawn and Mary Lofaro.

The trees to be harvested are all hardwood trees ranging in size from 15" to 30" in diameter with a total of 1,513 sawtimber and 82 firewood trees to be removed. The total trees to be removed from the site is 1,595 trees over the 105 acres, or approximately 15 trees per acre. This same area was harvested in 2014 where the area was harvested to create conditions favorable for the establishment of desirable hardwood regeneration. Now 11 years later, the site has responded very well and many areas have hardwood seedlings approximately 8-10 feet tall. The harvest proposed now will remove the overstory to release these seedlings and allow them to grow freely. Other vegetation is not being removed and all precautions will be taken to minimizing damage to vegetation not marked for harvest. This includes other trees, small saplings, seedlings and ground vegetation. All trees designated for harvest will be utilized down to an 10" top diameter and tops and slash will be lopped to a height no greater than 3 feet off the ground. There will be no grading, stumping or excavation that takes place on the site during this timber harvesting operation.

There are no DEC regulated wetlands, federal wetlands or classified streams found on the property. The property is not in a Critical Environmental Area (CEA). There are no rare, threatened or endangered species on or adjacent to the site. Topography varies from flat to rolling in the southern portion of the property to moderately steep in the northern portion of the property.

The erosion control plan for this property will be the installation of erosion control measures where needed and may include water bars, rolling dips and water turnouts. More erosion control devices will be placed on steeper terrain, where erosion potential is higher. All erosion control devices will follow the State of NY Best Management Practices (BMP's) for forestry operations. The landing area will be located on State Route 44 & 55 in an area that was used for the landing in 2014. This landing area already is cleared and has crushed stone installed. This landing area was approved by the State DOT prior to the 2014 harvest and has been a well maintained ingress/egress from many years. Extra crushed stone or gravel may be installed to prevent mud and debris from being tracked onto the State road. The landing will be located on tax parcel 95.2-2-18. It is expected that work will take 2-3 months to complete, depending on weather conditions. All work will follow the towns hours and days of operations.

If you have any questions, please let me know. I can be reached via phone at (845) 270-2071 or by email at [chris@lowerhudsonforestry.com](mailto:chris@lowerhudsonforestry.com). Thank you for your time on this matter and I will be speaking to you soon.

Sincerely,



Christopher Prentis, Certified Forester

**Town of Marlborough Planning  
Board Site Plan Application**

**Application #**

Please refer to the Town of Marlborough Town Code Section 155-31 <https://www.ecode360.com/8667578#8667578> to review all relevant local legislation with regards to Site Plan Review.

Please refer to Town of Marlborough Route 9W Corridor Building and Site Design Guidelines for New Commercial Construction and Rehabilitation of Existing Buildings.

[<https://www.townofmarlborougny.org/Search?searchPhrase=Route%209W%20Corridor%20Building%20and%20Site%20Design%20Guidelines> ]

Failure to accurately complete this application in its entirety may result in delays and additional review costs.

Date of Initial Submission and Latest Revision	
Name of Project	Lofaro Timber Harvest
Address of Project	On Route 44-55
Tax Section, Block, and Lot Number	95.2-2-18, 95.3-1-25 and 95.3-1-19
Zoning District	C2 (parcel 95.2-2-18) and RAG1 (other two parcels)
Number of Acres	131.9 total, harvesting on 105 acres
Square Footage of Each Building	N/A

Reason For Application:  
Timber harvest applicaiton

Description of Proposal 155-31 E (3) (a):  
Selective timber harvest of 1,513 hardwoods trees and 82 firewood trees on 105 acres (15 trees per acre). Landing area and all trails are pre-exisiting from previous harvest that was completed in 2014.

CONTACT INFORMATION	
Name of Property Owner	Eric, Shawn and Mary Lofaro
Address of Property Owner	41 Pancake Hollow Road Highland, NY 12528
Telephone Number of Property Owner:	(845) 549-0746
Email of Property Owner	lofarol82@optonline.net
Name of Applicant	Greene Lumber Company, LP
Address of Applicant	16991 State Highway 23 Davenport, NY 13750
Telephone Number of Applicant	(607) 760-7595
Email Address of Applicant	jlasselle@baillie.com
Name of Surveyor	
Address of Surveyor	
Telephone Number of Surveyor	
Email Address of Surveyor	
Name of Engineer	
Address of Engineer	
Telephone Number of Engineer	
Email Address of Engineer	
Name of Attorney	
Address of Attorney	
Telephone Number of Attorney	
Email Address of Attorney	
Name & Profession of Other Involved Personnel	Christopher Prentis, CF (forester)
Address of Other Involved Personnel	P.O. Box 756 Nyack, NY 10960
Telephone Number of Other Involved Personnel	(845) 270-2071
Email of Other Involved Personnel	chris@lowerhudsonforestry.com

## **Town of Marlborough Planning Board**

### **Checklist For Site Plan Application**

The following items shall be submitted for a Planning Board Site Plan Application to be considered complete. Site plans and Checklist shall be prepared by a licensed professional engineer, architect, land surveyor or landscape architect. Additional Town Codes apply to all site plans.

Please check each required item. Y for yes provided, N for not provided, or RW for Request Waiver. **Provide a written explanation for any requested waivers from the checklist.** After final approval is given by the Planning Board, the Building Department should be contacted for further guidance.

Y/N/RW	Required Items To Be Submitted
1 Y	Complete application with below information and submit 12 copies of completed application, maps and plans. Site plans SHALL be prepared by licensed professional (155-31 E) and shall refer to specific data sources.
2 Y	Completed Site Plan Application form (Pages 1 and 2) 155-31 E (1).
3 Y	Site Plan Application Checklist Complete (Automatic application rejection without checklist) pages 3 to 6.
4 Y	Ethics code Town of Marlborough Disclosure of Interest (where applicable) Pages 8-10
5 Y	Application Fee Paid (Separate check from Escrow Fee) see page 11.
6 Y	Initial Escrow Fee Paid (Separate check from Application Fee) see page 11, also 155-31 J.
7 Y	Disclaimer Forms Provided See Page 12.
8 Y	Letter of Agent Statement Page 13.
9 Y	A location map, at a scale of 2,000 feet to the inch or larger, showing the applicant's entire property and all easements and streets and existing structures within 500 feet of the applicant's property as well as the Tax Map and section on of USGS (United States Geological Survey) mapping. 155-31 E (2).
10 Y	Project Narrative. Complete Brief document 155-31 E (3) (a) A description of proposed project (bottom of page 1 of Site Plan Application) (b) A description of whether the site design includes the possibility for interconnections with adjoining sites and, if no such interconnection is provided, a thorough narrative as to why an interconnection is not feasible. (c) An analysis of how the project complies with the requirements contained within this Chapter 15 5, Zoning, is included. (d) Any waivers or variances needed have been identified. 155-31 F Waivers shall be discussed in the briefing document to be submitted by the applicant.
11 NA	Title of the drawing, including the name and address of the owner of record, applicant, and licensed professional(s) responsible for the preparation of such drawing, including seal and signature. 155-31 E(4)(a).

12 Y	Map of the site includes North arrow, scale, and date. 155-31 E (4) (b).
13 NA	Map of the site depicts boundaries of the property with surveyed dimensions. 155-31 E (4) (c).
14 Y	Names of all owners of record adjacent to the applicant's property are indicated. 155-31 E (4) (d).
15 NA	Existing school district (if applicable), zoning district, and overlay district boundaries (if applicable), within 500 feet of the site's perimeter is indicated. 155-31 E (4)(e).
16 NA	Map of the site depicts acreage of each distinct existing and proposed land use on the applicant's property, and the proposed density of each if residential uses are proposed. 155-31 E (4) (f).
17 N	Grading and drainage plan showing existing and proposed contours with intervals of two feet extending 50 feet beyond the tract. If any portion of the parcel is within a one-hundred-year floodplain as determined by the Federal Emergency Management Agency (FEMA), the area will be shown and base flood elevations given. 155-31 E (4) (g).
18 N	Map of the site depicts location and boundaries of all existing natural land features on the property, including rock outcrops, isolated trees 12 inches or more in diameter at breast height (dbh) and all trees over 24 inches in dbh (whether isolated or in a forested area), existing vegetative and forest cover, orchards, hedgerows and other ornamental landscaping, stone walls, soil types and boundaries, active farmlands, visually prominent agricultural landscape features, such as fields, pastures, and meadows on knolls and hilltops, woodlands along roadways, property lines, and streams, steep slopes in excess of 15%, and water sources. Water sources include ponds, lakes, wetlands and watercourses, primary aquifers and primary aquifer recharge areas, floodplains, and drainage retention/detention areas. The plan shall show locally significant trees which include rare or unusual species, trees associated with historic events or persons, or trees that significantly contribute to a unique scenic viewshed. 155 E (4) (h).
19	Location of all existing buildings, structures, signs, and agricultural lands, on adjacent property within 100 feet of the subject lot lines is shown. 155-31 E (4) (i).
20 NA	Map of the site depicts location, proposed use, height, and setback measurements of all existing and proposed buildings, structures and signs on the applicant's property, including floor plans, and plans for exterior elevations, at a scale of 1/4 inch equals one foot, showing the structure's mass and architectural features, and indicating the type and color of materials to be used. A table indicating square footage of building areas to be used for a particular use, such as retail operation, office use, warehousing, or other commercial activity; maximum number of employees; maximum seating capacity, where applicable; and number of parking spaces existing and required for the intended use. 155-31 E (4) (j).
21 N	Traffic flow patterns within the site, entrances and exits, the location of potential interconnections between the project site and adjoining sites, truck/commercial vehicle loading and service areas, curb cuts on the site and within 100 feet of the site, and all streets which are either proposed, mapped or built are indicated. 155-31 E (4) (k). The Town requires right-of-way of 25 feet from the center line of Town roads along the property frontage. See also 155-31 G (8).
22 N	Any cross-access easements, walkways, and bicycle path opportunities associated with the project are indicated. 155-31 E (4) (l).

