



Rip Van Winkle  
Mountain Realty

1169 ROUTE 23  
CATSKILL NY 12414

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## Contents of the Portfolio

### B & B Lounge: Bar, Restaurant, & Rental Units

Address: 5207 Route 32, Catskill, NY 12414



1. MLS Listing Report
2. Additional Information & FAQs.
3. Tax maps & Aerials with Descriptions
4. Survey
5. Bar & Restaurant Schematic
6. Buildings Map
7. Google Map
8. Deed
9. Town, County, & School Tax Bills
10. Historical Info, Newspaper Articles, & Pictures
11. Disclosures



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## B & B Lounge: Bar, Restaurant, & Rental Units

Address: 5207 Route 32, Catskill, NY 12414

MLS Link to the Listing:

<https://columbianortherndutchessmls.rapmls.com/scripts/mgrqispi.dll?APPNAME=Columbia&PRGNAME=MLSLogin&ARGUMENT=HDBwaSpNG91o8wa5se%2F%2BJS9QNm9IB8Urq6McFj4amb4%3D&KeyRid=1&SID=>

B & B Lounge Facebook Page: <https://www.facebook.com/BandBLounge>

Website for the Sale of the Property: <http://ripsrealty.info/5207-Route32-Catskill.html>

B & B Lounge website: <http://www.bblounge.com/en-us.html>

3D Virtual Tour: <https://www.zillow.com/view-3d-home/8d293e17-9bbd-47b4-9809-129d86412893?setAttribution=mls&wl=true>

**For visits:** Please visit the above **websites & MLS link**, read the following information, and review the attached documents provided. If you, your team/group, or your buyer is interested in seeing the property please provide a POF - proof of funds for a cash buyer - with a bank statement that shows the listing price or close to it. The account numbers can be blocked out. The POF should show the name of the buyer, or the company, and a balance of liquid assets at or near the list price. Or, provide a prequalification letter from a lender stating that you have the financing available for a purchase at or near the amount of the list price.

Buyers/visitors must comply with NY State's rules and guidelines for real estate practices and showings under COVID-19 Phase 2 Reopening. Buyers/visitors must sign and submit the NYSAR COVID-19 Phase 2 Disclosure, the Travel Questionnaire, and the Housing & Anti-Discrimination Form prior to the showing. The forms will be provided by the listing team or your respective agent.

### **General Property Remarks:**

A Great Investment Property with a Bar, Restaurant, & up to 37 Rental Units on 11.6 Acres! There are 37 total units: 1 bar & restaurant, 31 residential rental units, 1 RV site, 3 garages, & 1 storage shed. The annual rent roll is \$366,840 which does not include the commercial bar/restaurant, 2 garages, & 1 shed. There's additional income that comes from the vending machines & the coin-operated laundry. If you rent the bar & restaurant for \$3,000 per month, the annual income is increased to \$402,840. The bar/restaurant is 4,500 sq ft with a 2,500 sq ft apartment on the 2nd floor. The bar is 22 x 26 ft, the dining room is 24 x 45 ft, the commercial kitchen is 24 x 24 ft, along with 3 other dining & game rooms. The bar/restaurant is currently not operating under the pandemic. There are a total of 59 bedrooms, 34 1/2 bathrooms, an outdoor pool, multiple parking areas, & an outdoor barbecue pavilion. There are 3 driveway entrances, 12 septic tanks, 6 wells, & purchased solar panels. There are lawns, yards, & space on the property to expand or subdivide. It's an Amazing Property!

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The bar & restaurant description is as follows:

1. Dining Room: 24 x 45 ft
2. Bar: 22 x 26 ft
3. Kitchen 24 x 24 ft
4. Games & Info Room: 12 x 12 ft
5. Pool Table & Dining Room: 16 x 24 ft
6. Dining Room & Game Room: 16 x 26 ft
7. Occupancy for 99 people
8. Kitchen equipment was installed in 1985 and upgraded in 2000. The equipment meets NY State Fire & Department of Health Codes.
9. New fireproof laminate flooring was installed in 2002.
10. 2<sup>nd</sup> floor apartment was renovated in 2020.
11. The addition was built in 2006-2008.
12. There were new icemakers, refrigeration, and bar sinks installed in 2019/2020.

#### **Info for the History of the Property:**

There's over 200 years of storied history. The property started as a railroad station. The property expanded into Kyle's Children Camp, then it was the Lawrence House Tavern, next, the Erin House Pub and a summer camp, next, the Prostokvashino Resort, and then transformed into B & B Lounge Bar, Restaurant, and short & long-term apartments & hotel. During all those years proud owners were improving the property and maintaining the restaurant and bar to provide quality food & a great atmosphere.

#### **Frequently Asked Questions:**

Why is the owner selling?

1. It's time to retire and pursue other passions/investments.

How long has the current bar & restaurant been operating at the property?

1. B & B Lounge started 2001.

Are there any other sources of income or potential income for the property at this time?

1. Bar/Restaurant
2. Short & Long-Term Rental Units
3. RV Site
4. Garages



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5. Coin-operated Laundry
6. Community Pool Passes

Potential Income:

1. Airbnb or hotel
2. Campground for RVs, campsites, glamping, and yurts
3. Resort
4. Mini-homes

Are there financials available for the businesses?

1. Financials are available upon request. The buyer must provide a proof of funds or a prequalification letter from a lender, along with a signed Confidentiality Agreement that will be provided by the listing agents.
2. The bar/restaurant has not operated since the COVID pandemic, so financials are limited for that business operation.

Will equipment & furniture go with the sale?

1. Items in the rental units that do not belong to the tenants will go with the sale.
2. Bar & restaurant equipment, depending on the offer, may be negotiable.
3. Equipment for the property, depending on the offer, may be negotiable.

What is the zoning for the property?

1. The site classification is 411 – Apartment. The zoning code is 02-HC-.5. The zoning district is Highway Commercial and R/A Rural Residential/Agriculture. Approximately 2/3 of the property is Highway Commercial and the back 1/3 of the property is Rural Residential/Agriculture. The zoning map and permitted uses have been included in the portfolio of information provided.

Will the town be open to the further development of this property?

1. In short, yes. Please contact the local Code Enforcement Officer if you have any questions:

Code Enforcement Officer for the Town of Catskill: Elliot, phone 518-943-2141 x 101, email: [efishman@townofcatskillny.gov](mailto:efishman@townofcatskillny.gov) Website: <https://www.townofcatskillny.gov/code-enforcement>



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2. The Greene County Economic Development, Planning, & Tourism Department and the Greene County Economic Development Corporation are business friendly and will work diligently to develop business & housing in Greene County:

Contact Information: Planning Department: Warren Hart, phone 518-719-3290 email: [whart@discovergreene.com](mailto:whart@discovergreene.com) Assistant: Teri Weiss, phone 518-719-3290, email: [tweiss@discovergreene.com](mailto:tweiss@discovergreene.com)

GC Economic Development, Planning, & Tourism website:

<https://www.greenegovernment.com/departments/planning-and-economic-development>

Greene County Economic Development Corporation – GC E.D.C. website:

<https://greenecountyedc.com/>

Greene County Business Website sponsored by the GC E.D.C:

<https://www.investingreene.com/>

Greene County Tourism & Information Website: The Great Northern Catskills of Greene County: <https://www.greatnortherncatskills.com/>

Are their local commercial lenders?

1. The Bank of Greene County NMLS ID 780116, Robert (Rob) Agostinoni, phone 518-943-2600 x 2065, email: [robert@tbogc.com](mailto:robert@tbogc.com)
2. The National Bank of Coxsackie, NMLS ID 816880, Joseph (Joe) Siniski, phone 518-731-6161, cell 518-573-9049, email: [jsiniski@nbcoxsackie.com](mailto:jsiniski@nbcoxsackie.com)

Is there a local engineer or architect that I can contact?

1. Santo Associates Land Surveying & Engineering, 340 Main St, Catskill, phone 518-943-5140 Website: <http://www.santoassociates.com/>
2. Kaaterskill Associates, Land Surveying, Architecture, & Engineering, 517 Main St., Cairo, phone 518-622-9667 Website: <http://www.keaeng.com/>

Are there any current employees?

No. the seller and his wife run the businesses and operations.

Does B & B Lounge have a liquor license?

Yes.

Do you have a recent title report?

No. Your attorney will be responsible to perform a title search. The deed and other applicable information have been provided with the portfolio of information for this property.

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Are the solar panels leased or purchased?

