PZ Clerk rec'd 06/30/2026

Town of New Lebanon
PO Box 328
New Lebanon, New York 12125
Phone: 518.794.8884 | Fax: 518.794.9694
Email: buildingdept@townofnewlebanon.com

PLANNING BOARD APPLICATION

Application No (office use only): PB-2026-005

SITE INFORMATION

Site Location (911 Address): 49 Royce Hill Rd Nearest Crossroad: Royce & West Hill

Tax Map No.: 19.-1-16.2 Zoning District: RA2 & RA5

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner Name: Kristin B. Carson & Kerri B. Sears Phone: [redacted]

Mailing Address: [redacted]

Email: [redacted]

Applicant Name (if different from Property Owner): N/A Phone:

Mailing Address:

Email:

SURVEYOR INFORMATION

Surveyor Name: Frederick J. Hacey PLS License No.: NY 049853

Mailing Address:

Email: Phone:

ENGINEER / ARCHITECT INFORMATION

Name: N/A License No.:

Company Name & Address:

Email: Phone:

NATURE OF PROPOSED WORK (a separate application is required for each request)

☐ Lot Line Adjustment ☒ Minor Subdivision ☐ Major Subdivision ☐ Site Plan Review ☐ Special Permit ☐ Appeal of ZEO Determination

Project Use/Description: Minor 3 lot subdivision

1) Please attach a detailed narrative explaining the specifics pertaining to the proposed use, any anticipated changes to the site, space or floor plans, accommodations necessary for water, sewer, parking, lighting, etc.
2) Review the applicable Code section which applies to the specific application you are pursuing. Responses to the outlined requirements in the Code should be included as part of the narrative. See General Instructions.
2) Provide stamped plans of the property as required by the zoning code including property boundaries, existing site features such as woodlands, floor plains, other natural features, etc., existing structures, approximate well and septic locations and the proposed structure(s). Dimensions must be provided from the proposed building to the front, rear and side property lines. The front setback should be measured from the center of the traveled portion of the road.
3) Refer to the applicable Code section which applies to the nature of the proposed work for more detailed plan submission requirements.

☒ YES ☐ NO **Is the access road to the project a Town/County or State Road or highway?** (New York State Town Law: $280-a)

☐ YES ☒ NO **Is any of the property within the flood plain?** If yes, the flood plain area will need to be clearly labeled and lightly shaded on your survey map.

☐ YES ☒ NO **Is any of the property within a DEC regulated wetland?** If yes, you may be required to contact DEC to conduct a site visit to flag the area.

☐ YES ☒ NO **Is any of the property within an ACOE regulated wetland?**

☐ YES ☒ NO **Will one or more acres be disturbed by this project?** If yes, you will be required (under NYS DEC regulations) to develop a Storm Water Pollution Prevention Plan (SWPPP) in order to obtain coverage under the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity.

The project occurring within 500 feet of (Check all that may apply):

☐ A municipal Boundary

☐ County or State Park or recreation either existing or proposed

☐ State or County road or right-of-way, either existing or proposed

☐ State or County owned building or institution

☐ Stream or drainage channel owned by the County or for which channel lines have been established

☒ Active farm operation within a County Defined Agricultural District

PLEASE CHECK THE APPROPRIATE SPACE: I consent to the extension of the 62-day Public Hearing and review period. (See instruction item #4.)

☒ YES ☐ NO

I certify that the statements herein contained are true to the best of my knowledge and belief and I have prepared and submitted all pages of this application. By signing this application, the undersigned does hereby grant permission to members of the Town of New Lebanon Planning Board and Building Department to enter upon my property for the purpose of examining same by reason of an application now pending before said Board.

Signature of Property Owner x Kristin B Carson Kerri B Soares Date: 6/30/26

Signature of Applicant KRISTIN B. CARSON & KERRI B. SOARES Date: 5/A

Fees: Application fees are determined by the nature of the proposed work and can be found on the Town of New Lebanon website, payable by check to the Town of New Lebanon or in cash. If you were directed by the Planning Board at your Sketch Plan Conference that Escrow is required for this project, a separate check for that amount will be required at the time of application. If the escrow fees are not submitted with this application, this application will be deemed incomplete.

A DECISION DOCUMENT BY THE PLANNING BOARD AND A BUILDING PERMIT APPLICATION MUST BE SUBMITTED AND OBTAINED BEFORE BEGINNING ANY CONSTRUCTION OR OCCUPANCY.

Office Review – office use only

Date Received: 6/30/2026 Application No: PB-2026-005 Zoning Classification: _____

Fee Paid: ☐ $_____ Date: _____ Check No.: _____ Receipt No.: _____

Clerk Signature: _____ Date: _____

General Instructions

Please Read

1. Attach hereto a copy of the duly filed deed indicating the current ownership of the subject property. If the owner is a corporation, attach a list of all directors, officers, and major stockholders. If applicant is a contract vendee, then attach a copy of the duly executed contract of sale.

2. If the applicant is not the owner, submit a letter signed by the property owner granting authority to the applicant to act on this application. If the owner is a corporate entity or trust, submit a letter signed by the authority of the entity or trust granting authority to the applicant to act on this application.