23 N	The location, design (including size of spaces, and accessible parking information) and construction materials of all off-street parking areas (open and enclosed, if any), including the number of parking spaces required and to be provided is indicated. 155-31 E (4) (m) and 155-31 G (9) (c) Off-street parking spaces are a minimum of 162 square feet each. See 155-27 A (1) (a).
24 N	The location, design and construction materials of all present and proposed walkways, bicycle paths and bicycle parking, benches, ramps, outdoor storage or display areas, retaining and/or landscaping walls and fences is indicated. 155-31 E (4) (n).
25 N	A general and conceptual landscape plan showing proposed changes to existing natural land features. Trees to be saved shall be noted on site plans, and appropriate measures shall be outlined to protect the tree stock from damage during construction. 155-31 E (4) (o). Native species are encouraged. 155-31 G (17) (b).
26 N	Map of the site depicts the location, design and construction materials of all existing and proposed water supply system. 155-31 E (4) (p) [1].
27 N	Map of the site depicts the location, design and construction materials of all existing and proposed sewage disposal system. 155-31 E (4) (p) [2].
28 N	Map of the site depicts the location, design and construction materials of all existing and proposed telephone, cable and energy systems, including electric, oil, gas, solar, or other energy systems. 155-31 E (4) (p) [3].
29 N	Map of the site depicts the location, design and construction materials of all existing and proposed storm drainage system, including but not limited to existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, manholes, and drainage swales. 155-31 E (4) (p) [4] Identify a distance off site to show drainage structures or a natural discharge location.
30 N	The location of fire and emergency access ways and zones, including the location of fire hydrants or of the nearest alternative water supply for fire emergencies are indicated. 155-31 E 4 (q) Discussed lock box provision with fire department (see Milton or Marlboro Fire District) except on single family detached residential dwellings See also 155-31 G (13).
31 N	The location, type, and screening details for solid waste disposal facilities and containers is indicated. 155-31 E (4) (r).
32 N	The proposed location, height, orientation, type of illuminating device, bulb type and wattage, and photometric data of all outdoor lighting fixtures is indicated. 155-31 E (4) (s). See also 155-31 G (14)
33 N	The location, height, size, materials, design, and illumination of all present and proposed signs and other advertising or instructional devices are indicated. 155-31 E (4) (t) See also 155-28.
34 N	Estimates of noise generation at the source and property line are provided. 155-31 E (4) (u). See also 155-31 G (16).
35 N	Inventory and quantity of hazardous materials anticipated for on-site storage and/or use, if applicable, are provided. 155-31 E (4) (v).
36 N	Plans for the disposal of construction and demolition, waste, whether on-site or at a New York State approved solid waste management facility are indicated. 155-31 E (4) (w).
37 N	A park or open space is being provided see 155-31 E (4) (x).
38 N	For projects involving more than one phase, a site plan showing each phase of the project is included. 155-31 E (4) (y)

39 Y	Proposed days and hours of operation are indicated. 155-31 E (4) (z).
40 Y	A copy of the deed to the property as most recently filed and/or a copy of the executed contract of sale is included 155-31 E (4) (aa) [1].
41 N	A copy of each covenant, easement or deed restriction in effect or intended to cover all or part of the tract is included 155-31 E (4) (aa) [2].
42 N	Enforceable map notes of stormwater drainage, utility rights-of-way, etc., are indicated 155-31 E (4) (aa) [3].
43 NA	Identification, and submittal when available, of all necessary permits from federal, state, county or local agencies, approvals required from said agencies for the project's execution, and proof of special permit and/or variance approvals, if applicable, are included 155-31 E (4) (aa) [4].
44 Y	Short-unlisted actions or full EAF Type one action, as required by the lead agency under the Environmental Conservation Law, is complete and included. See 155-31 E (4) (aa) [6] Environmental Assessment Form. Applicants must use NYSDEC* web based system EAF mapper Application. <a href="https://www.dec.ny.gov/permits/6191.html">https://www.dec.ny.gov/permits/6191.html</a> Make sure to unblock popups.
45 Y	Twelve (12) copies of all maps, plans, reports, and a PDF file of all documentation submitted. Plan sets must be submitted in collated packages. (155 E, 155-31 E (5)). (See section 75-6 B. (6) regarding plan stamp requirements of licensed professional).
46 Y	Agricultural Data Statement (If applicable). See also 155-52 Setbacks and buffers from active agricultural lands.

The plat for the proposed Site Plan has been prepared in accordance with this checklist. A waiver request must be submitted by design professional for any items which are not provided.

By: Chung Rusty

Licensed Professional

Stamp

12/12/25

Date

**Town of Marlborough Planning Board  
Legal Notices for Public Hearing**

***Procedure for Legal Notices:***

1. The Town of Marlborough Planning Board will schedule Public Hearings during a regularly scheduled meeting after approval for the Public Hearing has been granted.
2. Applicants are required to obtain surrounding property owner names and addresses from the Ulster County Parcel viewer for 500 feet from the parcel. See <https://ulstercountyny.gov/maps/parcel-viewer/>.
3. Applicants are required to send a Public Notice Letter, obtained from the Town of Marlborough Planning Board Office, via Certified Mail to property owners no less than 10 days prior to Public Hearing.
4. The Town of Marlborough Planning Board Office will send notification to the Town's official newspaper.
5. All Certified Mail receipts, in addition to a copy of the Ulster County Parcel viewer's listing of names and addresses, must be submitted at the Public Hearing.

**Any questions regarding procedures should be directed to The Town of Marlborough Planning Board Office.**

**Phone: 845-795-6167**

**Email: [marlboroughplanning@marlboroughny.us](mailto:marlboroughplanning@marlboroughny.us)**

# Ethics Code

## **TOWN OF MARLBOROUGH NOTICE OF DISCLOSURE OF INTEREST**

In accordance with the Town of Marlborough Code of Ethics, Article 13-3 (E) and Public Officers Law § 209, the following disclosure notice ("notice") must be completed and signed by any individual, including any officer or employee of the Town of Marlborough, who has an application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, special use permit, site plan, subdivision, exemption from a plat or official map, license or permit, pursuant to the provisions of the zoning and planning regulations of the Town of Marlborough before any Town of Marlborough Board, Agency or Department ("decision-making authority"), in which a Town officer or employee has an interest in the subject of the application. The purpose of the disclosure notice is to identify and disclose any potential or actual conflict of interest for the Town employee or officer, which may compromise his/her ability to make decisions solely in the public interest. Please refer to the Town of Marlborough Code of Ethics for further information.

Under the Town of Marlborough Code of Ethics an interest is defined as: a participation, connection or involvement of any sort whether direct or indirect, pecuniary or non-pecuniary, personal or professional, which may result in a benefit. For the purposes of the Town of Marlborough Code of Ethics, the "interests" of a Town officer or employee shall be deemed to include the "interest" of:

- A. An immediate family member. Immediate family member is defined as: grandparents, parents, spouse, significant other, children, grandchildren, brother, sister, dependent, or any household member of a Town officer, Town Board member or employee.
- B. Any person other than a bank, trust company or other lending institution with whom he/she has a substantial debtor-creditor or other financial relationship.
- C. Any person by whom he/she is employed or of which he/she is an officer, director or member having a controlling interest in any business or enterprise in which the Town employee or officer holds stock or has any other profit-bearing or beneficial relationship.
- D. An officer or employee shall also be deemed to have an interest in a matter if he/she or any person described in A through C above is a party to an agreement, expressed or implied, with any applicant before any Board of the Town, whereby he/she may receive any payment or other benefit whether or not for services rendered, dependent or contingent upon the favorable approval of any such application, petition or request by any Town body.

**This notice must be completed and included with the application, petition or request to the appropriate Town of Marlborough Board, Agency or Department.**

I, Eric, Shawn and Mary Lofaro, residing at 41 Pancake Hollow Road Highland NY 12528, make the following statements about interests in the real property which is the subject of this

application, petition or request for a Site Plan Review (Timber Harvest),

before the Planning Board of The Town of Marlborough.