The solar panels were purchased.

Who does the maintenance at the property?

The sellers maintains the property with the assistance of tenants who receive rent discounts.

Is the pool operational?

Yes. The pool was not opened in 2020 because of the pandemic.

### **Heating Units at the Property:**

Main bldg. with restaurant, A8 and upstairs: 1 LP WH, 1 LP Boiler, 1 LP on-demand boiler, 2 x 5 ton AC. Upstairs has a combination of radian heat floors, 1 Heat pump, partial central air, supplemental electric heaters and AC. All installations >2010

A1-A4: 1 combi on-demand LP boiler/WH. Installed 2018

A5-A6: 1 LP WH 2017, 2 LP space heaters 2003

A7: 1 LP WH, electric baseboards 2019

C1-C4: - shared LP WH 2018. Space Heaters and some electric baseboards 2003-2020

C5 – LP WH, space heater 2003

C6 – LP WH + backup line from B Bldg. Electric baseboards 2020

C7 – HW feed from B bldg., electric heat

C8 – LP On-demand WH, space heater

L1-L7, B1-B6: 2 boilers Tekmar system with superstore WH 2003, 2 x backup on-demands WH in L bldg. and 1 on-demand WH in B-bldg. Can be switched to use either unit.

D1, D2 – 1 LP WH, 1 LP furnace in each. New installed ~ 2015-2016

### **Electric Meters at the Property:**

Meter 1:

- 3 x 200A main disconnects to the Main bldg. 3x200A + 2x100A subpanels.
- 1 x 100A to A1-A4
- 1 x 100A A5/A6
- 1 x 100A A7 (possibly disconnects are ~ 60A)
- 1 x 100A new shop
- 4 x 60A to C1-C4

Meter 2:

- 200A for L1-L6 and garage. 100A subpanel
- 200A L7, B bldg (150A sub), C5 (40A), C6(30A), C7(30A), C8(40A), pool (100A), laundry (40A)

Meter 3: 100A D1 (tenants)

Meter 4: 100A D2 (tenants)



RIP VAN WINKLE MOUNTAIN REALTY

(518) 943-5303 RVWREALTY.COM



## 5207 Route 32, Catskill, NY 12414

**\$3,499,900**

**ML#:** 136200

**Type:** Commercial

**Approx Fin SqFt:** 32000

**Lot - Sq Ft (approx):** 505296

**Lot - Acres (approx):** 11.6000

A Great Investment Property with a Bar, Restaurant, & Motel with up to 37 Rental Units on 11.6 Acres! There are 37 total units: 1 bar & restaurant, 31 residential rental units, 1 RV site, 3 garages, & 1 storage shed. The annual rent roll is \$366,840 which does not include the commercial bar/restaurant, 2 garages, & 1 shed. There's additional income that comes from the vending machines & the coin-operated laundry. The bar/restaurant is 4,500 sq ft with a 2,500 sq ft apartment on the 2nd floor. The bar is 22 x 26 ft, the dining room is 24 x 45 ft, the commercial kitchen is 24 x 24 ft, along with 3 other dining & game rooms. The bar/restaurant is currently not operating under the pandemic. There are a total of 59 bedrooms, 34.5 baths, an outdoor pool, multiple parking areas, & an outdoor barbecue pavilion. There are 3 driveway entrances, 12 septic tanks, 6 wells, & purchased solar panels. There are lawns, yards, & space on the property to expand or subdivide. It's an Amazing Property!

View Virtual Tour and more details at:

<https://www.zillow.com/view-3d-home/d9c57bee-509d-4d06-ab4c-14c1ae0440f5?setAttribution=mls&wl=true>



**Ted Banta III**

**Rip Van Winkle Mountain Realty**

**Phone:** Primary:518-466-1219 Secondary:518-943-5303 x105

**Email:** tedbanta3@yahoo.com

The above featured property may not be listed by the office/agent presenting this brochure. Information not guaranteed.

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# Agent Detail Report

Listings as of 03/09/22 at 12:39pm

Page 1

<b>Active 02/04/21</b>	<b>Listing # 136200</b>	<b>5207 Route 32, Catskill, NY 12414</b>	<b>Listing Price: \$3,499,900</b>
<b>County: Greene</b>			



<b>Property Type</b>	Commercial	<b>Property Subtype</b>	Commercial
<b>Town (Taxable)</b>	Catskill		
<b>Year Built</b>	1980	<b>Sq Ft (approx)</b>	32000
<b>Tax Map ID</b>	153-2-10	<b>Lot Sq Ft (approx)</b>	505296
		<b>Lot Acres (approx)</b>	11.6000
<b>Owner Name</b>	B&B Management Services LLC		<b>DOM</b>
			394

**School District** Catskill

**Directions** From Cairo, take Route 32 South, the property is on the right (southbound side) #5207. You will see a sign for B & B Lounge. Pull into the parking lot.

**Marketing Remarks** A Great Investment Property with a Bar, Restaurant, & Motel with up to 37 Rental Units on 11.6 Acres! There are 37 total units: 1 bar & restaurant, 31 residential rental units, 1 RV site, 3 garages, & 1 storage shed. The annual rent roll is \$366,840 which does not include the commercial bar/restaurant, 2 garages, & 1 shed. There's additional income that comes from the vending machines & the coin-operated laundry. The bar/restaurant is 4,500 sq ft with a 2,500 sq ft apartment on the 2nd floor. The bar is 22 x 26 ft, the dining room is 24 x 45 ft, the commercial kitchen is 24 x 24 ft, along with 3 other dining & game rooms. The bar/restaurant is currently not operating under the pandemic. There are a total of 59 bedrooms, 34.5 baths, an outdoor pool, multiple parking areas, & an outdoor barbecue pavilion. There are 3 driveway entrances, 12 septic tanks, 6 wells, & purchased solar panels. There are lawns, yards, & space on the property to expand or subdivide. It's an Amazing Property!

**Agent Only Remarks** For 1st showings, you will have access to the bar/restaurant, the owner's apartment above the bar/restaurant, and you can walk around the complex. For 2nd showings, we will provide access to any available apartments. Please request your showings in ShowingTime. Prior to confirmed showings, you must present a proof of funds or a prequalification letter from a lender, along with the current COVID disclosures & Fair Housing form - HADF. For an income/expense sheet, the buyer must sign a NDA or a Confidentiality Agreement. The listing agent will send you a Confidentiality Agreement upon request with the receipt of a prequalification letter from a lender or a proof of funds.

<b>Listing Agent</b>	Ted Banta III (ID:banta102) Primary:518-466-1219 Secondary:518-943-5303 x105, FAX: 518-943-5306		
<b>Listing Office</b>	Rip Van Winkle Mountain Realty, Inc. (ID:ripwinkle) Phone: 518-943-5303, FAX: 518-943-5306		
<b>Listing Co-Agent</b>	Konrad B Roman (ID:roman192) Primary:518-943-5303 Secondary:917-841-7918		
<b>Listing Co-Office</b>	Rip Van Winkle Mountain Realty, Inc. (ID:ripwinkle) Phone: 518-943-5303, FAX: 518-943-5306		
<b>Agreement Type</b>	Excl. Right to Sell	<b>Listing Date</b>	02/04/21
		<b>Expiration Date</b>	03/15/22

<b>Commission Sub Agency</b>	<b>Buyer Agency</b>	<b>Brokers Agent Comp</b>
0	2.25	0

<b>Internet Access</b>	Wired Broadband (Cable, DSL, Fiber Optic)	<b>Special Conditions</b>	None/Unknown
<b>Current Use</b>	Apartment(s), Bar/Grill/Tavern, See Remarks (See attached info)		

**General Information**

<b>911 Address</b>	5207 Route 32, Catskill, NY 12414	<b>Most Precise Vcty</b>	Btwn Cairo Junction & Hearts Content Rds
<b>Zoning</b>	411 - Apartment	<b>Lot Size</b>	11.6 Acres
<b>Sign on Property</b>	No (Sign for B & B Lounge)	<b>Income/Exp Statement</b>	Yes (Available with signed NDA)
<b>Lease Terms</b>	See attached info	<b>Financing Avail</b>	Bank, Cash
<b>LO Escrow Bank</b>	The seller's attorney's escrow account		