3. The applicant shall submit a list of the names and addresses of all adjoining property owners and of those property owners directly across all road frontages adjoining the proposed development. The list shall also contain the Town of New Lebanon current tax map numbers for each parcel.

4. NYS Town Law and/or the Town of New Lebanon Town Code obligates the Planning Board to conduct a Public Hearing with respect to certain projects within 62 days following receipt of a **COMPLETE** application for the project by the Planning Board Clerk. Due to the complexity of many proposals and the numerous technical and procedural requirements of all the applicable laws and regulations, many applications may be found to be incomplete or deficient and therefore, not ready for Public Hearing nor Planning Board approval. Thus, a determination based upon all pertinent facts and circumstances cannot always be rendered by the Planning Board within 62 days. To do so might result in a disapproval when, with further information or changes, and SEQR compliance, approval or approval with modifications might otherwise occur. In such cases, Planning Board staff will notify the applicant of missing or incomplete items in accordance with guidelines laid out in the Planning Board Manual.

5. In light of the above, you are asked to indicate, by checking the appropriate space on the application form, whether you consent to the extension of the 62-day public hearing period or review period, for so long as may reasonably be necessary to generate a submission which is complete and in conformity with all pertinent requirements. You may revoke your consent at any time by communicating that fact in writing to the Planning Board Clerk, whereupon your project proposal will be scheduled for the next regularly scheduled meeting of the Planning Board. In doing so, however, this might result in a disapproval when, with further information or changes, and SEQR compliance, approval or approval with modifications might otherwise occur.

6. Please be advised that the Planning Board review process often involved engineering, legal, and other professional skills. While the Planning and Building Department staff will provide guidance and assistance within reasonable limits, the responsibility for the proper presentation of the proposal lies with the applicant and the applicant's advisors, and not upon the Planning and Building Department, its staff, or the Planning Board.

7. An applicant has the ability to request a meeting with the Building Department and/or the Planning Board Chairperson to obtain guidance on responding to the application. This is a courtesy to assist applicants in preparing for their first Planning Board meeting and does not waive any provisions of State or Town Laws. The Planning Board reserves the right to request additional information not included in the application. Refer to the Planning Board Manual and Town Zoning Code for specifics related to procedures.

8. Fee Schedule: Individual fee schedules are listed on the Town of New Lebanon website and are specific to the type of project. These are subject to change from time to time at the approval of the Town Board. Escrow accounts will be established as required by the Planning Board upon the advice of applicable professionals engaged by the Town to assist the Planning Board.

9. Additional fees (escrow) may be required in an amount necessary to defray additional costs of special consultants engaged by the Town to assist in the review of an application. The Planning Board will endeavor to provide notice to the applicant in advance of securing a special consultant to allow the applicant time to alter or remove their application before the Planning Board.

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 you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

MINOR 3 LOT SUBDIVISION

Name of Action or Project:

LANDS OF KRISTIN B. CARSON & KERRI B. SEARS

Project Location (describe, and attach a location map):

49 ROYCE HILL ROAD, NEW LEBANON, NY 12125 SBL 19.-1-11.2

Brief Description of Proposed Action:

MINOR 3 LOT SUBDIVISION, RESIDENTIAL ZONING
NO NEW CONSTRUCTION

Name of Applicant or Sponsor:

KRISTIN B. CARSON & KERRI B. SEARS

[redacted]

	NO	YES
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.	☒	☐
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:	☒	☐

3. a. Total acreage of the site of the proposed action? 30.41 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 30.41 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

☐ Urban ☑ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☑ Agriculture ☐ Aquatic ☐ Other(Specify):
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify:	☒	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐
b. Are public transportation services available at or near the site of the proposed action?	☒	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☒

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water:	☐	☒

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment:	☐	☒

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☒	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☒	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☒ Agricultural/grasslands ☑ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
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?	☒	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☑	☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☒	☐
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:	☒	☐
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:	☒	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☒	☐
If No, could impacts from the project affect a disadvantaged community?	☒	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: KRISTIN B. CARSON & KERRI B. SEARS Date: 6-30-26

Signature: Kristin B. Carson Kerri B Sears Title: OWNERS

Agricultural Data Statement (ADS)
TOWN OF NEW LEBANON

Applicant Name: KRISTIN B. CARSON & KERRI B. SEARS **TM #** 19.-1-11.2

Date: 6-30-26

Instructions:
An ADS shall be submitted for any application for: a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval by a planning board, zoning board of appeals, town board, or village board of trustees that would occur on property within an agricultural district containing a farm operation or on property with boundaries within 500' of a farm operation located in an agricultural district. The planning board, zoning board of appeals, town board, or village board of trustees shall evaluate and consider the agricultural data statement in its review of the possible impacts of the proposed project upon the functioning of farm operations within such agricultural district.9 (Pursuant to Agriculture and Markets Law 25-AA§305-a)

ADS APPLICATION REQUIREMENTS

1. Type of Application:

□ Special Use Permit □ Site Plan Approval □ Use Variance

☒ Subdivision Approval

2. Applicant:

Name: KRISTIN B. CARSON & KERRI B. SEARS

Address: [redacted]

3. Owner if Different from Applicant:

Name: N/A

Address:

4. Description of proposed project:

Parcel Area (Acres): _____ **Tax Map Number:** 19.-1-11.2

MINOR 3 LOT SUBDIVISION

RESIDENTIAL ZONING NO NEW CONSTRUCTION

Agricultural Data Statement

5. Location of proposed project:
Describe: _____
Address: 49 BOYCE HILL ROAD
NEW LEBANON, NY 12125

6. Is this parcel within an Agricultural District? ☒ **NO** □ **YES** **Ag District #:** _____

7. Is this parcel actively farmed? ☒ **NO** □ **YES**

8. List all farm operations within 500 feet of this parcel. Attach additional sheets if necessary:

Name: CHURCH OF DAWN'S LIGHT
Address: [redacted]
Tax Map #: 19.-1-11.1

Name: _____
Address: _____
Tax Map #: _____

Name: _____
Address: _____
Tax Map #: _____

Name: _____
Address: _____
Tax Map #: _____

Name: _____
Address: _____
Tax Map #: _____

Name: _____
Address: _____
Tax Map #: _____

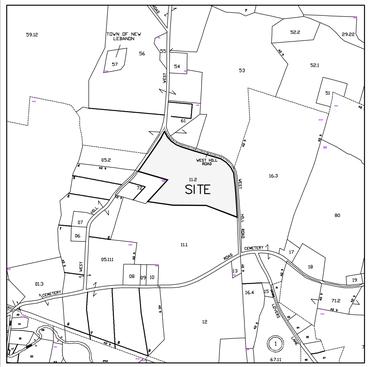
9. Signature:
Applicant Kristi B. Sears
Owner (if other than applicant) _____

Agricultural Data Statement

10. Reviewed by: _____
Signature of Municipal Official _____ **Date:** _____

NOTE TO REFERRAL AGENCY: Columbia County Planning Board (CCPB) review is **required** for applications for ***Site Plan Review, Special Use Permit and Use Variance.*** (General Municipal Law §239-l, 239-m). A copy of the ADS must be submitted along with the referral to the (CCPB). Subdivisions are not referable actions as the CCPB is not authorized to review subdivisions pursuant to General Municipal Law §239-n.

PZ Clerk rec'd 06/30/2026



LOCATION MAP
TOWN OF NEW LEBANON TAX MAPS 9 & 19
SCALE: 1" = 1200'±

TOWN OF NEW LEBANON ZONING NOTE:
ALL AREAS SHOWN HEREON ARE ZONED
EITHER RA–2
MINIMUM LOT AREA 2 ACRES
MINIMUM FRONT SETBACK = 75 FEET
MINIMUM SIDE SETBACK = 50 FEET
MINIMUM REAR SETBACK = 50 FEET
OR RA–5
MINIMUM LOT AREA 5 ACRES
MINIMUM FRONT SETBACK = 75 FEET
MINIMUM SIDE SETBACK = 75 FEET
MINIMUM REAR SETBACK = 75 FEET
AS SHOWN HEREON

NOTES:

1. MAPPING PREPARED BY FREDERICK J. HALEY PLS FROM AN ACTUAL FIELD SURVEY CONDUCTED IN APRIL 2007 AND UPDATED TO JUNE 2026.

2. NORTH REFERENCE USED HEREON IS APPROXIMATE MAGNETIC.

3. UNDERGROUND UTILITIES, IS ANY, ARE NOT SHOWN.

4. PARCEL SURVEYED MAY BE ALONG WITH RIGHTS, TITLE AND/OR INTERESTS IN AND TO LANDS WITHIN THE BEDS OF THE ADJACENT TOWN HIGHWAYS, ALL SHOWN 3 RODS WIDE, LYING BETWEEN THE HIGHWAY BOUNDARIES SHOWN HEREON AND THE CENTERLINES THEREOF.

5. PARCEL SURVEYED MAY BE SUBJECT TO UTILITY EASEMENTS CONTAINED IN LIBER 272 OF DEEDS AT PAGE 181, LIBER 304 OF DEEDS AT PAGE 13, LIBER 385 OF DEEDS AT PAGE 99, LIBER 405 OF DEEDS AT PAGE 503, LIBER 411, PAGE 49, LIBER 472, PAGE 161, LIBER 493, PAGE 858, LIBER 495 OF DEEDS AT PAGE 59, LIBER 505 OF DEEDS AT PAGE 229, LIBER 506 OF DEEDS AT PAGE 87, LIBER 531 OF DEEDS AT PAGE 673, LIBER 807 OF DEEDS AT PAGE 37, CARTRIDGE 308 OF DEEDS AT FRAME 748 AND IN CARTRIDGE 554 OF DEEDS AT FRAME 1188, ALL LOCATED GENERALLY ALONG THE ADJACENT ROADS AND THROUGH THE SUBJECT PROPERTY, AS SHOWN HEREON.

6. PARCEL SURVEYED IS NOT SUBJECT TO THE UTILITY EASEMENT CONTAINED IN LIBER 272 OF DEEDS AT PAGE 182.

7. GROUND CONTOURS SHOWN HEREON, IF ANY ARE APPROXIMATE USGS.

8. PARCEL SURVEYED IS FURTHER REFERENCED TO THE TOWN OF NEW LEBANON TAX MAP PARCEL ID NO. 19.–1–11.2

MAP REFERENCES:

1. "SUBDIVISION OF THE LAND OF ZACH SCHAYE & SHIRLEY HERSCOVITCH", DATED JUNE 20, 1994, REVISED TO JULY 24, 1996 AS PREPARED BY FRANK F. AMBROSIO, L.S. AND FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 96–175.