**PART I:** Except as otherwise set forth in Part II below:

**A. Individuals with an interest in the property.**

1. No individual, having an ownership interest in or has an interest in a contract to purchase the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person having an ownership interest in or has an interest in a contract to purchase the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

**B. Corporations or other entities with an interest in the property.**

1. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity, which has an ownership interest in or has an interest in a contract to purchase the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity which has an ownership interest in or has an interest in a contract to purchase the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

**C. Stockholder or controlling interest**

1. No person who has a legal or beneficial ownership or control stock of a corporate applicant or is a member of a partnership or association with the applicant for the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person who has a legal or beneficial ownership or control stock of a corporate applicant or is a member of a partnership or association with the applicant for the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

**D. Party to an agreement with the applicant**

1. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application; petition or request for the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent, or contingent upon the favorable approval of such application, petition or request for the subject property is an immediate family member of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

**PART II:** If any of the statements under A through D above is not true, please explain and set forth the name and the relationship to the applicant and subject property of any Town employee or officer involved:

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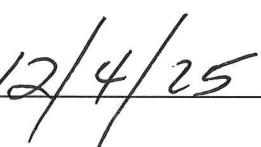
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**PART III:** This completed notice is to be submitted to the Board, Agency or Department that is authorized to review and render a decision on the application, petition or request. Further, the submittal must be made prior to any review of the application, petition or request. This notice shall be made part of that decision-making authority's official record, disclosing the exact nature of the conflict in detail. If there is an actual or potential conflict, the Town officer or employee shall abstain from voting or otherwise acting on the application, petition or request so as to avoid an actual conflict.

**ANY QUESTIONS REGARDING THIS DISCLOSURE NOTICE OR THE CODE OF ETHICS ARE TO BE DIRECTED TO THE TOWN SUPERVISOR AT (845) 795-6167.**

**PLEASE TAKE NOTICE.....A KNOWINGLY FALSE STATEMENT IS PUNISHABLE UNDER  
N.Y. GEN. MUN. LAW ' 809 AS A MISDEMEANOR.**

Signed: 

Date:  12/4/25

**ACKNOWLEDGMENT**

State of New York,

County of: Ulster

On 4th day of December, 2025, before me personally appeared Eric Lefaro, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to this instrument and acknowledged to me that [he/she/they] executed the same in [his/her/their] capacity(ies), and that by [his/her/their] signature(s) on the instrument, the individual(s), or the person upon

behalf of which the individual(s) acted, executed the instrument.

Notary



**MICHELLE L RUSSELL (Parker)**  
Notary Public State of New York  
Reg No 4968909  
Qualified in Ulster County  
Commission Expires July 2, 2026

## **Disclaimer**

The applicant is advised that the Town of Marlborough Town Code, which contains the Town's Zoning Regulations, is subject to amendment. Submission of an application to the Planning Board does not grant the applicant any right to continued review under the code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new code requirements made while the application is pending.

An approval by the Planning Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer or water. It is the applicant's responsibility to apply for and obtain Town of Marlborough and other agency approvals not within this Board's authority to grant.

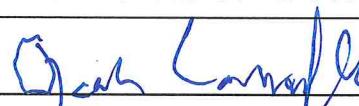
**AFTER FINAL APPROVAL IS GIVEN BY THE PLANNING BOARD, THE BUILDING DEPT. MUST BE CONTACTED FOR FURTHER GUIDANCE.**

The Town of Marlborough Town Board sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgment of responsibility for payment of these fees to the Planning Board for review of this application including, but not limited to, fees for professional services (Planners/Consultants, Engineers, Attorneys,) public hearings and site inspections. Applicant's submissions and re-submissions that are not complete will not be considered by the Planning Board or placed upon its agenda unless all outstanding fees have been paid.

The undersigned applies for subdivision, site plan, or lot line approval as described above under the rules and procedures of the Town of Marlborough, New York as duly authorized by the Town Board of Marlborough, New York.

The undersigned also acknowledges receipt of the "Disclaimer" above.

Applicant's Name (Print): Greene Lumber Company, LP

Applicant's Signature: 

Date: 12/2/25

***\*\*Application will not be accepted if not signed and filled out completely\*\****

Town of Marlborough Planning Board

Letter of Agent

I (We), Eric, Shawn and Mary Lofaro am (are) the owner(s) of a parcel  
of land located on Route 44-55 in the Town of Marlborough,  
Tax Map Designation: Section 95.2 and 95.3 Block 2, 1 Lot 18, 19 and 25.

I (We) hereby authorize Christopher Prentis, CF to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a Subdivision, Site Plan, Minor Site Plan, or Lot Line Revision Application. (circle one)

Eric Lofaro  
Signature

11/20/25  
Date

11-20-2025

Shawn Lofaro  
Signature

11/20/25  
Date

State Of New York

County of Ulster

On the 20<sup>th</sup> day of November in the year 2025 before me, the undersigned, a Notary Public in and for said State, personally appeared

Eric Lofaro and Shawn Lofaro, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Michelle L Russell (Parker)  
Notary Public

MICHELLE L RUSSELL (Parker)  
Notary Public State of New York  
Reg No 4968909  
Qualified in Ulster County  
Commission Expires July 2, 2026

# ***Short Environmental Assessment Form***

## ***Part 1 - Project Information***

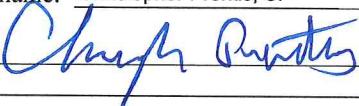
### **Instructions for Completing**

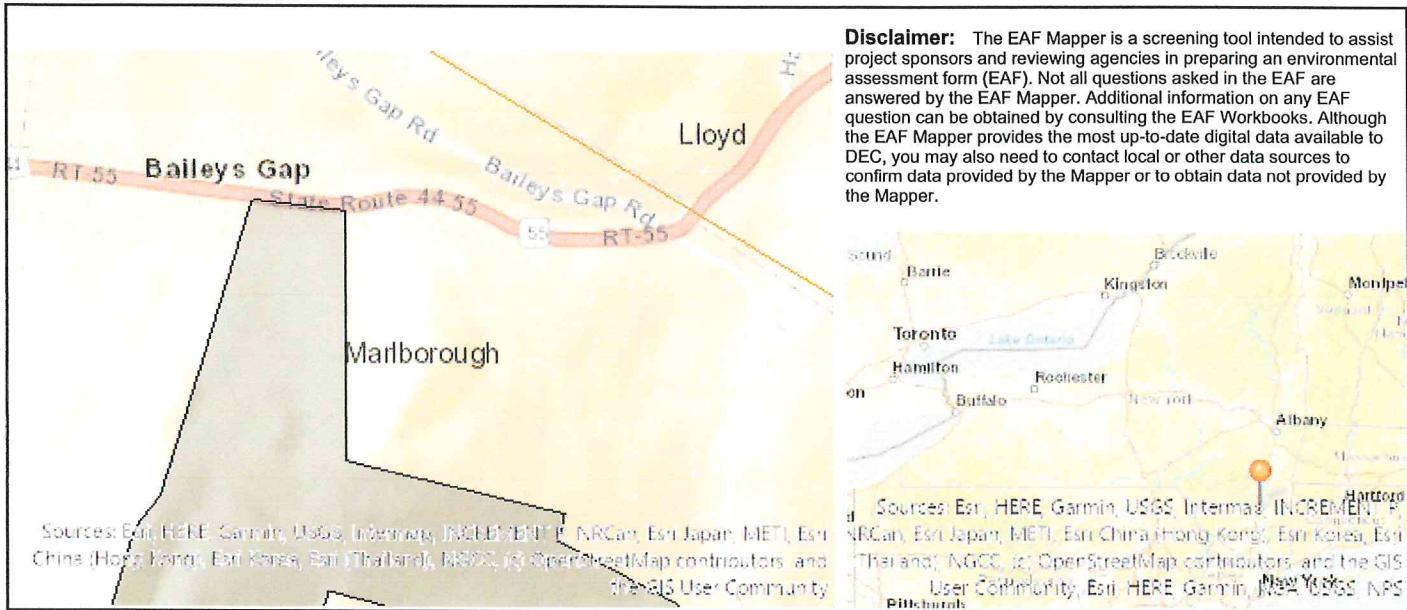
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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>			
<p>Name of Action or Project: Lofaro timber harvest</p>			
<p>Project Location (describe, and attach a location map): Off State Route 44 &amp; 55. Town of Marlborough tax parcels 95.2-2-18, 95.3-1-25 and 95.3-1-19</p>			
<p>Brief Description of Proposed Action: A commercial harvest of hardwood trees ranging in size from 15" to 30" in diameter with a total of 1,513 sawtimber and 82 firewood trees to be removed. The total trees to be removed from the site is 1,595 trees over the 105 acres, or approximately 15 trees per acre. This same area was harvested in 2014 where the area was harvested to create conditions favorable for the establishment of desirable hardwood regeneration. Now 11 years later, the site has responded very well and many areas have hardwood seedlings approximately 8-10 feet tall. The harvest proposed now will remove the overstory to release these seedlings and allow them to grow freely.</p>			
<p>Name of Applicant or Sponsor: Greene Lumber Co.</p>		<p>Telephone: (607) 760-7595 E-Mail: jlasselle@baillie.com</p>	
<p>Address: 16991 State Hwy 23</p>			
<p>City/PO: Davenport</p>		<p>State: NY</p>	<p>Zip Code: 13750</p>
<p>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.</p>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<p>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: Town of Marlborough planning board</p>		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
<p>3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</p>		<p>131.9 acres 105.0 acres 131.9 acres</p>	
<p>4. Check all land uses that occur on, are adjoining or near the proposed action:</p>			
<p>5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)  <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):  <input type="checkbox"/> Parkland</p>			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:					
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban					
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?					
<input checked="" type="checkbox"/> <input type="checkbox"/>					
16. Is the project site located in the 100-year flood plan?					
<input checked="" type="checkbox"/> <input type="checkbox"/>					
17. Will the proposed action create storm water discharge, either from point or non-point sources?					
If Yes, <table border="1"> <tr> <td>a. Will storm water discharges flow to adjacent properties?</td> <td><input type="checkbox"/></td> </tr> <tr> <td>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</td> <td><input type="checkbox"/></td> </tr> </table> If Yes, briefly describe: <hr/> <hr/>		a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>				
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>				
<input checked="" type="checkbox"/> <input type="checkbox"/>					
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?					
If Yes, explain the purpose and size of the impoundment: <hr/> <hr/>					
<input checked="" type="checkbox"/> <input type="checkbox"/>					
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?					
If Yes, describe: <hr/> <hr/>					
<input checked="" type="checkbox"/> <input type="checkbox"/>					
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?					
If Yes, describe: <hr/> <hr/>					
<input checked="" type="checkbox"/> <input type="checkbox"/>					
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>					
Applicant/sponsor/name: Christopher Prentis, CF					
Date: 12/11/25					
Signature: 					
Title: Forester/Agent					