**Property Features**

<b>Paved Street</b>	Yes	<b>Ag District</b>	No
<b>Ag District Discl</b>	Yes	<b>Flood Zone</b>	No
<b>Survey</b>	Yes (See attached)	<b># of Units</b>	37
<b># of Levels</b>	1.00 (2 levels in the main building)	<b>Construction</b>	Frame
<b>Roof</b>	Asphalt, Metal, Shingle	<b>Windows</b>	Double Hung, Display
<b>Foundation</b>	Block, Brick/Mortar, Poured Concrete, Slab, Wood	<b>Parking</b>	Multiple Parking Areas
<b>Furnaces</b>	6	<b>Alarm</b>	Yes (In Bar & Restaurant)
<b>Restrooms</b>	34.50	<b>Description</b>	Bar, Restaurant, & Rental Units
<b>Green Features</b>	Yes	<b>Driveway</b>	Yes (3 driveways)
<b>Road Frontage</b>	Approximately 695'		

**Public Records**

<b>School Tax</b>	\$18051.17	<b>Town Tax</b>	\$9494.13
<b>Total Tax</b>	27546	<b>Assessment</b>	\$560500
<b>Assessors FulMrktVal</b>	\$1167708.00	<b>Tax Exemptions</b>	No

**Utilities**

<b>Water</b>	Well (6 wells)	<b>Sewer</b>	Septic Tank (12 septic tanks)
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*Presented By: Ted Banta III / Rip Van Winkle Mountain Realty, Inc. Phone: 518-466-1219*

Featured properties may not be listed by the office/agent presenting this brochure.  
Information not guaranteed.



# Agent Detail Report

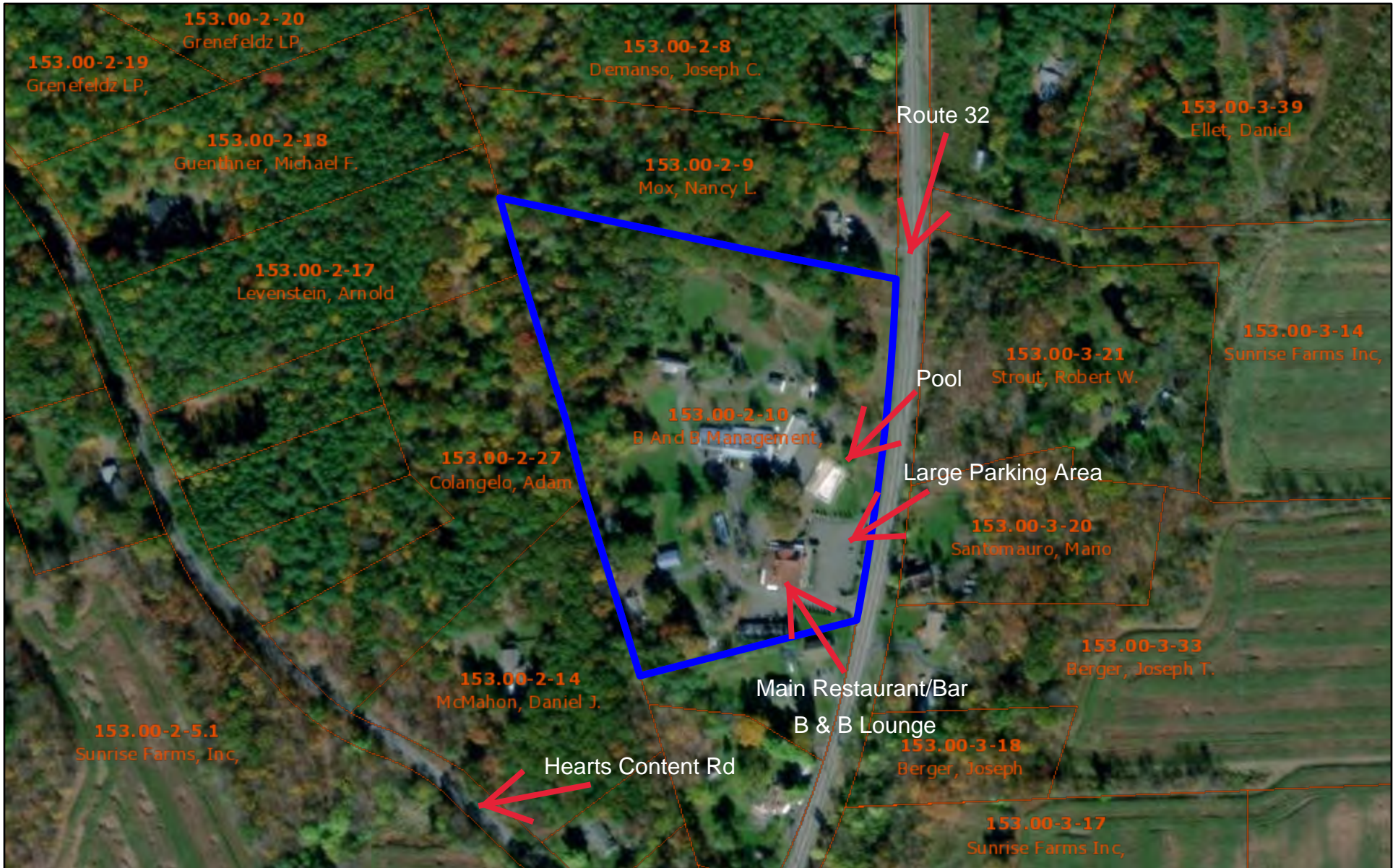
Listings as of 03/09/22 at 12:39pm

Page 2


<b>Active 02/04/21</b>	<b>Listing # 136200</b>	<b>5207 Route 32, Catskill, NY 12414</b>	<b>Listing Price: \$3,499,900</b>
	<b>County: Greene</b>		
<b>Heat Type</b>	Base Board (See attached list), Propane, Electric, Space Heater, Heat Pump, Hot Water	<b>Electric</b>	60 Amps (4 - 60 amp services), 100 Amps (6 - 100 amp services), 200 Amps (5 - 200 amp services), Circuit Breakers (See attached list)
<b>Water Heater</b>	Propane (See attached list)	<b>Air Conditioning</b>	Yes (See attached list)
<b>Gross Income</b>	366840		
<b>Financial Info</b>			
<b>Occupied</b>	Yes	<b>Possession</b>	At Closing

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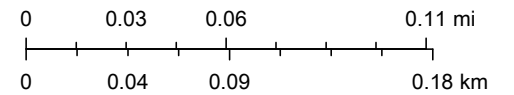
# 5207 Route 32 Ag Map