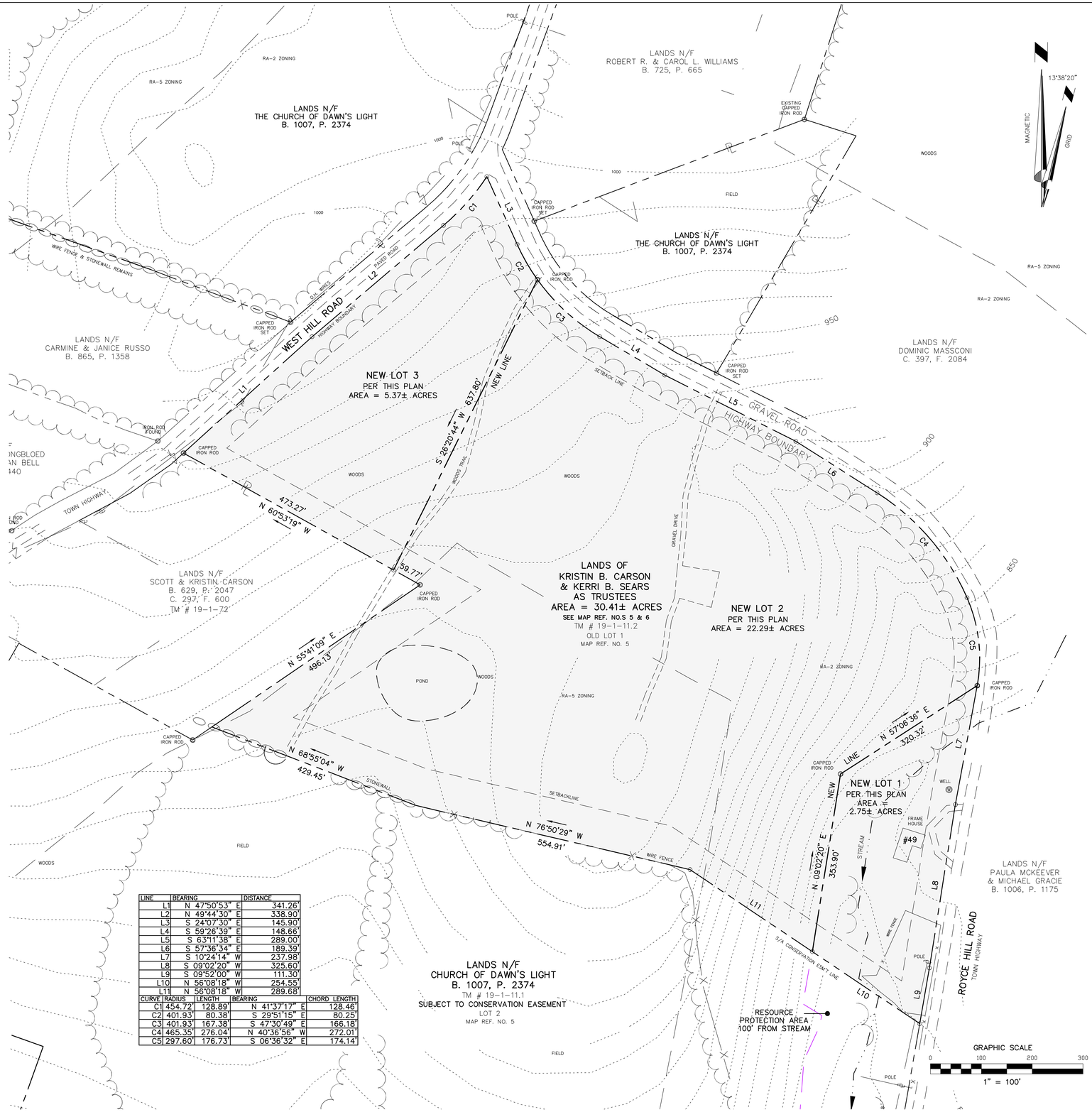
2. "SURVEY OF THE LANDS TO BE CONVEYED BY LAWRENCE BENSON TO MICHAEL F. DIMAINA", DATED SEPTEMBER 19, 1973 AS PREPARED BY MYRICK & CHEVALIER AND FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 4914.

3. "LOT LINE CHANGE MAP LANDS OF J. LAWRENCE BENSON & BARBARA BENSON", DATED APRIL 5, 2007 AS PREPARED BY CLARK ENGINEERING & SURVEYING, P.C. AND FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 07–148.

4. "LOT LINE CHANGE PORTION OF THE LANDS OF RICHARD D. LANCTO & ALEXANDRA H. KELSO TO BE CONVEYED TO JOSEPH D. CLAYTON & DENISE CLAYTON", DATED MAY 1, 1997 AS PREPARED BY JAMES TOMASO, L.S. AND FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 97–221.

5. "MINOR 2 LOT SUBDIVISION PLAN", DATED APRIL 28, 2008 AS PREPARED BY FORESIGHT ENGINEERING & LAND SURVEYING, P.C. AND AS FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 08–132.