Part 1 / Question 7 [Critical Environmental Area] No

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

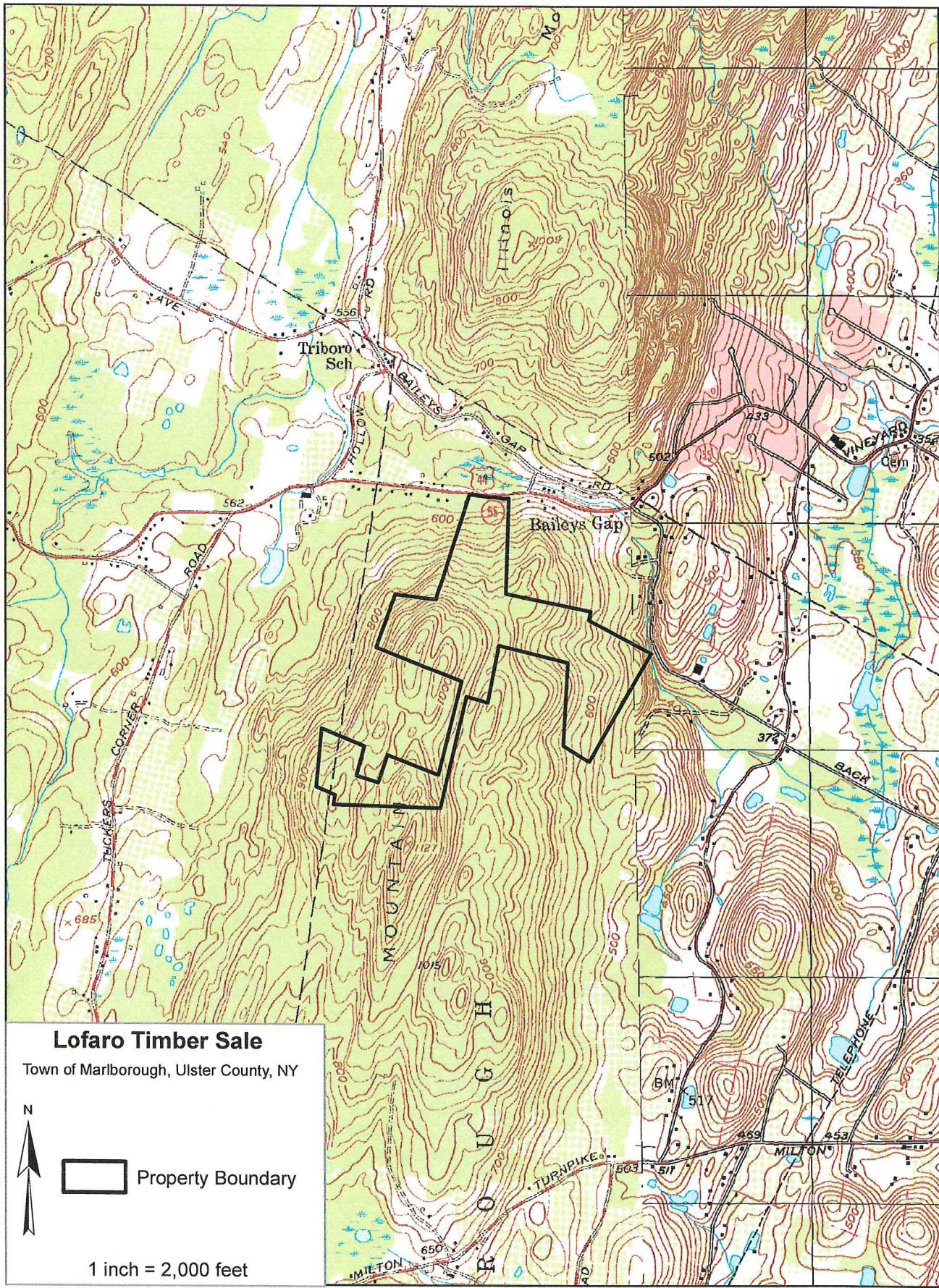
Part 1 / Question 12b [Archeological Sites] No

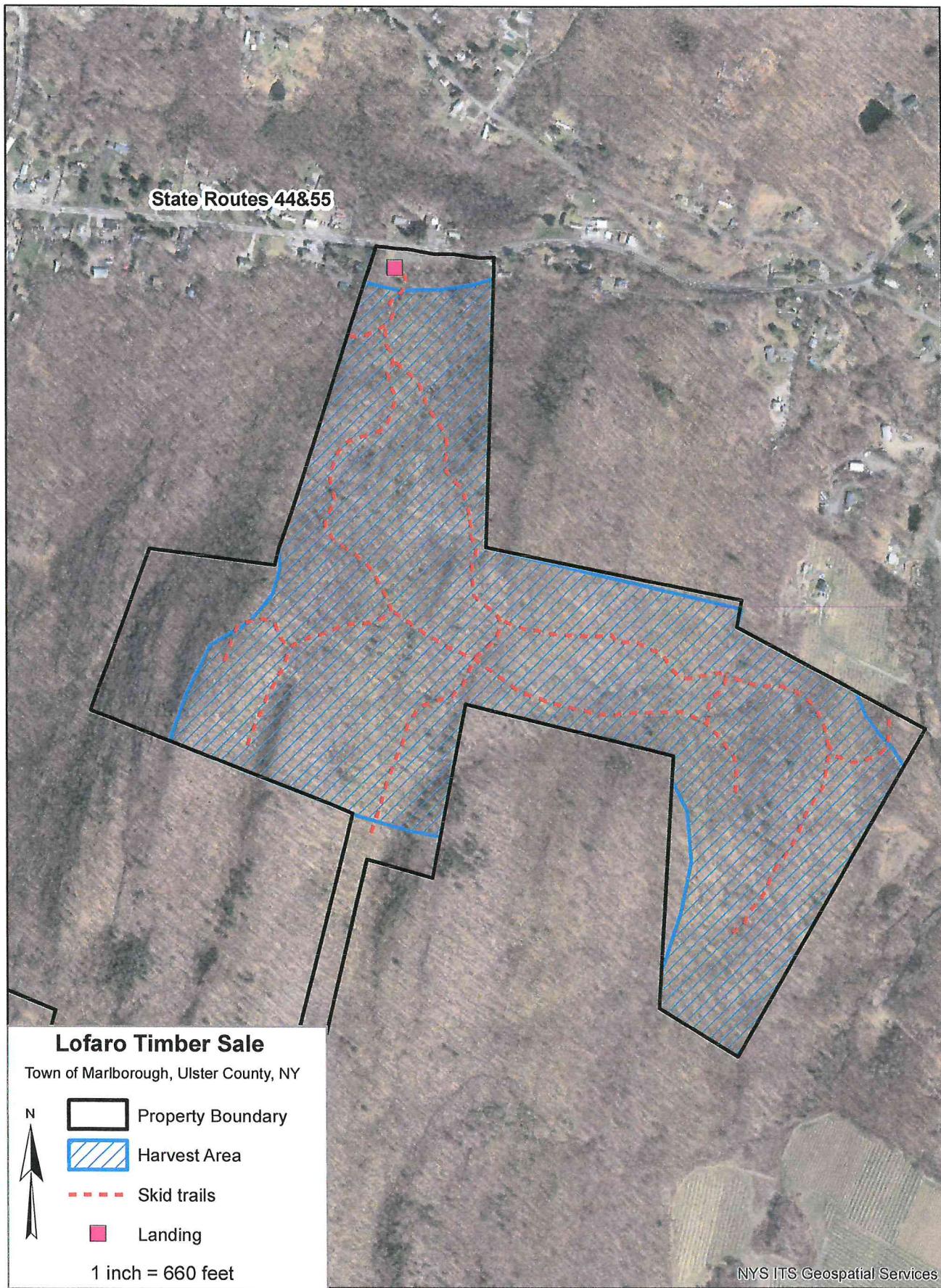
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.