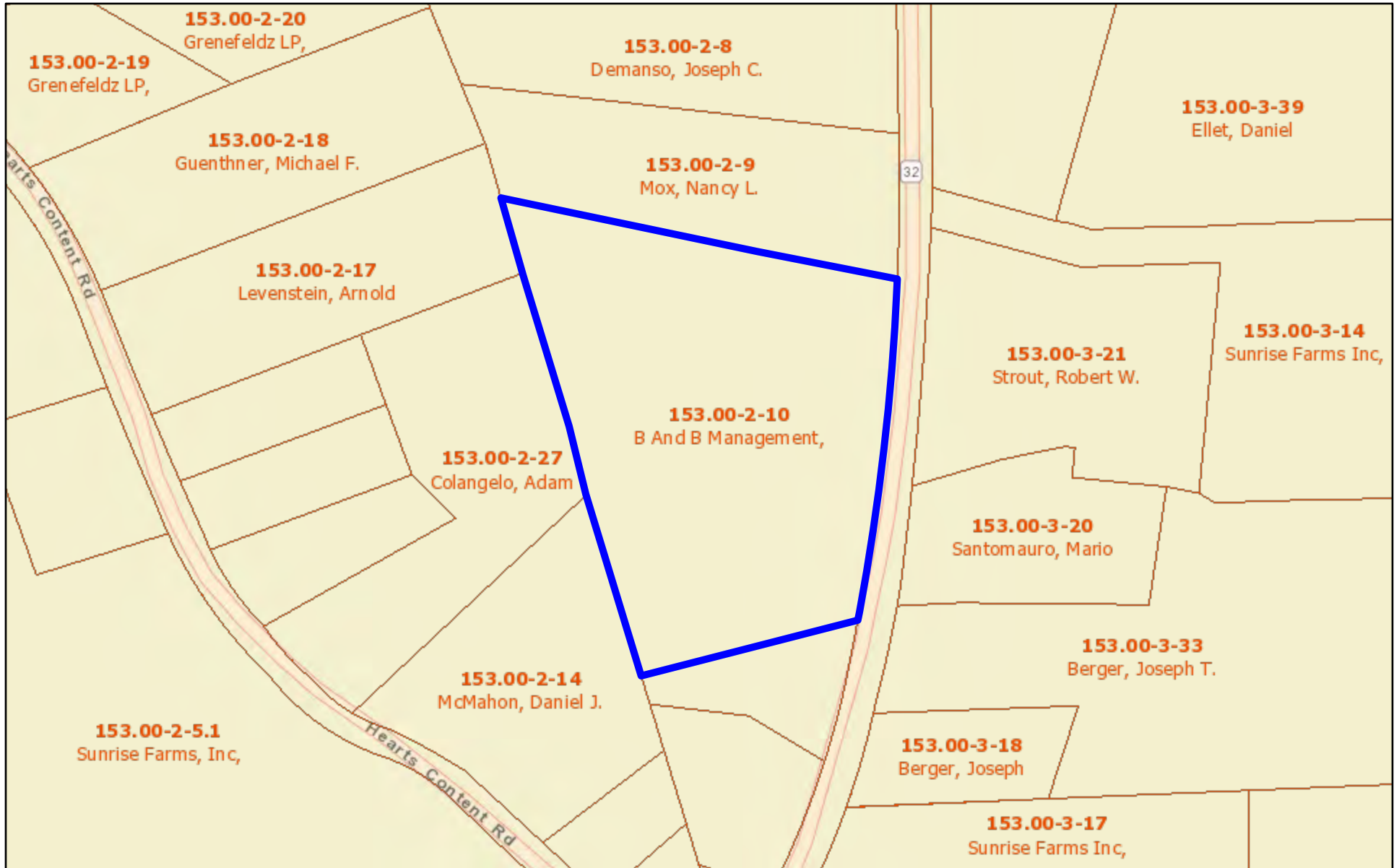
January 21, 2021

 Parcels

1:4,514

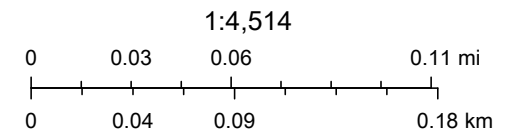


# 5207 Route 32 Ag Map

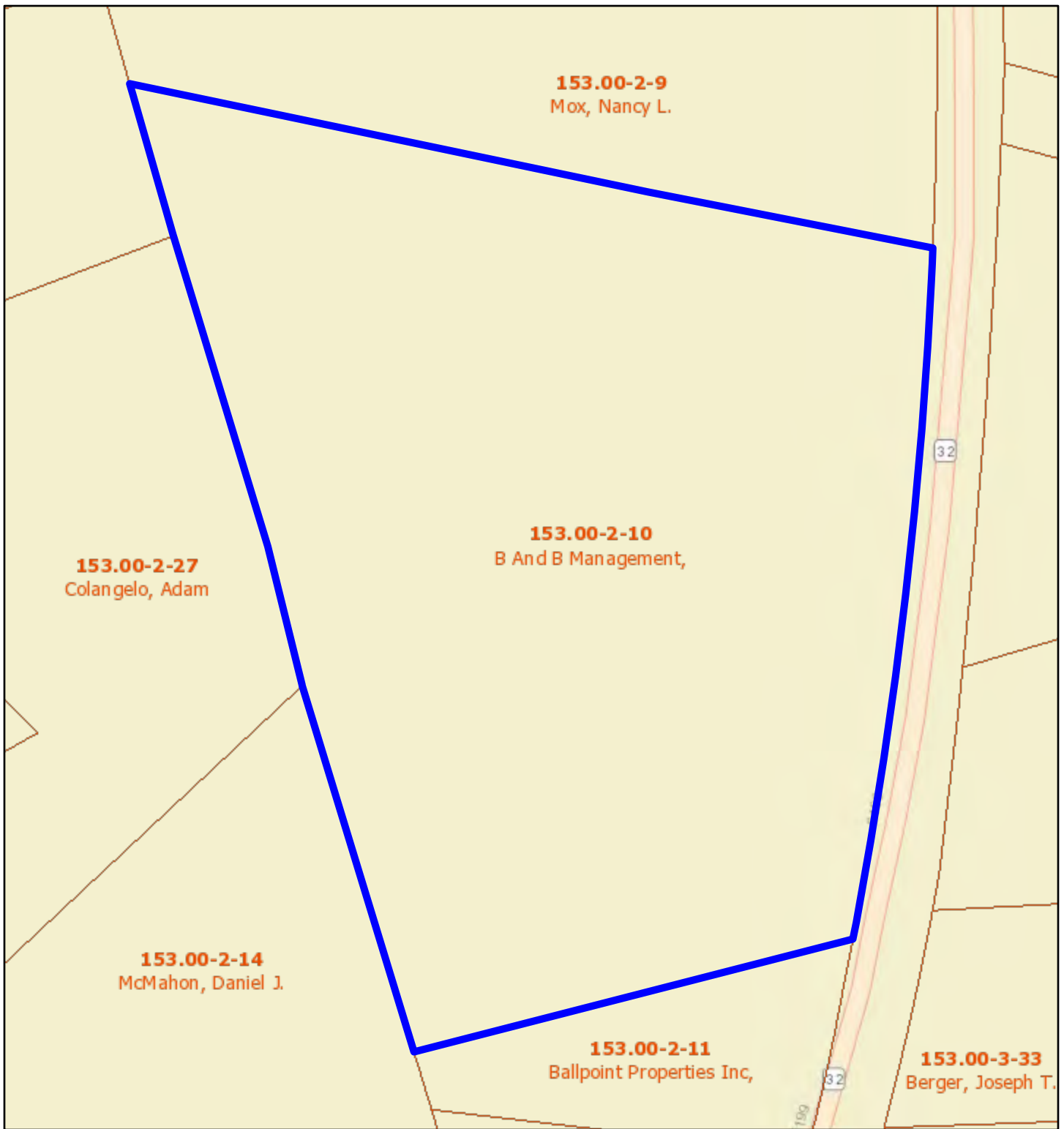


January 21, 2021

 Parcels



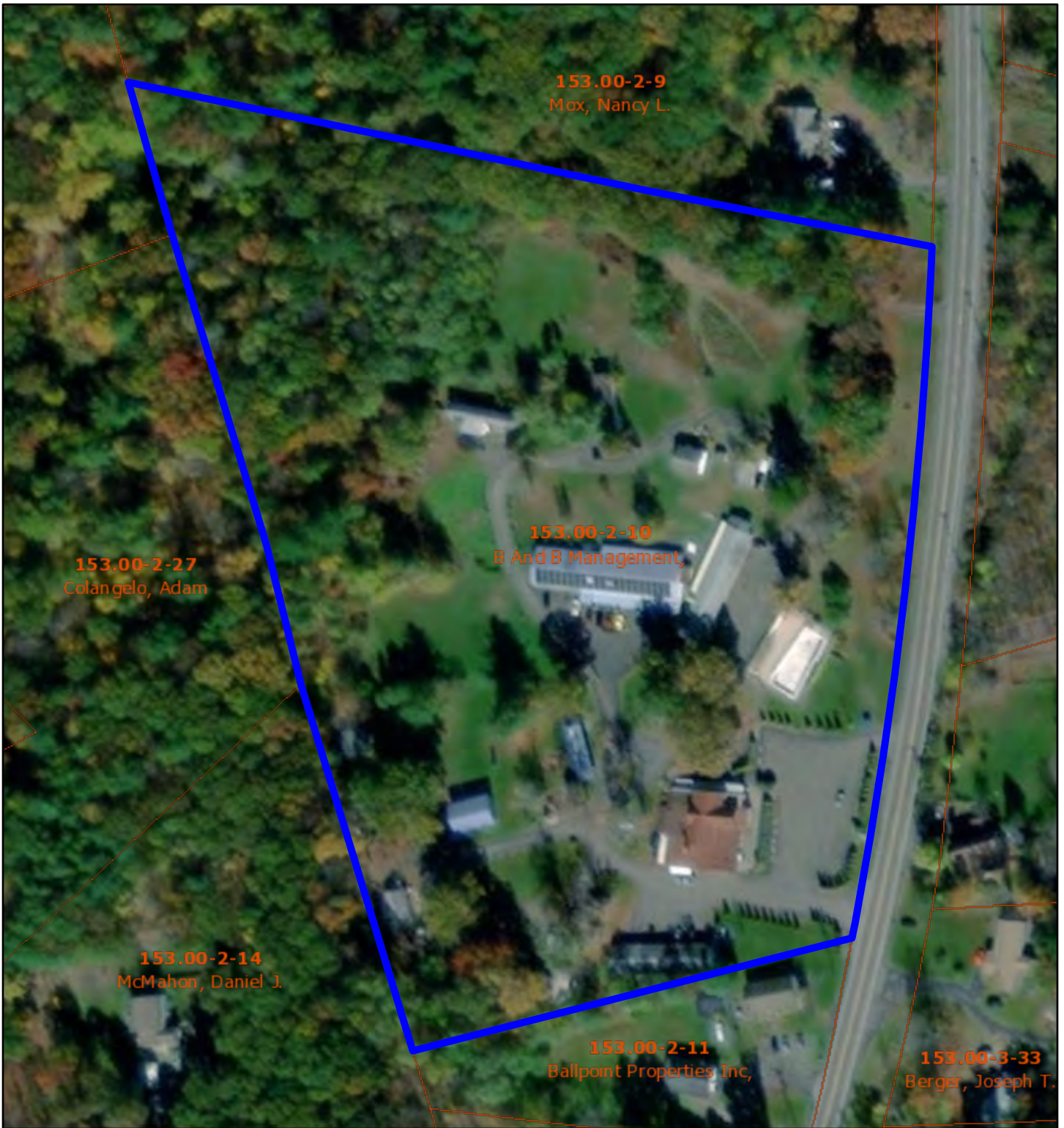
# 5207 Route 32



January 21, 2021

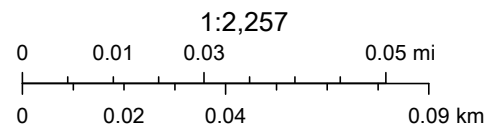
 Parcels

# 5207 Route 32

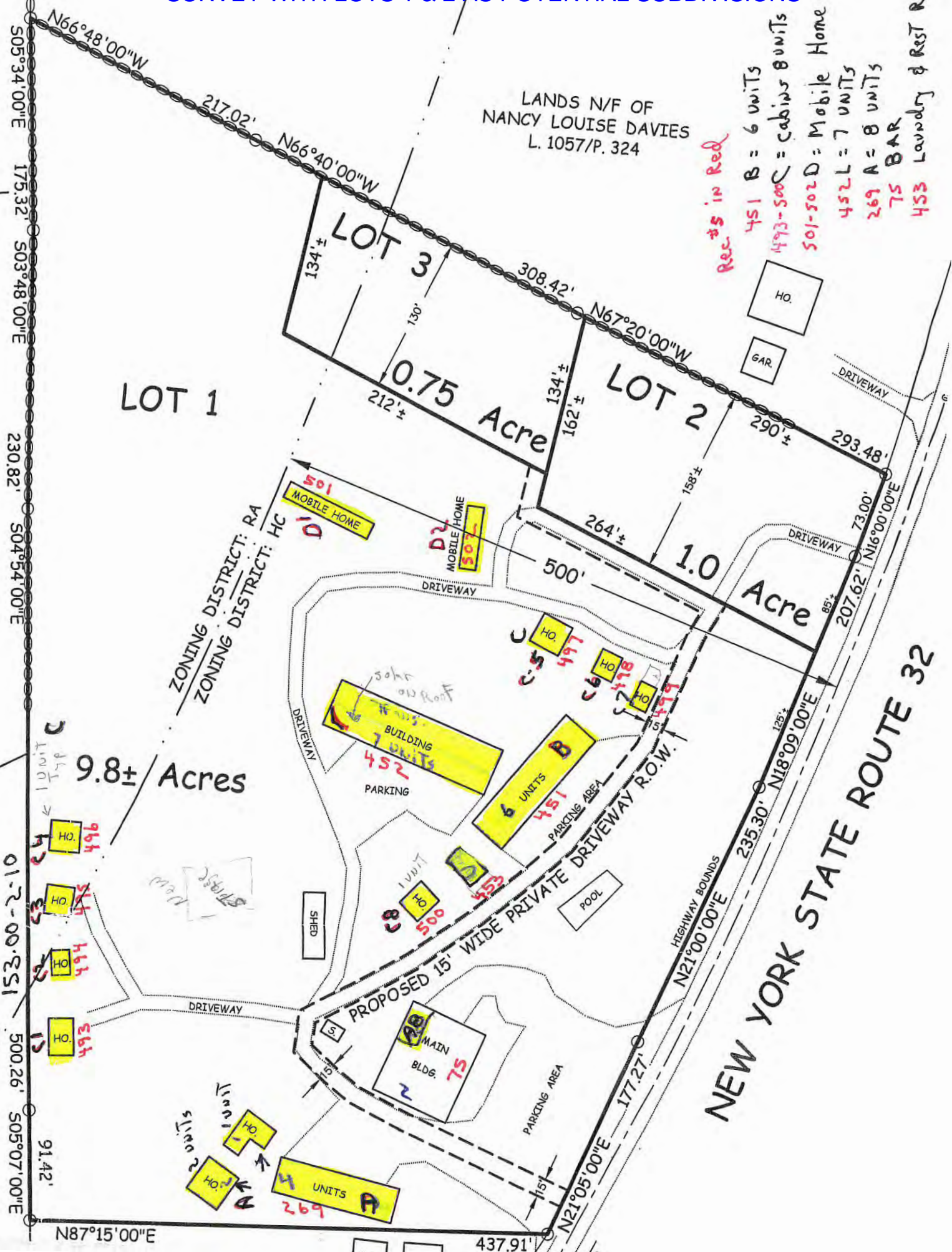


January 21, 2021

 Parcels



SURVEY WITH LOTS 1 & 2 AS POTENTIAL SUBDIVISIONS



Rec's in Red

- 451 B = 6 UNITS
- 493-500 C = CABINS & UNITS
- 501-502 D = Mobile Home (2)
- 452 L = 7 UNITS
- 269 A = 8 UNITS
- 75 BAR
- 453 Laundry & Rest Room

LANDS N/F OF  
NANCY LOUISE DAVIES  
L. 1057/P. 324

LOT 1

LOT 3

0.75 Acre

LOT 2

1.0 Acre

9.8± Acres

ZONING DISTRICT: RA  
ZONING DISTRICT: HC

PROPOSED 15' WIDE PRIVATE DRIVEWAY R.O.W.

NEW YORK STATE ROUTE 32

HIGHWAY BOUNDS

N66°48'00"W  
505°34'00"E  
175.32'  
503°48'00"E  
230.82'  
504°54'00"E  
01°2'00"E  
500.26'  
91.42'  
N87°15'00"E

217.02'  
N66°40'00"W

N67°20'00"W

N16°00'00"E  
207.62'  
N18°09'00"E  
235.30'

N21°05'00"E  
177.27'  
3.00'  
505°07'00"E  
437.91'

134'±  
130'  
308.42'  
134'±  
162'±  
212'±  
290'±  
293.48'  
73.00'

500'  
264'±  
158'±  
500'

125'  
15'

501 MOBILE HOME

502 MOBILE HOME

50hr on roof  
BUILDING  
7 UNITS  
452

6 UNITS  
451

1 UNIT  
500

MAIN BLDG.  
75

4 UNITS  
269

964 HO

544 HO

464 HO

664 HO

1 UNIT  
HO

2 UNITS  
HO

HO.

GAR.