6. "LANDS OF J. LAWRENCE BENSON & BARBARA BENSON, CONSERVATION EASEMENT PLAN, DATED APRIL9. 2009 AS PREPARED BY FREDERICK J. HALEY PLS AND AS FOILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 10–38.



LINE	BEARING	DISTANCE
L1	N 47°50'53" E	341.26'
L2	N 49°44'30" E	338.90'
L3	S 24°07'30" E	145.90'
L4	S 59°26'39" E	148.66'
L5	S 63°11'38" E	289.00'
L6	S 57°36'34" E	189.39'
L7	S 10°24'14" W	237.98'
L8	S 09°02'20" W	325.60'
L9	S 09°52'00" W	111.30'
L10	N 56°08'18" W	254.55'
L11	N 56°08'18" W	289.68'

CURVE	RADIUS	LENGTH	BEARING	CHORD LENGTH
C1	454.72'	128.89'	N 41°37'17" E	128.46'
C2	401.93'	80.38'	S 29°51'15" E	80.25'
C3	401.93'	167.38'	S 47°30'49" E	166.18'
C4	465.35'	276.04'	N 40°36'56" W	272.01'
C5	297.60'	176.73'	S 06°36'32" E	174.14'

NOTES :

NO. ISSUE/REVISION

FREDERICK J. HALEY PLS LLC
1218 STATE ROUTE 43
STEPHENTOWN, NY 12169
Tel: (518) 577–5044
email: frederickhaley@hotmail.com

CLIENT:

OWNER INFORMATION
KRISTIN B. CARSON & KERRI B. SEARS
AS TRUSTEES OF THE J. LAWRENCE BENSON
AND BARBARA C. BENSON IRREVOCABLE TRUST
49 ROYCE HILL ROAD
NEW LEBANON, NY 12125

PROJECT TITLE:

LANDS OF
KRISTIN B. CARSON
& KERRI B. SEARS

WEST HILL ROAD
& ROYCE HILL ROAD
NEW LEBANON, NEW YORK

SHEET TITLE:

MINOR 3 LOT
SUBDIVISION PLAN

SCALE: 1"=100'

DATE: JUNE 22, 2026

PROJ. NO: SEARS NEW LEBANON
FLS CAD FILE NAME : SEAR–BENSON SUBDIVISION
LAYOUT TAB: ESMT SH1

PZ clerk rec'd 07/16/26

COLUMBIA COUNTY – STATE OF NEW YORK

HOLLY C. TANNER, COUNTY CLERK
560 Warren Street, Hudson, New York 12534

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH

BOOK/PAGE: 826 / 2479
INSTRUMENT #: 20160005551

Receipt#: 420509
Clerk: TS
Rec Date: 06/14/2016 09:15:59 AM
Doc Grp: D
Descrip: DEED (RES)
Num Pgs: 6
Rec'd Frm: WALSH WICKS AND SALISBURY

Party1: BENSON J LAWRENCE
Party2: CARLSON KRISTIN B AS TRUSTEE
Town: NEW LEBANON
19.-1-11.2

Recording:

Cover Page	5.00
Recording Fee	45.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
CC Supplemental Tax Form	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00
Sub Total:	205.00

Transfer Tax

Transfer Tax - State	0.00
Transfer Tax - Columbia C	0.00
Sub Total:	0.00
Total:	205.00

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

***** Transfer Tax *****
Transfer Tax #: 1951
Transfer Tax
Consideration: 0.00

Total: 0.00

19.-1-11.2

Record and Return To:

WALSH WICKS AND SALISBURY
80 WASHINGTON STREET
POUGHKEEPSIE NY 12601

WARNING***
** Information may change during the verification process and may not be reflected on this page.

Holly C. Tanner
Holly C. Tanner
Columbia County Clerk

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

THIS INDENTURE, made the 12th day of May, Two Thousand and Sixteen

BETWEEN

J. LAWRENCE BENSON and BARBARA C. BENSON, residing at
[redacted]

party of the first part, and

KRISTIN B. CARSON, residing at
[redacted]

KERRI B. SEARS, residing at
[redacted]

as Trustees of the J. Lawrence Benson and Barbara C. Benson Irrevocable Trust dated May 12, 2016.

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE AND NO/100---------- Dollars, lawful money of the United States, to it paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

SEE ATTACHED SCHEDULE "A"

BEING a portion of the same premises conveyed by J. Lawrence Benson and Barbara C. Benson to J. Lawrence Benson and Barbara C. Benson, as Tenants in Common, by deed dated April 16, 2007 and recorded in the Columbia County Clerk's Office on April 17, 2007 in Book 606 of Deeds at page 1634.

Pursuant to the provisions of said trust agreement, J. Lawrence Benson and Barbara C. Benson have the sole right to use and occupy the property during their lifetimes and are responsible for the payment of all taxes assessed to the property.