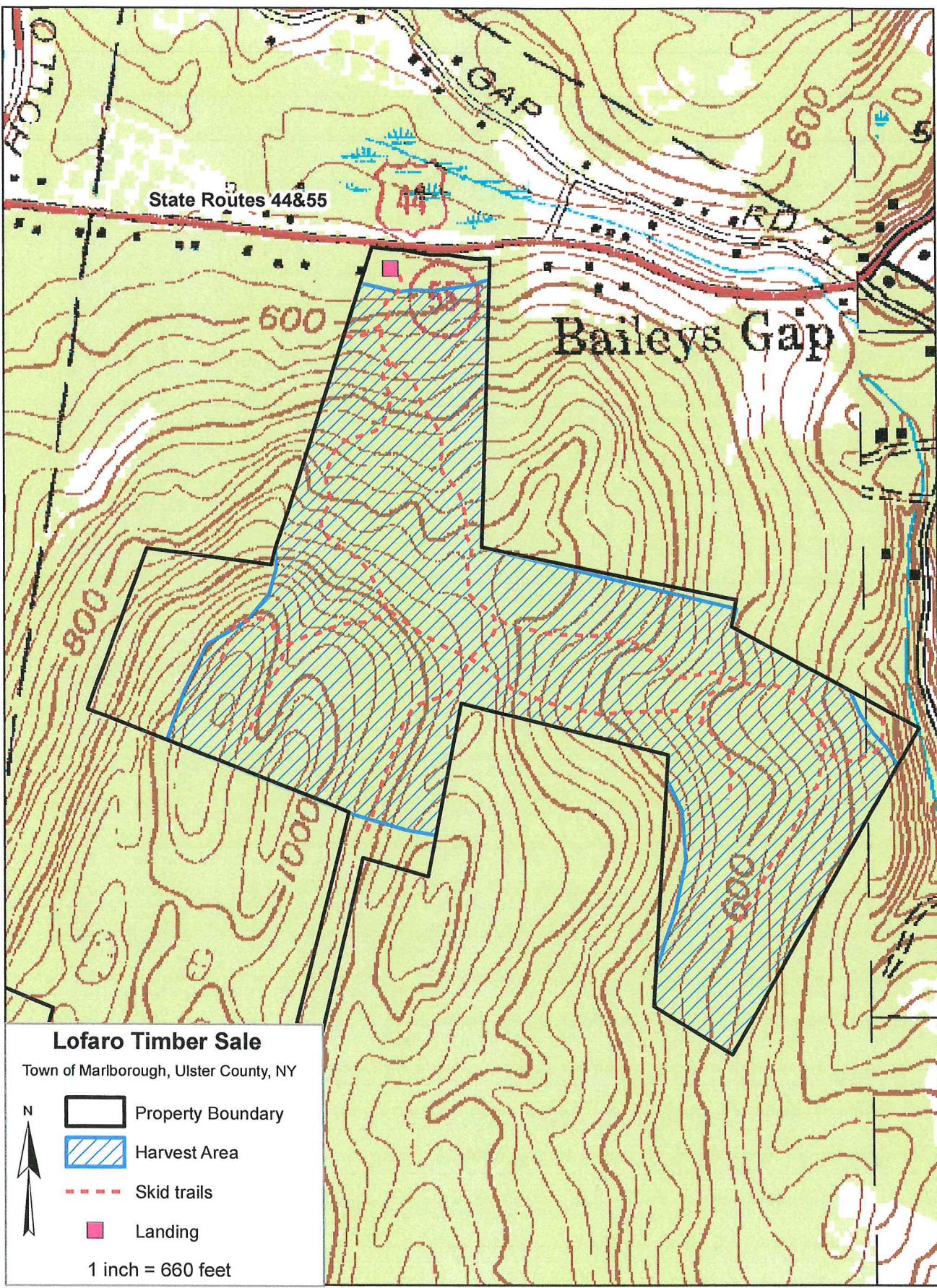
Part 1 / Question 15 [Threatened or Endangered Animal] No

Part 1 / Question 16 [100 Year Flood Plain] No

Part 1 / Question 20 [Remediation Site] No







September 3, 2025

Lands of Lofaro

Town of Marlboro

Ulster County, NY

### VOLUME REPORT

Species	DBH Range	# Trees	Volume Scribner	Vol/Tree
Red oak	15" – 30"	606	110,032	183
Sugar maple	15" – 25"	345	48,689	141
Black oak	16" – 26"	170	27,793	163
Tulip	17" – 32"	104	27,671	266
Chestnut oak	15" – 26"	159	22,974	144
Black birch	16" – 25"	87	12,020	138
Hickory	18" – 25"	15	2,553	170
Red maple	17" – 23"	12	2,226	186
White oak	17" – 24"	7	1,243	178
Scarlet oak	18" – 22"	5	680	136
Yellow birch	21" – 23"	2	254	127
Basswood	18"	<u>1</u>	<u>128</u>	<u>128</u>
<b>Sawtimber Totals</b>		<b>1,513</b>	<b>256,263</b>	<b>169</b>

**Firewood**      **8" – 22"**      **82 trees**      **17 cords**

The timber is marked with a horizontal **BLUE** stripe of paint approximately 4.5' above the ground and at the base. The timber is marked on approximately 105 acres. Hardwood sawtimber is cruised to a 10" top or where 2 clear faces end. No pallet or tie logs are figured in the above volumes (except in scarlet oak). Property lines are marked with pink flagging and old blue paint.

Planning Department  
TOWN OF MARLBOROUGH  
21 Milton Turnpike  
Milton, NY 12547

**AGRICULTURAL DATA STATEMENT**

Project Identification No. \_\_\_\_\_

In accordance with Section 283-a of the New York State Town Law, the Town of Marlborough will use the data in this statement to assist in evaluating the impacts of proposed development projects on farm operations in or near Agricultural Use Districts.

A. Name of Applicant  
Mailing Address  
*Greene Lumber Co.  
16991 State Highway 23  
Davenport NY 13750*

B. Description of the proposed project: *Selective timber harvest  
of 1513 trees on 105 acres of 131.9 acre site*

C. Project Location: *Off Route 44-55*  
Tax Map Designation: Section *95.2* Block *2* Lot *18*  
*95.3* *1* *19 and 25*

D. Number of total acres involved with project: *105*

E. Number of total acres included in above tax map lot: *131.9*

F. Is any portion of the subject site currently being used to produce an agricultural product?  
Yes \_\_\_\_\_ No  (check one)  
If yes, how much? \_\_\_\_\_ acres

G. Identify the type of agricultural production being conducted on the premises.  
*none*

H. If no farming is conducted on the site at this time, estimate the last year any of the site was used for agricultural production.  
*N/A*

I. Identify the person or entity who is farming the subject site.  
*N/A*

J. Does this person or entity ( ) own, or ( ) rent the land? (check one)

K. Indicate what the intentions are for use of the remainder of the tax map lot that is not proposed to be developed.  
*Remain forested.*

(2)

L. Who will maintain the remainder of the property not being used for this development?

Current owners

M. Other Project Information: Include information about the existing land cover of the site, the slopes, if any, any known impacts on existing storm water drainage (including field tiles) or other significant plant materials.

none

N. Make a copy of the overall (original) parcel and surrounding parcels within five-hundred (500) feet from the Town's tax maps. Identify the site of this application by placing an "X" on it. Include the tax map with this completed agricultural data statement.

O. Town Law requires that this Data Statement be mailed by the applicant to all owners of land that is farmed within five-hundred (500) feet of the boundaries of the subject parcel provided such lands are within an Ag Use District or within five-hundred (500) feet of an Ag Use District. Therefore, please list the name, address, and section, block, and lot of all such lands.

1. Porziglia Family Farms LLC  
507 Lattintown Rd  
Marlborough NY 12542 95.4-1-40

2. \_\_\_\_\_

\_\_\_\_\_

3. \_\_\_\_\_

\_\_\_\_\_

4. \_\_\_\_\_

\_\_\_\_\_

5. \_\_\_\_\_

\_\_\_\_\_

6. \_\_\_\_\_

\_\_\_\_\_

(for additional space, use reverse side)

---

**FOR TOWN USE ONLY**

Has this Agricultural Data Statement been referred to the County Planning Agency?