DRIVEWAY

DRIVEWAY

DRIVEWAY

DRIVEWAY

DRIVEWAY

PARKING AREA

PARKING

PARKING AREA

POOL

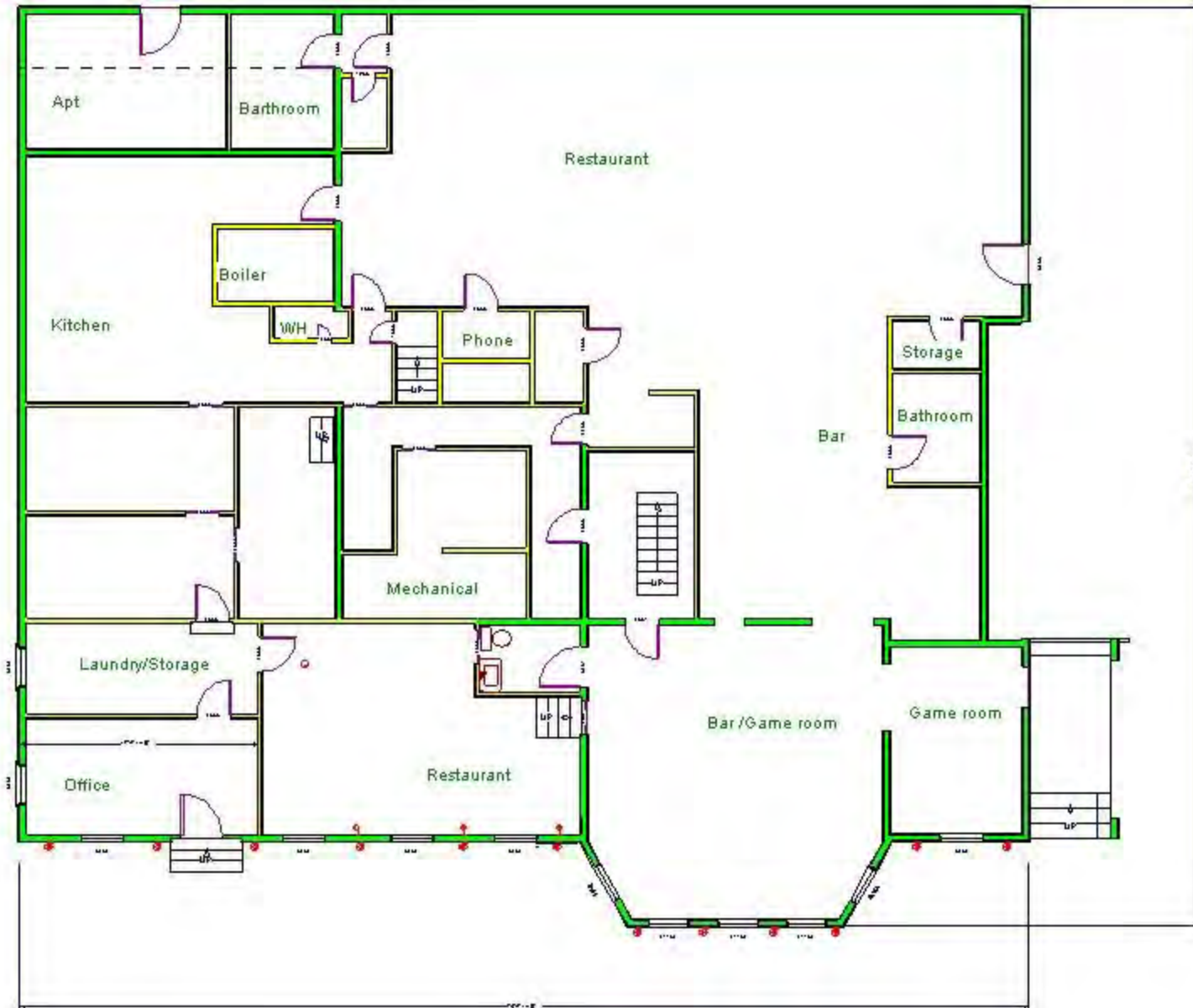
SEHS

STRIP

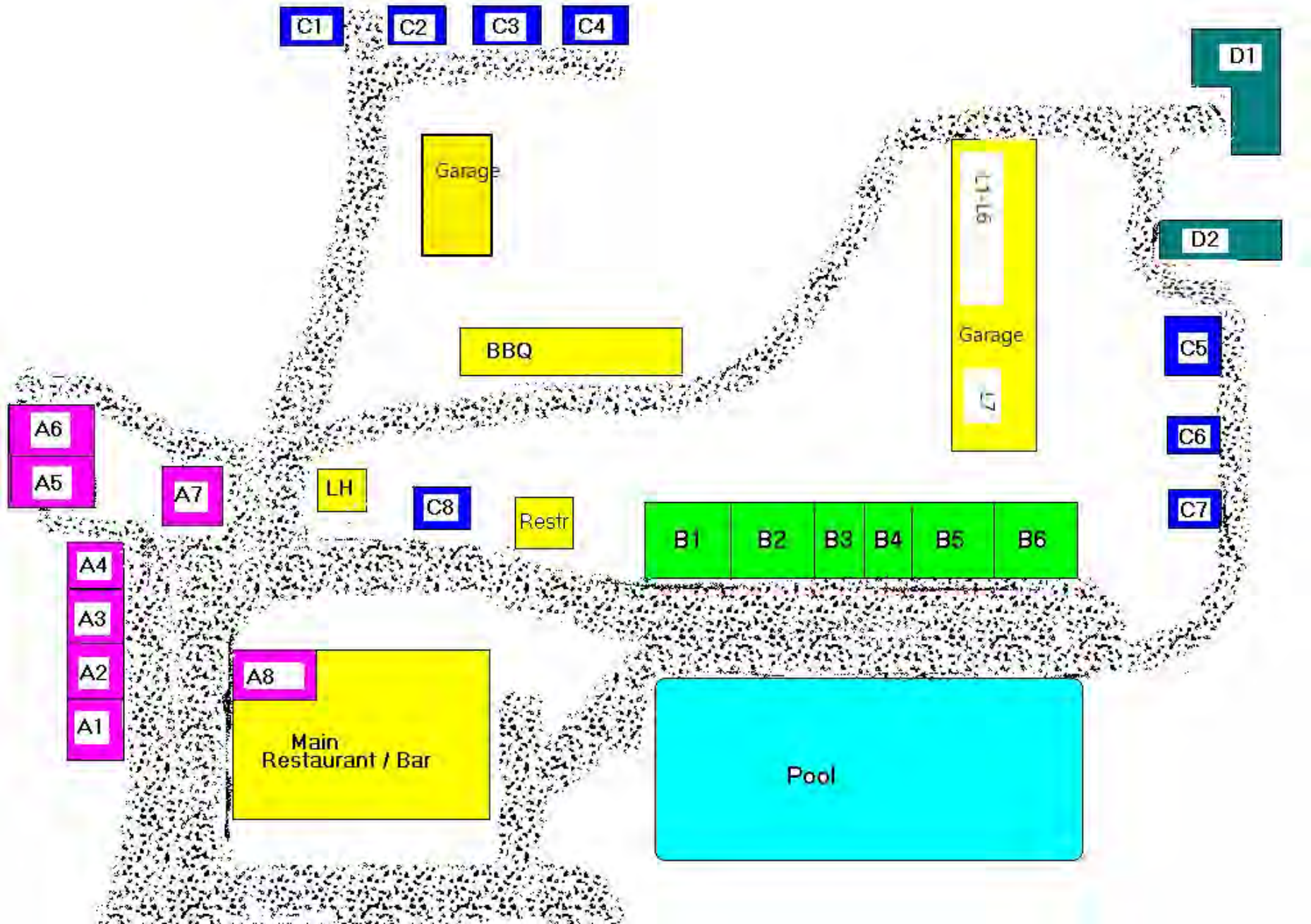
Unit 1

Unit 2

# SCHEMATIC FOR THE BAR & RESTAURANT: B & B LOUNGE

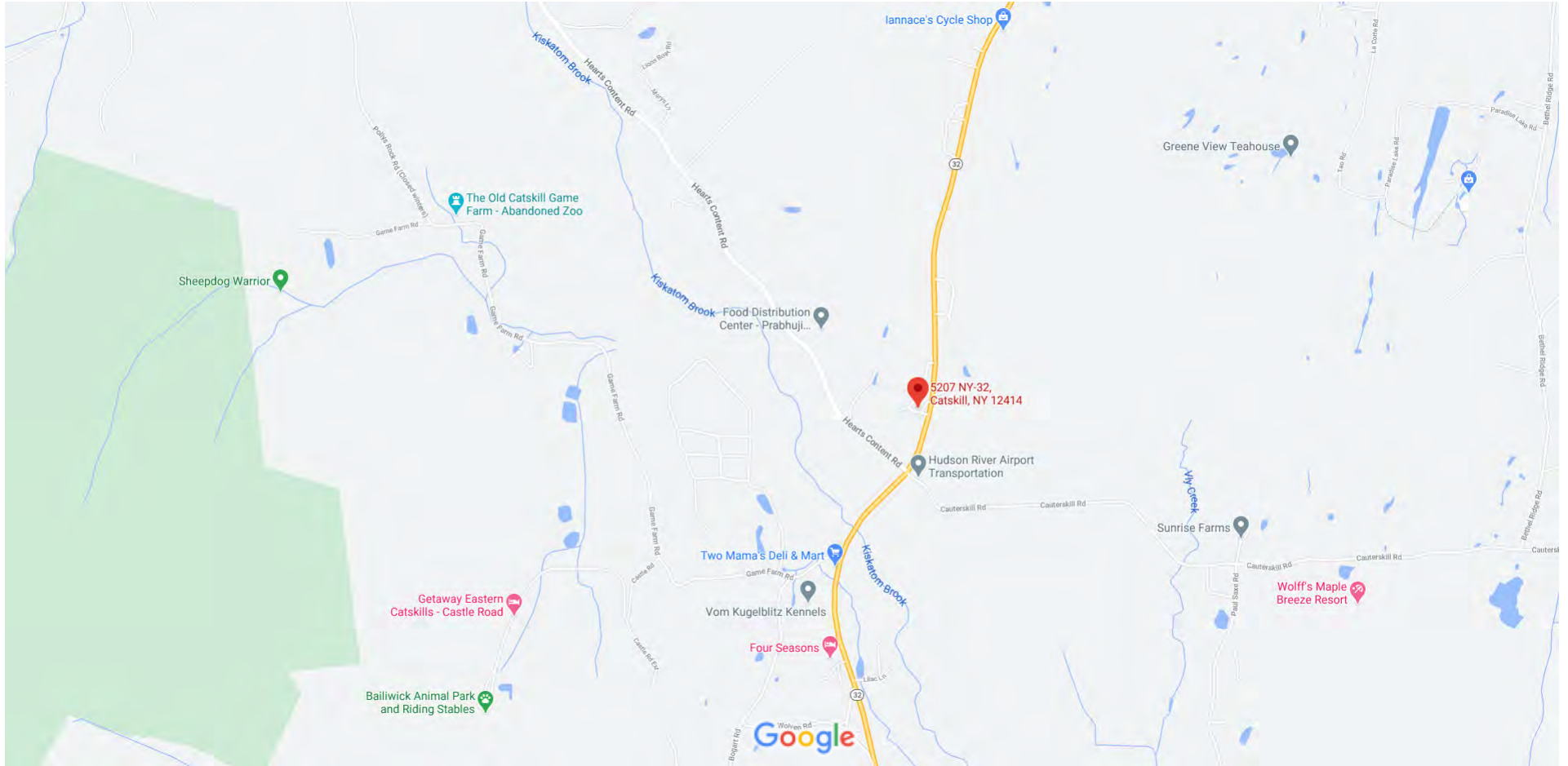


# GENERAL MAP OF THE BUILDINGS & STRUCTURES





Google Maps 5207 NY-32



Map data ©2021 Google 1000 ft

**GREENE COUNTY CLERK'S OFFICE**  
**P.O. BOX 446 - 320 MAIN STREET**  
**CATSKILL, NEW YORK 12414**  
**Phone: (518) 943-2050 - Fax: (518) 943-2146**

MAY 16 1 00 PM '01

REC'D CO. CLERK'S OFFICE  
CATSKILL, N.Y.

(Please type or print - must be legible for microfilming)

**TYPE OF DOCUMENT:** DEED

**GRANTORS/MORTGAGORS/ASSIGNORS:**  
MARGARET KING and KATHERINE HARKIN

**GRANTEES/MORTGAGEES/ASSIGNEES:**  
B and B MANAGEMENT SERVICES, LLC

**TOWN:** CATSKILL

**AMOUNT:\$** 240,000.00

**Mortgage Tax Stamp**

Office Use only

**Transfer Tax Stamp**  
**2031**

44 900  
MAY 16 2001

Office Use Only

**RETURN DOCUMENT TO:**  
JAMES CAMMERATA, ESQ.  
CAMMERATA and CRONIN, LLP  
34 Audrey Avenue  
Oyster Bay, New York 11771

N-7117.7  
960.00

# This Indenture

made this 9th day of May, Two Thousand One,  
Between

MAY 16 1 00 PM '01  
GREENE CO. CLERK'S OFFICE  
CATSKILL, N. Y.

MARGARET KING, residing at 5207 Route 32, Catskill,  
New York 12414, and KATHERINE HARKIN, residing at  
62 Kelder Road, Olive Bridge, New York 12461,  
parties of the first part,

and B and B Management Services, LLC, a domestic  
corporation under the laws of the State of New York,  
having its principal place of business at 5207 Route  
32, Catskill Greene County, New York,

960  
MAY 6

2031

party of the second part,

**Witnesseth** that the parties of the first part, in  
consideration of ----One and 00/100---- (\$1.00) lawful money of  
the United States and other good and valuable consideration paid  
by the party of the second part, does hereby grant and release  
unto the party of the second part, its successors and assigns  
forever,

All that piece or parcel of land, together with the  
buildings and improvements thereon, situate, lying and being in  
the town of Catskill, Greene County, New York, bounded and  
described as follows:

Beginning at a point marked by an iron pipe driven in the  
ground on the westerly side of Route 32 in the northeasterly  
corner of the premises herein described and the southeasterly  
corner of lands reputedly of Henry Odenthal, and running thence N  
67 degrees 20' West 293.48 feet to a point; N 66 degrees 40' West  
308.42 feet to a point, and N 66 degrees 48' West 217.02 feet to  
an iron pin driven in the ground; thence along lands reputedly of  
Lindemann or the Catskill Game Farm, Inc., running S 5 degrees  
34' East 175.32 feet; thence S 3 degrees 48' East 230.82 feet, to  
an iron pipe driven in the ground; thence S 4 degrees 54' East  
500.26 feet to an iron pipe driven in the ground; thence S 5  
degrees 07' East 91.43 feet to an iron pipe driven in the ground;  