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 said premises,

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

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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

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

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

J. Lawrence Benson

J. Lawrence Benson

Barbara C. Benson

Barbara C. Benson

STATE OF NEW YORK) ss:
COUNTY OF DUTCHESS)

On the 12th day of May in the year 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared J. LAWRENCE BENSON, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

R. Keith Salisbury

Notary Public

R. KEITH SALISBURY
Notary Public, State of New York
No. 02SA8742125
Qualified in Dutchess County
Commission Expires 8/31/18

STATE OF NEW YORK) ss:
COUNTY OF DUTCHESS)

On the 12th day of May in the year 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared BARBARA C. BENSON, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

R. KEITH SALISBURY
Notary Public, State of New York
No. 02SA8742125
Qualified in Dutchess County
Commission Expires 8/31/18

Record and Return to:
R. Keith Salisbury, Esq.
Walsh, Wicks & Salisbury
80 Washington Street
Poughkeepsie, NY 12601
(845) 452-8200

SUGGESTED DESCRIPTION

LANDS OF

J. LAWRENCE & BARBARA BENSON

All that tract or parcel of land situate in the Town of New Lebanon, Columbia County, New York lying southeasterly of West Hill Road, southwesterly and westerly of Royce Hill Road and being more particularly bounded and described as follows:

Beginning at an existing capped iron rod on the southeasterly town highway boundary of West Hill Road at its intersection with the property division line between lands of J. Lawrence & Barbara Benson as described in book 606 of deeds at page 1635 on the northeast and lands now or formerly of Scott & Kristen Carson as described in book 629 of deeds at page 2047 on the southwest; running thence northeasterly along said town highway boundary the following three (3) courses and distances:

1. North 47°50'53" East, a distance of 341.26 feet to a point; thence
2. North 49°44'30" East, a distance of 338.90 feet to a point of curvature; and
3. along a curve to the left having a radius of 454.72 feet and an arc length of 128.89 feet, the chord for said curving being North 41°37'17" East, a distance of 128.46 feet to its intersection with the southwesterly town highway boundary of Royce Hill Road; thence southeasterly and southerly along said southwesterly and westerly town highway boundary of Royce Hill Road the following ten (10) courses and distances:

1. South 24°07'30" East, a distance of 145.90 feet to a point of curvature; thence
2. along a curve to the left having a radius of 401.93 feet and an arc length of 247.76 feet, the chord for said curve being South 41°47'04" East, a distance of 243.86 feet to a point of tangency; thence
3. South 59°26'39" East, a distance of 148.66 feet to a point; thence
4. South 63°11'38" East, a distance of 289.00 feet to a point; thence
5. South 57°36'34" East, a distance of 189.39 feet to a point of curvature; thence
6. along a curve to the right having a radius of 465.35 feet and an arc length of 276.04 feet, the chord for said curve being South 40°36'56" East, a distance of 272.01 feet to a point of compound curvature; thence

7. along a curve to the right having a radius of 297.60 feet and an arc length of 176.73 feet, the chord for said curve being South 06°36'32" East, a distance of 174.14 feet to a point of tangency; thence

8. South 10°24'14" West, a distance of 237.98 feet to a point; thence

9. South 09°02'20" West, a distance of 325.60 feet to a point; and

10. South 09°52'00" West, a distance of 111.30 feet to a point; thence generally westerly through said lands of Benson the following three (3) courses and distances:

1. North 56°08'18" West, a distance of 544.22 feet to a point; thence

2. North 76°50'29" West, generally along a wire fence, a distance of 554.91 feet to a point; and

3. North 68°55'04" West, generally along a stonewall, a distance of 429.45 feet to a point in the property division line between said lands of Benson on the southeast and aforesaid lands now or formerly of Carson on the northwest; thence North 55°41'09" East, a distance of 541.90 feet to an existing capped iron rod; thence North 60°53'19" West, along the first aforesaid property division line between lands of Benson on the northeast and lands now or formerly of Carson on the southwest, a distance of 533.04 feet to the point of beginning containing 30.41 acres of land more or less.

Subject to and covenants, easements or restrictions of record.

Along with any right, title or interests in and to lands within the beds of the adjacent town highways described above extending to the centerlines thereof.

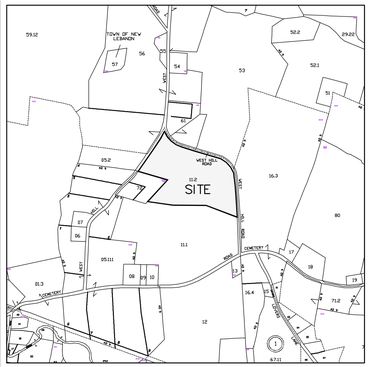
Being LOT 1 as shown on a map titled "LANDS OF J. LAWRENCE BENSON & BARBARA BENSON, CONSERVATION EASEMENT PLAN", dated April 9, 2009 as prepared by Frederick J. Haley PLS LLC

10-38 ✓
SHEETS 1 & 2

ALSO 2014/0143
SHEETS 1 & 2

** 08-132 ✓
APRIL 28, 2008
CREATES LOT 1 & 2

PZ clerk rec'd 07/16/26



LOCATION MAP
TOWN OF NEW LEBANON TAX MAPS 9 & 19
SCALE: 1" = 1200'±

TOWN OF NEW LEBANON ZONING NOTE:
ALL AREAS SHOWN HEREON ARE ZONED
EITHER RA-2
MINIMUM LOT AREA 2 ACRES
MINIMUM FRONT SETBACK = 75 FEET
MINIMUM SIDE SETBACK = 50 FEET
MINIMUM REAR SETBACK = 50 FEET
OR RA-5
MINIMUM LOT AREA 5 ACRES
MINIMUM FRONT SETBACK = 75 FEET
MINIMUM SIDE SETBACK = 75 FEET
MINIMUM REAR SETBACK = 75 FEET
AS SHOWN HEREON

NOTES:

1. MAPPING PREPARED BY FREDERICK J. HALEY PLS FROM AN ACTUAL FIELD SURVEY CONDUCTED IN APRIL 2007 AND UPDATED TO JUNE 2026.