YES       NO

If YES, give date of referral \_\_\_\_\_

If YES, give County Referral Number \_\_\_\_\_

If NO, state reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

---

Name of Official Completing Form

Date: \_\_\_\_\_



Parcel	Owner	Secondary_Owner	Mailing2	Mailing_City	State	Mailing_Zip
95.2-2-18	Lofaro	Shawn	182 Tuckers Corners Rd	Highland	NY	12528
95.3-1-25	Lofaro	Eric	182 Tuckers Corners Rd	Highland	NY	12528
95.3-1-19	Lofaro	Eric	182 Tuckers Corners Rd	Highland	NY	12528
95.2-2-7	Asprea	Matthew Henry	582 Rt. 44-55	Highland	NY	12528
95.4-1-2	Baker	Karen	520 Route 44-55	Highland	NY	12528
95.2-2-19	Tucker	Peter Tyler	540 Route 44-55	Highland	NY	12528
95.4-1-3.2	Verona	Francisco	510 Route 44-55	Highland	NY	12528
95.2-2-13	Leisures Equities	LLC	499 Tarrytown Rd	Highland	NY	12528
95.2-2-5.2	Leisures Equities	LLC	499 Tarrytown Rd	Highland	NY	12528
95.3-1-1	Leisures Equities	LLC	50 Baileys Gap Rd	Highland	NY	12528
95.4-1-14.	Cuddy	Terrence	600 Route 44 & 55	Highland	NY	12528
95.3-1-3	Tee Bar Corp	Marie	322 Mahoney Rd	Highland	NY	12528
95.3-1-7	Freeborn	Yentz	1563 42nd St	Milton	NY	12547
95.3-1-4	Neuschloss	Gary	PO Box 305	Milton	NY	11219
95.4-1-35	Town of Marlborough	PO Box 288	499 Tarrytown Rd	Clintondale	NY	12547
95.3-1-8	Moshier	LLC	177 North Rd	Milton	NY	12515
95.3-1-5	Leisures Equities	LLC	499 Tarrytown Rd	Highland	NY	12528
95.3-1-6	Kent	Charles T	507 Lattintown Road	Milton	NY	12547
95.3-1-9	Leisures Equities	LLC	PO Box 265	Highland	NY	12528
95.4-1-40	Porpiglia Family Farr	LLC	1848 49th St	Marlborough	NY	12542
95.3-1-23	Besharov	Iskuhe	7112 Nansen St	Milton	NY	12547
95.3-1-18	Weinberger	Sima	PO Box 1800	Brooklyn	NY	11204
95.3-1-17	Spiro	Zev	182 Tuckers Corners Rd	Forest Hills	NY	11375
95.3-1-15	State Of New York	SPN123456	4987 University Dr	Kingston	NY	12402
95.3-1-14	Gwilliam	Michael	3 Curtin Ct	Milton	NY	12547
95.3-1-13	Lofaro	Francis	499 Tarrytown Rd	Highland	NY	12528
95.2-2-17	Rhodes	Josephine	Eric Lofaro	Lauderhill	FL	33351
95.3-6-11.	Pavels	Anita	50 Baileys Gap Rd	Wappingers Falls	NY	12590
95.3-5-15.	Leisures Equities	LLC	50 Baileys Gap Rd	Highland	NY	12528
95.3-6-13	Lofaro	Shawn	341 Pancake Hollow Rd	Highland	NY	12528
95.4-1-14.	Cuddy	Terrence	341 Pancake Hollow Rd	Highland	NY	12528
95.4-1-15.	Wilktow	Frederick M				

95.2-1-33. Page	Ryan	216-218 Baily Gap Rd	Highland	NY	12528
95.2-1-30 Bautista Cruz	Erika	210 Bailesy Gap Rd	Highland	NY	12528
95.2-1-29 null	null	null	null	NY	12528
95.2-1-41 Lopez	Salvador	561 Route 44-55	Highland	NY	12528
95.2-1-37 Rhodes	Michael A	4987 University Dr	Lauderhill	FL	33351
95.2-1-39 Coppola	Jennifer	565 Route 44-55	Highland	NY	12528
95.2-1-40 Rodriguez	Maria M	563A Route 44-55	Highland	NY	12528
95.2-1-26 Peter Guido Inc.	Jennifer	529 Route 44-55	Highland	NY	12528
95.2-1-32 Lopez	null	549 Route 44-55	Highland	NY	12528
95.2-1-58 null	null	null	null	NY	12528
95.2-1-38 Rodriguez	Maria M	563A Route 44-55	Highland	NY	12528
95.2-1-25 Peter Guido Inc.	Jamielee	529 Route 44-55	Highland	NY	12528
95.2-2-14 Parchment	5 Carolyn Drive	3 Carolyn Drive	New Paltz	NY	12561
95.2-2-15 Sainthan Corp	3 Jonathan Ct	3 Jonathan Ct	Highland	NY	12528
95.2-2-16. Sainthan Corp	406 Vineyard Ave	3 Jonathan Ct	Highland	NY	12528
95.2-2-20 Mazariego	Francis	530 State Route 44 #55	Highland	NY	12528
95.2-2-21 Losicco	Robert	520 Route 44-55	Highland	NY	12528
95.4-1-1 Baker	Karen	216-218 Baily Gap Rd	Highland	NY	12528
95.2-1-33. Page	Ryan	543 Route 44-55	Highland	NY	12528
95.2-1-31. Relyea	Lisa Marie	545 Route 44-55	Highland	NY	12528
95.2-1-31. Peluso	Dolores	98 Bailey's Gap Rd	Highland	NY	12528
95.4-1-11. Palmatier	Frederick				

Ulster County  
Nina Postupack  
County Clerk  
Kingston, NY 12401



60 2016 00007713

Volm-6021 Pg-152

Instrument Number: 2016- 00007713

Recorded On: June 14, 2016  
As  
D01 - Deed

Parties: HENRY YOLANDA  
To  
LOFARO ERIC

Billable Pages: 4

Recorded By: JOSEPH R TRAPANI

Num Of Pages: 4

Comment:

\*\* Examined and Charged as Follows: \*\*

D01 - Deed	60.00	RP5217-250	250.00	Tax Affidavit TP 584	5.00
Recording Charge:	315.00				
		Consideration			
	Amount	Amount	RS#/CS#		
Tax-Transfer	38.00	9,500.00	4785	Basic	0.00
MARLBOROUGH				Local	0.00
				Additional	Special Additional 0.00
					Transfer 38.00
Tax Charge:	38.00				

\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County,

File Information:

Document Number: 2016- 00007713  
Receipt Number: 1516575  
Recorded Date/Time: June 14, 2016 10:13:34A  
Book-Vol/Pg: Bk-D VI-6021 Pg-152  
Cashier / Station: r rsec / Cashier Station 2

Record and Return To:

JOSEPH R TRAPANI  
PO BOX 355  
MILTON NY 12547



Nina Postupack Ulster County Clerk

513600  
**QUIT CLAIM DEED**

THIS INDENTURE , made the 10<sup>th</sup> day of JUNE , Two Thousand Sixteen

BETWEEN

Yolanda Henry , residing at 48 Brescia Boulevard , Highland , New York 12528 and Joann Cassone , residing at 267 Groundsell Place , Clayton , N.C. 27527 individually and as sole surviving heirs' and distributees' of their mother Adeline De Felice and their brother Richard De Felice

party of the first part, and

Eric Lofaro , residing at 182 Tuckers Corners Road , Highland , New York 12528 , Mary Lofaro , residing at 182 Tuckers Corners Road , Highland , New York 12528 and Shawn Lofaro , residing at 176 Tuckers Corners Road , Highland , New York 12528 as tenants in common and NOT as joint tenants with the right of survivorship

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Nine Thousand Five Hundred Dollars ( \$9,500.00 ) lawful money of the United States, paid by the party of the second part , does hereby remise , release , and quitclaim 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 , situate , lying and being in the Town of Marlborough , County of Ulster , State of New York , more particularly bounded and described as follows :

Parcel # : 149

Town : Town of Marlborough

Assessed To : De Felice , Felix & Adeline

SBL # : 095.003 - 0001 - 025.000 - 0000

Description : 322

Location : Baileys Gap Road

Acreage : 10.5

Front Foot : 0

Depth Foot : 0

Oldest Year of Tax : 1996G

BEING AND INTENDED TO BE the premises conveyed by COUNTY OF ULSTER to ESTATE of ADELINE DE FELICE C/O YOLANDA HENRY, by deed dated July 16 , 1999 and recorded in the Ulster County Clerk's Office on July 19 , 1999 in Liber 2946 of Deeds at Page 0032 .

*CD*  
CHECKED

ENTERED

*CD*  
*JK*

Felix De Felice , a resident of Ulster County , New York at the time of his death , died intestate on August 24 , 1975, at Vassar Brother's Hospital in Dutchess County , State of New York ( Certificate of Death Register Number \_\_\_\_\_ leaving his wife , Adeline De Felice and his children Yolanda , Joann and Richard as his sole surviving heirs' and distributees'

Adeline De Felice , a resident of Ulster County , New York at the time of her death , died intestate on October 30 , 1998 at Vassar Brother's Hospital Dutchess County , State of New York ( Certificate of Death Register Number 604 leaving her children Yolanda Henry , Joann Cassone and Richard De Felice as her sole surviving heirs' and distributees' .

Richard De Felice , a resident of Ulster County , New York at the time of his death , died intestate on September 21 , 2010 at Vassar Brother's Hospital Dutchess County , State of New York ( Certificate of Death Register Number 656 leaving his sisters' Yolanda Henry and Joann Cassone as his sole surviving heirs' and distributees' .

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, their heirs assigns forever.

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 have duly executed this deed the day and year written to the left of their signatures .