thence running along lands reputedly of Louis Innuce N 87 degrees  
15' East 438.14 feet to an iron pipe driven in the ground in the  
westerly side of New York State Highway Route 32; thence running  
along the westerly side of said highway, N 21 degrees 05' East  
177.27 feet to an iron pin; N 21 degrees 00' East 235.30 feet; N  
18 degrees 09' East 207.62 feet, and N 16 degrees 00' East 73.00

feet to the point and place of beginning, and containing 11.5949 acres of land."

"Subject to an easement given by Nicholas Cymbalisky to New York Telephone Company dated May 16, 1962 and recorded December 26, 1962 in Greene County Clerk's Office in Liber 411 of Deeds at page 60."

Also subject to easement given by Margaret King and Kathy Harkin to Central Hudson Gas and Electric Corporation and New York Telephone Company by Deed recorded in Liber 607 of Deeds at page 170.

Being the same premises conveyed to Margaret King and Katherine Harkin by Nicholas Cymbalisky and Lucy Cymbalisky, his wife, by Deed dated October 28, 1985 and recorded in the Greene County Clerk's Office on October 28, 1985 in Liber 589 of Deeds at Page 97.

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

**To Have and to Hold** the premises herein granted unto the party of the second part, its successors and assigns forever.

**And** said parties of the first part covenant as follows:

**First**, that said parties of the first part are seized of said premises in fee simple, and have good right to convey the same;

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


**Third**, that said premises are free from incumbrances;

**Fourth**, that said parties of the first part will execute or procure any further necessary assurance of the title to said premises;

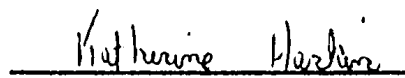
**Fifth**, that said parties of the first part covenant that they have not done or suffered anything whereby the said premises have been encumbered in any way whatsoever;

Sixth, That the grantors, in compliance with Section 13 of the Lien Law, 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 parties of the first part hereto have hereunto set their hands and seals the day and year first above written.


 (L.S.)  
Margaret King

In Presence of:

 (L.S.)  
Katherine Harkin

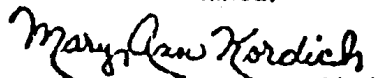
STATE OF NEW YORK )  
: SS. :  
COUNTY OF GREENE )

On the 9th day of May, in the year 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared MARGARET KING and KATHERINE HARKIN, 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, 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.

  
(Name)  
Notary Public of the State of New York  
Qualified in Greene County  
My Commission Expires:

DOMINIC J. CORNELIUS  
Notary Public in the State of New York  
Qualified in Greene County  
My Commission Expires: 11.12.03

Greene County, as  
Recorded on the 16<sup>th</sup> day  
of MAY 2001 at 7:00  
o'clock P. M., in Liber 996  
of Daeds at page 142  
Indexed and examined.