2. NORTH REFERENCE USED HEREON IS APPROXIMATE MAGNETIC.

3. UNDERGROUND UTILITIES, IS ANY, ARE NOT SHOWN.

4. PARCEL SURVEYED MAY BE ALONG WITH RIGHTS, TITLE AND/OR INTERESTS IN AND TO LANDS WITHIN THE BEDS OF THE ADJACENT TOWN HIGHWAYS, ALL SHOWN 3 RODS WIDE, LYING BETWEEN THE HIGHWAY BOUNDARIES SHOWN HEREON AND THE CENTERLINES THEREOF.

5. PARCEL SURVEYED MAY BE SUBJECT TO UTILITY EASEMENTS CONTAINED IN LIBER 272 OF DEEDS AT PAGE 181, LIBER 304 OF DEEDS AT PAGE 13, LIBER 385 OF DEEDS AT PAGE 99, LIBER 405 OF DEEDS AT PAGE 503, LIBER 411, PAGE 49, LIBER 472, PAGE 161, LIBER 493, PAGE 858, LIBER 495 OF DEEDS AT PAGE 59, LIBER 505 OF DEEDS AT PAGE 229, LIBER 506 OF DEEDS AT PAGE 87, LIBER 531 OF DEEDS AT PAGE 673, LIBER 807 OF DEEDS AT PAGE 37, CARTRIDGE 308 OF DEEDS AT FRAME 748 AND IN CARTRIDGE 554 OF DEEDS AT FRAME 1188, ALL LOCATED GENERALLY ALONG THE ADJACENT ROADS AND THROUGH THE SUBJECT PROPERTY, AS SHOWN HEREON.

6. PARCEL SURVEYED IS NOT SUBJECT TO THE UTILITY EASEMENT CONTAINED IN LIBER 272 OF DEEDS AT PAGE 182.

7. GROUND CONTOURS SHOWN HEREON, IF ANY ARE APPROXIMATE USGS.

8. PARCEL SURVEYED IS FURTHER REFERENCED TO THE TOWN OF NEW LEBANON TAX MAP PARCEL ID NO. 19.-1-11.2

MAP REFERENCES:

1. "SUBDIVISION OF THE LAND OF ZACH SCHAYE & SHIRLEY HERSCOVITCH", DATED JUNE 20, 1994, REVISED TO JULY 24, 1996 AS PREPARED BY FRANK F. AMBROSIO, L.S. AND FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 96-175.

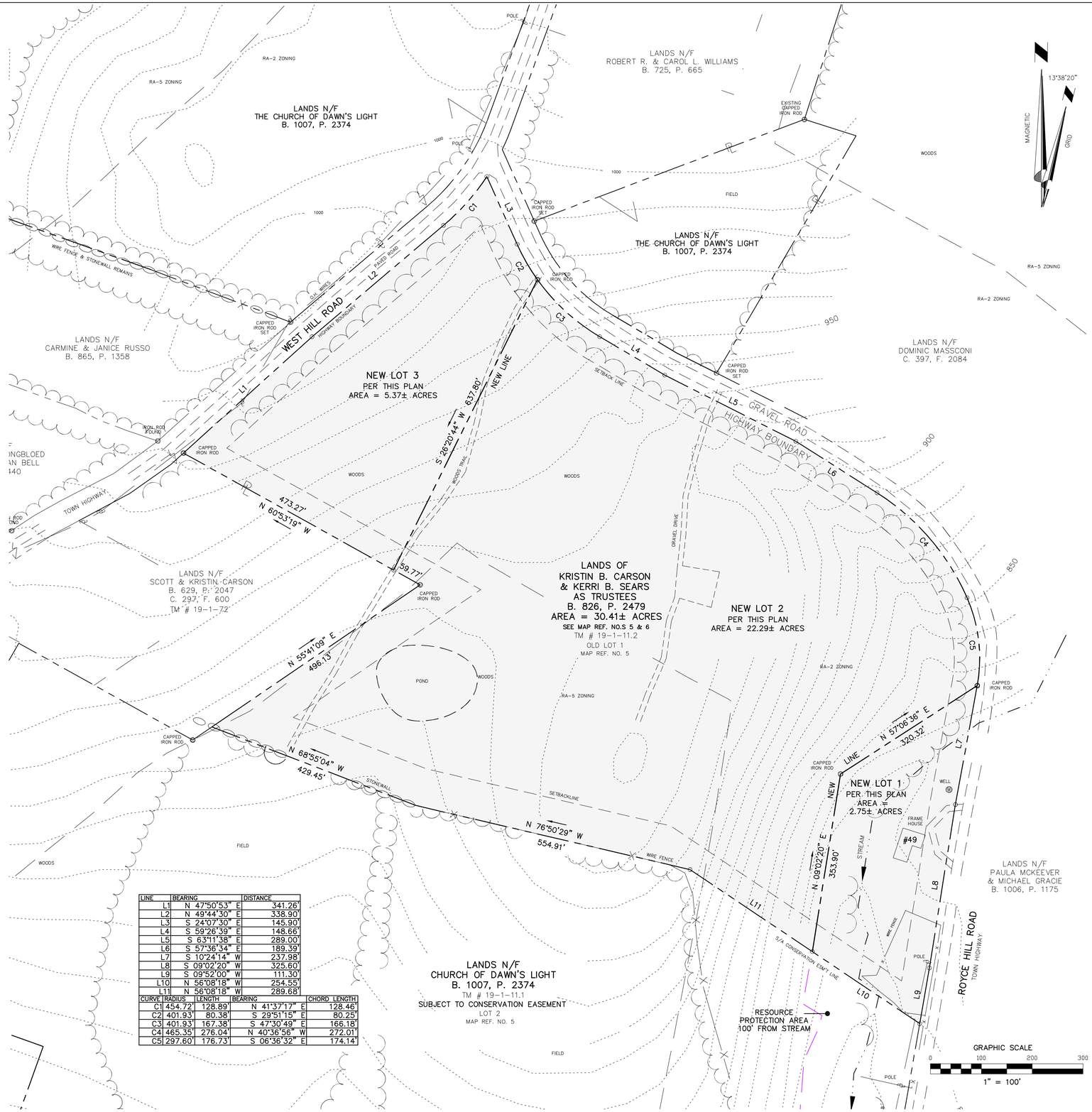
2. "SURVEY OF THE LANDS TO BE CONVEYED BY LAWRENCE BENSON TO MICHAEL F. DIMAINA", DATED SEPTEMBER 19, 1973 AS PREPARED BY MYRICK & CHEVALIER AND FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 4914.