Dated: JUNE 10 , 2016 :

Yolanda Henry

Yolanda Henry individually and as surviving heirs and distributees  
of their mother Adeline De Felice and brother Richard  
De Felice

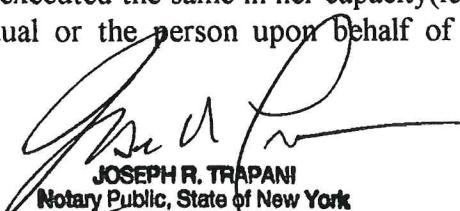
Dated: April 28 , 2016 :

Joann Cassone

Joann Cassone individually and as surviving heirs and distributees  
of their mother Adeline De Felice and brother  
Richard De Felice

STATE OF NEW YORK      }  
                            }ss  
COUNTY OF ULSTER      }

On this 18<sup>th</sup> day of JUNE , 2016 , before me, the undersigned, a Notary Public in and for said State, personally appeared YOLANDA HENRY , 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 she acknowledged to me that she executed the same in her capacity(ies) and that by her signature on the instrument , the individual or the person upon behalf of which the individual acted, executed the instrument.



JOSEPH R. TRAPANI  
Notary Public, State of New York  
Reg. #UTTP4042070  
Qualified In Ulster County  
Commission Expires January 31, 2018

STATE OF NORTH CAROLINA      }  
                            }ss  
COUNTY OF JOHNSON Lee      }

On this 28 day of April , 2016 , before me , the undersigned , a Notary Public in and for said State , personally appeared JOANN CASSONE , 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 she acknowledged to me that she executed the same in her capacity(ies) and that by her signature on the instrument , the individual or the person upon behalf of which the individual acted , executed the instrument .

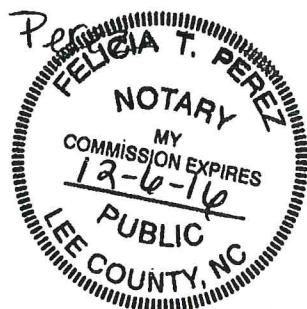
COUNTY/TOWN : Ulster / Marlborough  
Section /Block Lot No. : 95.3 - 1 - 25

RECORD AND RETURN TO:

Joseph R. Trapani  
Attorney at Law  
P.O. Box 355  
Milton , New York 12547

Felicia T. Perez, Notary Public

Felicia T. Perez



ULSTER COUNTY CLERK'S OFFICE  
COUNTY CLERK'S RECORDING PAGE

341

Return To:

ERIC K LOFARO  
182 TUCKERS CORNERS RD  
HIGHLAND NY 12528

BEREAN  
JOHN J  
LOFARO  
SHAWN P&OR

Index Deed Book  
Book 02995 Page 0062  
No. Pages 0003  
Instrument DEED  
Date : 12/13/1999  
Time : 1:44:30  
Control # 199912130156  
RPT 17 1999 002854  
Employee ID RHAL

DEED REC	\$	14.00
	\$	.00
	\$	.00
GOV REC FE	\$	5.00
TRANS TAX	\$	80.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
Total:	\$	99.00

STATE OF NEW YORK  
ULSTER COUNTY CLERK'S OFFICE

WARNING-THIS SHEET CONSTITUTES THE CLERK'S  
ENDORSEMENT REQUIRED BY SECTION 316-a(5) &  
SECTION 319 OF THE REAL PROPERTY LAW OF THE  
STATE OF NEW YORK. DO NOT DETACH.

ALBERT SPADA  
COUNTY CLERK

<u>TRANSFER AMT</u>	
TRANSFER AMT \$	20,000.00
TRANSFER TAX \$	80.00

NY-1012

Quitclaim Deed - Individual or Corporation (single sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 30 day of May nineteen hundred and 99

BETWEEN JOHN J. BEREAN, residing at 186 Tuckers Corners Road,  
Highland, New York 12528party of the first part, and SHAWN P. LOFARO and ERIC K. LOFARO, residing at  
182 Tuckers Corners Road, Highland, New York 12528

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable con-  
sideration paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the  
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, situ-  
ate, lying and being in the Town of Marlborough, County of Ulster and State of New York,  
bounded and described as follows:

BEGINNING at the intersection of the south line of Routes 44 and 55 with  
the east line of Fletcher Rhodes, thence easterly along the south line of  
said Routes 44 and 55 about 600 feet to the west line of Nathan Brown; thence  
southerly and easterly along the line of Nathan Brown to the west line of  
Baker; thence southerly along the west line of Baker to the lands now or  
formerly of Albert Gersch and Dominick Constantino; thence westerly along  
their north line to the east line of Fletcher Rhodes; thence northerly along  
his east line to the place of beginning.

EXCEPTING AND RESERVING from the above described premises all that certain  
portion thereof conveyed by Marie Dirago to Joseph S. Dirago by deed dated  
the 21st day of July, 1980, in Liber 1432 of Deeds at page 588.

BEING a part of the premises conveyed to Marie Dirago by Eldorus Brown, by  
deed dated the 5th day of August, 1969, and recorded in the Ulster County  
Clerk's Office on the 3rd day of November, 1969, in Liber 1235 of Deeds at page 630.

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets  
and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appur-  
tenances 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, 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 con-  
sideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will  
apply the same first to the payment of the cost of the improvement before using any part of the total of the  
same for any other purpose.

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

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

IN PRESENCE OF:



John J. Berean

STATE OF NEW YORK, COUNTY OF *Ulster*  
 On the 30 day of May 19 99, before me  
 personally came  
 JOHN J. BEREAN

to me known to be the individual described in and who  
 executed the foregoing instrument, and acknowledged that  
 he executed the same.

*Lauren M. Guido*  
 Notary Public

LAUREN M. GUIDO  
 Notary Public, State of New York  
 No. 01FA4912089  
 Qualified in Ulster County  
 Commission Expires Nov. 16, 1801

STATE OF NEW YORK, COUNTY OF  
 On the day of 19, before me  
 personally came to me known, who, being by me duly sworn, did depose and  
 say that he resides at No.

that he is the  
 of , the corporation described  
 in and which executed the foregoing instrument; that he  
 knows the seal of said corporation; that the seal affixed  
 to said instrument is such corporate seal; that it was so  
 affixed by order of the board of directors of said corpora-  
 tion, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF *Ulster*  
 On the 30 day of May 19 99, before me  
 personally came  
 SHAWN P. LOFARO and ERIC K. LOFARO

to me known to be the individual described in and who  
 executed the foregoing instrument, and acknowledged that  
 he executed the same.

*Lauren M. Guido*  
 Notary Public

LAUREN M. GUIDO  
 Notary Public, State of New York  
 No. 01FA4912089  
 Qualified in Ulster County  
 Commission Expires Nov. 16, 2001

STATE OF NEW YORK, COUNTY OF  
 On the day of 19, before me  
 personally came to me known, who, being by me duly sworn, did depose and  
 say that he resides at No.

that he is the  
 of , the corporation described  
 in and which executed the foregoing instrument; that he  
 knows the seal of said corporation; that the seal affixed  
 to said instrument is such corporate seal; that it was so  
 affixed by order of the board of directors of said corpora-  
 tion, and that he signed his name thereto by like order.

*Quitclaim Deed*

TITLE NO.

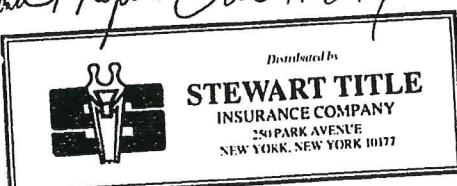
JOHN J. BEREAN

*John J. BEREAN*

TO

SHAWN P. LOFARO and ERIC K. LOFARO

*Shawn P. Lofaro Eric K. Lofaro*



SECTION 95.2  
 BLOCK 2  
 LOT 18  
 COUNTY OR TOWN  
 County of Ulster  
 Town of Marlborough

Recorded at Request of STEWART TITLE INSURANCE  
 COMPANY

RETURN BY MAIL TO:

Shawn P. Lofaro and Eric K. Lofaro  
 182 Tuckers Corners Road  
 Highland, New York 12528

Zip No.

*Per*  
*re*

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

Ulster County  
Albert Spada  
County Clerk



Instrument Number: 2003-00006815

Recorded On: March 17, 2003

As  
D01 - Deed

Parties: LOFARO SHAWN

To

LOFARO ERIC

Recorded By: JOHN G SISTI ESQ

Comment: MARLBOROUGH

Billable Pages: 3

Num Of Pages: 3

\*\* Examined and Charged as Follows: \*\*

D01 - Deed	34.00	RP5217	25.00	Tax Affidavit TP 584	5.00
Recording Charge:	64.00				
		Consideration Amount	Amount	RS#/CS#	
Tax-Transfer	0.00	100.00	4577	Basic	0.00
				Additional	0.00
Tax Charge:	0.00				0.00

\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County,

File Information:

Document Number: 2003-00006815

Record and Return To:

JOHN G SISTI ESQ

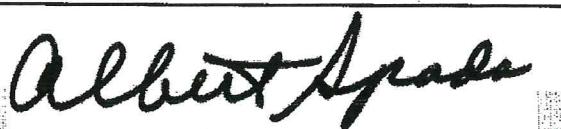
Receipt Number: 24231

PO BOX 185

Recorded Date/Time: March 17, 2003 11:58A

NEW PALTZ NY 12561



  
ALBERT SPADA, ULMSTER COUNTY CLERK

3  
1736

Individual or Corp.

**This Indenture** made the 13th day of March, in the year Two Thousand and Three,

Between **SHAWN LOFARO**, residing at 38 Pancake Hollow Road, Highland, Ulster County, New York 12528, party of the first part, and

**ERIC LOFARO**, residing at 182 Tuckers Corners Road, Highland, Ulster County, New York 12528 party of the second part,

**WITNESSETH** that the party of the first part, in consideration of Ten and No/100 Dollars (\$10.00) lawful money of the United States, paid by the party of the second part, does hereby remise, release and quitclaim 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**, situate lying and being in the Town of Marlborough, County of Ulster, State of New York, and being more particularly described as Section 95.3 Block 1 Lot 19 on the Ulster County Tax Map and consisting of approximately 99.3 acres of land more or less.

**TOGETHER** with all right, title and interest, if any, 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 the said premise;

**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, in compliance with Section 13 of the Lien Law, hereby 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.

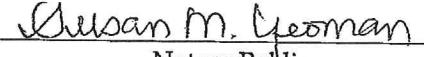
In Witness Whereof, the party of the first part has hereunto set her hand and seal the day and year first above written.

  
\_\_\_\_\_  
**SHAWN LOFARO** L.S.

State of New York }  
County of Ulster } ss.:

On the 13th day of March, Two Thousand Three, before me, the undersigned, a notary public in and for the state, personally appeared **SHAWN LOFARO**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Instrument, and acknowledged to me that she executed the same in her capacity and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

CHECKED CD  
ENTERED BH  
MARK/OFF   

  
\_\_\_\_\_  
Notary Public  
SUSAN M. YEOMAN  
NOTARY PUBLIC, State of New York  
No. 01YE6000945  
Qualified in Ulster County  
Commission Expires December 29, 2025

**QUITCLAIM DEED**  
Individual

---

**SHAWN LOFARO,**

**Seller,**

**Section** 95.3

-- to --

**Block** 1

**ERIC LOFARO**

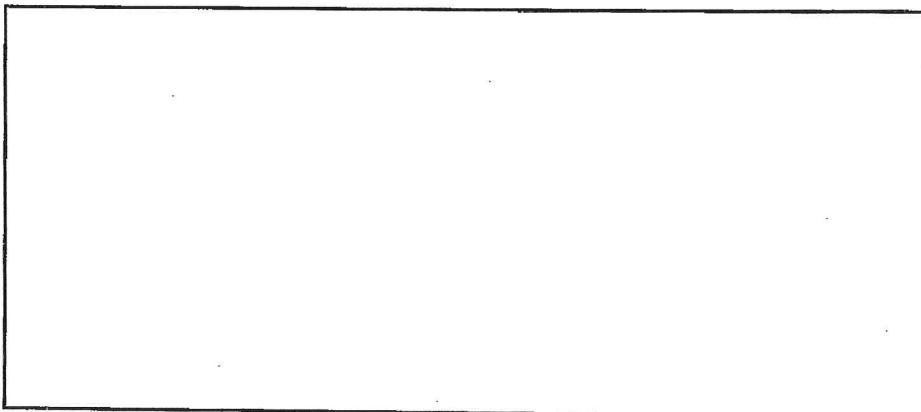
**Purchaser.**

**Lot** 19

County: Ulster  
Town: Marlborough

**RECORD AND RETURN TO:**

✓ **JOHN G. SISTI, ESQ.**  
Attorney at Law  
207 Main Street, P. O. Box 185  
New Paltz, New York 12561





BAILOM-01

NHOWELL

DATE (MM/DD/YYYY)  
12/8/2025

## CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERNS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Nashville (VM) / AssuredPartners NL 800 Crescent Centre Drive, Suite 600 Franklin, TN 37067	CONTACT Kim Noland NAME: PHONE (A/C, No, Ext): (615) 301-2536 2536 E-MAIL ADDRESS: kim.noland@assuredpartners.com
	INSURER(S) AFFORDING COVERAGE INSURER A: Charter Oak Fire Insurance Co INSURER B: Sentry Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:
INSURED Greene Lumber Co., L.P. 16991 State Highway 23 Davenport, NY 13750	

COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:				
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.								
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY) 3/1/2025	POLICY EXP (MM/DD/YYYY) 3/1/2026	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			6604F803172			EACH OCCURRENCE \$ 1,000,000	
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER: Total Agg limit \$45,000,000						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000	
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			90-17104-003			5,000	
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						MED EXP (Any one person) \$ 1,000,000	
	DED <input type="checkbox"/> RETENTION \$						PERSONAL & ADV INJURY \$ 5,000,000	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N	N / A				GENERAL AGGREGATE \$ 2,000,000	
							PRODUCTS - COMP/OP AGG \$ 2,000,000	
							EBL AGGREGATE \$ 2,000,000	
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)						COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000		
						BODILY INJURY (Per person) \$		
						BODILY INJURY (Per accident) \$		
						PROPERTY DAMAGE (Per accident) \$		
						\$		
						EACH OCCURRENCE \$		
						AGGREGATE \$		
						\$		
						PER STATUTE	OTH-ER	
						E.L. EACH ACCIDENT \$		
						E.L. DISEASE - EA EMPLOYEE \$		
						E.L. DISEASE - POLICY LIMIT \$		

## CERTIFICATE HOLDER

## CANCELLATION

Eric & Shawn Lofaro  
41 Pancake Hollow Road  
Highland, NY 12528

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

STATE OF NEW YORK  
WORKERS' COMPENSATION BOARD

11670-250

**CERTIFICATE OF PARTICIPATION IN WORKERS' COMPENSATION  
GROUP SELF-INSURANCE**

1a. Legal Name and Address of Business Participating in Group Self-Insurance (Use Street Address Only)	1d. Business Telephone Number of Business referenced in box "1a"
Greene Lumber Co LP 16991 St Hwy 23 Davenport NY 13750	(716) 649-2850
	1e. NYS Unemployment Insurance Employer Registration Number of Business referenced in box "1a"
1b. Effective Date of Membership in the Group <u>01/11/2013</u>	47-30161
1c. The Proprietor, Partners or Executive Officers are <input type="checkbox"/> included in the coverage provided by this group self-insurance <input checked="" type="checkbox"/> excluded. Form C-105.51 must be filed with the Self insurance office.	1f. Federal Employer Identification Number of Business referenced in Box "1a"  20-2673763
2. Name and Address of the Entity Requesting Proof of Coverage (Entity Being Listed as Certificate Holder)	3. Name and Address of Group Self-Insurer
ERIC & SHAWN LOFARO 41 PANCAKE HOLLOW RD HIGHLAND NY 12528	New York Lumbermen's Insurance Trust Fund 9600 Main Street - Suite 3 Clarence, NY 14031-2093

This certifies that the business referenced above in box "1a" is complying with the mandatory coverage requirements of the New York State Workers' Compensation Law as a participating member of the Group Self-Insurer listed above in box "3" and participation in such group self-insurance is still in force. The Group Self-Insurer's Administrator will send this Certificate of Participation to the entity listed above as the certificate holder in box "2".

The Group Self-Insurers' Administrator will notify the above certificate holder within 10 days IF the membership of the participant listed in box "1a" is terminated. (These notices may be sent by regular mail.) Otherwise, this Certificate is valid for a maximum of one year from the date certified by the group self-insurer.

*If this certificate is no longer valid according to the above guidelines and the business referenced in box "1a" continues to be named on a permit, license or contract issued by the certificate holder, the business must provide the certificate holder either with a new certificate or other authorized proof the business is complying with the mandatory coverage requirements of the New York State Workers' Compensation Law.*

**Under penalty of perjury, I certify that I am an authorized representative of the Group Self-Insurer referenced above and that the business referenced in box "1a" has the coverage as depicted on this form.**

Certified by: Edward G. Wright  
(Print name of authorized representative of the Group Self-Insurer)

Certified by: Edward G. Wright 12/12/2025  
(Signature) (Date)

Title: Chairman & CEO - W. J. Cox Associates, Inc.

Telephone Number: (716) 759-9606

## WORKERS' COMPENSATION LAW

### **Section 57 Restriction on issue of permits and the entering into contracts unless compensation is secured.**

1. The head of a state or municipal department, board, commission or office authorized or required by law to issue any permit for or in connection with any work involving the employment of employees in a hazardous employment defined in this chapter, and notwithstanding any general or special statute requiring or authorizing the issue of such permits, shall not issue such permit unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that compensation for all employees has been secured as provided by this chapter. Nothing herein, however, shall be construed as creating any liability on the part of such state or municipal department, board, commission or office to pay any compensation to any such employee if so employed.
  
2. The head of a state or municipal department, board, commission or office authorized or required by law to enter into any contract for or in connection with any work involving the employment of employees in a hazardous employment defined by this chapter, notwithstanding any general or special statute requiring or authorizing any such contract, shall not enter into any such contract unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that compensation for all employees has been secured as provided by this chapter.

**Please Note:** This Certificate is valid only for a maximum of one year after this form is approved by the authorized representative of the Group Self-Insurer. At the expiration of that date, if the business continues to be named on a permit or contract issued by the above government entity, the business must provide that government entity with a new Certificate. The business must also provide a new Certificate upon notice of cancellation or change in status of such participation in group self-insurance.