3. "LOT LINE CHANGE MAP LANDS OF J. LAWRENCE BENSON & BARBARA BENSON", DATED APRIL 5, 2007 AS PREPARED BY CLARK ENGINEERING & SURVEYING, P.C. AND FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 07-148.

4. "LOT LINE CHANGE PORTION OF THE LANDS OF RICHARD D. LANCTO & ALEXANDRA H. KELSO TO BE CONVEYED TO JOSEPH D. CLAYTON & DENISE CLAYTON", DATED MAY 1, 1997 AS PREPARED BY JAMES TOMASO, L.S. AND FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 97-221.

5. "MINOR 2 LOT SUBDIVISION PLAN", DATED APRIL 28, 2008 AS PREPARED BY FORESIGHT ENGINEERING & LAND SURVEYING, P.C. AND AS FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 08-132.

6. "LANDS OF J. LAWRENCE BENSON & BARBARA BENSON, CONSERVATION EASEMENT PLAN, DATED APRIL9. 2009 AS PREPARED BY FREDERICK J. HALEY PLS AND AS FOILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 10-38.



LINE	BEARING	DISTANCE
L1	N 47°50'53" E	341.26'
L2	N 49°44'30" E	338.90'
L3	S 24°07'30" E	145.90'
L4	S 59°26'39" E	148.66'
L5	S 63°11'38" E	289.00'
L6	S 57°36'34" E	189.39'
L7	S 10°24'14" W	237.98'
L8	S 09°02'20" W	325.60'
L9	S 09°52'00" W	111.30'
L10	N 56°08'18" W	254.55'
L11	N 56°08'18" W	289.68'

CURVE	RADIUS	LENGTH	BEARING	CHORD LENGTH
C1	454.72'	128.89'	N 41°37'17" E	128.46'
C2	401.93'	80.38'	S 29°51'15" E	80.25'
C3	401.93'	167.38'	S 47°30'49" E	166.18'
C4	465.35'	276.04'	N 40°36'56" W	272.01'
C5	297.60'	176.73'	S 06°36'32" E	174.14'

NOTES :

NO. ISSUE/REVISION

FREDERICK J. HALEY PLS LLC
1218 STATE ROUTE 43
STEPHENTOWN, NY 12169
Tel: (518) 577-5044
email: frederickhaley@hotmail.com

CLIENT:

OWNER INFORMATION
KRISTIN B. CARSON & KERRI B. SEARS
AS TRUSTEES OF THE J. LAWRENCE BENSON
AND BARBARA C. BENSON IRREVOCABLE TRUST
49 ROYCE HILL ROAD
NEW LEBANON, NY 12125

DEED INFORMATION
BOOK 826, PAGE 2479
DEED DATED MAY 12, 2016

PROJECT TITLE:

LANDS OF
KRISTIN B. CARSON
& KERRI B. SEARS

WEST HILL ROAD
& ROYCE HILL ROAD
NEW LEBANON, NEW YORK

SHEET TITLE:

MINOR 3 LOT
SUBDIVISION PLAN

SCALE: 1"=100'

DATE: JUNE 22, 2026

PROJ NO: SEARS NEW LEBANON
FLS CAD FILE NAME : SEAR-BENSON SUBDIVISION
LAYOUT TAB: ESMT SH1