  
Clerk

Greene County



Image Mate Online

### Details for Taxes Levied in 2022

Tax Links
Property Info
Tax Info

### Municipality of Catskill

Swis:	192689	Tax Map ID#:	153.00-2-10
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2022 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County Tax	8.332685	560,500.00	4,670.47
Town Tax	6.989474	560,500.00	3,917.60
Kiskatom fire	1.616528	560,500.00	906.06
			Total: 9,494.13

2022-23 School	
No School tax information is available.	



Property and summary tax balance information for the selected parcel is shown to the right. Exemptions are displayed as well if they exist for the property.

You can view or hide tax bill detail and any payments by clicking the bar near the bottom of the page.

If the property appears in other tax years, you can quickly view the tax history for the property. Just select a tax year from the drop-down list at the top of the page.

To request a signed Tax Certification, click the "Request Signed Certificate" button at the bottom of the page.

[Re-enter search conditions](#)

For Tax Year:  ▼

Last Updated: 11/08/21 02:30 pm

Owner: <b>B And B Management Services Llc</b> 5207 Route 32 Catskill, NY 12414	Tax Map # <b>153.00-2-10</b> Tax Bill # <b>002694</b> Bank Code: School Code: <b>192601</b> Property Class: <b>411</b> Tax Roll: <b>1</b>												
Location: <b>5207 Route 32</b> SWIS: <b>192689 Catskill</b>	Acreage: <b>11.6</b> Frontage: Liber: <b>996</b> Depth: Page: <b>142</b>												
<table border="1"> <tr><td>Full Value:</td><td><b>1,167,708</b></td></tr> <tr><td>Assessment:</td><td><b>560,500</b></td></tr> <tr><td>STAR Savings:</td><td><b>0.00</b></td></tr> <tr><td><b>Tax Amount:</b></td><td><b>18,051.17</b></td></tr> <tr><td>Tax Paid:</td><td><b>18,051.17</b></td></tr> <tr><td><b>Balance:</b></td><td><b>0.00</b></td></tr> </table>		Full Value:	<b>1,167,708</b>	Assessment:	<b>560,500</b>	STAR Savings:	<b>0.00</b>	<b>Tax Amount:</b>	<b>18,051.17</b>	Tax Paid:	<b>18,051.17</b>	<b>Balance:</b>	<b>0.00</b>
Full Value:	<b>1,167,708</b>												
Assessment:	<b>560,500</b>												
STAR Savings:	<b>0.00</b>												
<b>Tax Amount:</b>	<b>18,051.17</b>												
Tax Paid:	<b>18,051.17</b>												
<b>Balance:</b>	<b>0.00</b>												

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	19,965,702	560,500	30.894906	17,316.59
Library Tax	846,986	560,500	1.310588	734.58

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
09/28/21	B And B Management	0928-00011	18,051.17	

**Tax Balance does not include any accrued Late Fees**  
**Payments shown may not include payments made directly to the County**

[Late Fee Schedule](#) | [Tax Certification](#) | [Request Certification](#)

Bowling  
Scores  
Page 9

# The Daily Mail

The Only Daily Newspaper  Published in Greene County.

USPS 094 860 VOL. 106 NO. 259 SATURDAY NOVEMBER 2, 1985 44 PAGES CATSKILL, N.Y.

## Window Into The Past



Reproduced by CLAUDE HAZEN

**LAWRENCE'S TAVERN** - A Kiskatom landmark, The Lawrence House, is exchanging hands once again. This photo was taken over 100 years ago, and the establishment's origins can be traced back to at least 1810, when it was a "gateway to the wilderness" run by a former Lt. Col-

onel in the New York Militia. As part of it's attraction, Merchant Lawrence used to keep live black bears chained up and would charge patrons three cents for a look at them. The establishment also once served as a military camp for boys. Experience more of this local history on Page 14.

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# 1810 Kiskatom Landmark Changing Hands

By CLAUDE HAYON  
Weekend Editor

**KISKATOM** - The Lawrence House, a local landmark whose history extends early into the previous century, has been purchased by investors from Long Island who are moving to the area.

The establishment had been owned by the Cymbalisky family for the past 46 years, 26 of those by Nicholas Cymbalisky and family of Kiskatom. Over the previous 20 years, the Lawrence House was owned by an uncle in the family, Pete Valunos and his wife, Ann.

The estate features - in addition to the main structure which houses a bar, restaurant and rooms for rent - a ballfield and pavilion, swimming pool, and rear-round rental cabins situated on about 15 acres of land.

The new owners are Peggy and Randy King, and Kathy and Bob Farkin of Long Island, who are moving to the area.

The Kings announced during a celebration held this past Sunday evening that they intend to change the name of the Lawrence House to The Erin House. The establishment has had numerous names in the past, and even once served as a summer camp for boys.

#### Background

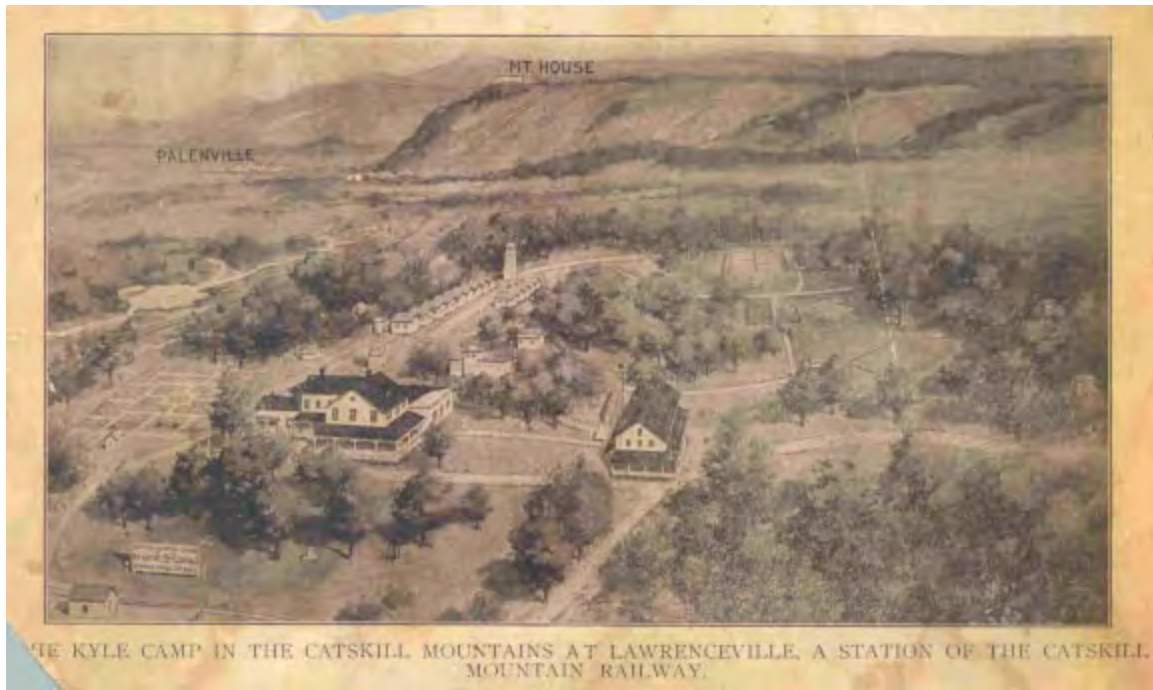
Nick Cymbalisky says that the history of the Lawrence House stretches back to at least 1810.



**THE LAWRENCE HOUSE Today** - A Kiskatom landmark that reaches into the previous century, the Lawrence House has been sold after 46 years in the Cymbalisky family, 26 of those with Nicholas Cymbalisky and family of Kiskatom. A

party for patrons was held this past Sunday evening, and the new owners, the King and Farkin of Long Island, announced at that time the changing the name to "The Erin House."

CLAUDE HAYON



THE KYLE CAMP IN THE CATSKILL MOUNTAINS AT LAWRENCEVILLE, A STATION OF THE CATSKILL MOUNTAIN RAILWAY.



**ENERGY EFFICIENCY PROFILE****FOR ADDRESS:** 5207 Route 32, Catskill, NY 12414**MLS #**

136162 &amp; 136200

**CERTIFICATION (obtain copy of certificate or verification):** ENERGY STAR VERSION:  ENERGY STAR INDOOR AIR PLUS LEED for Homes LEVEL:  National Green Building Standard LEVEL:  US DOE Builder's Challenge Other TYPE: **RATING (obtain documentation):** HERS Index  Other Score & Type  **COMPREHENSIVE HOME ENERGY ASSESSMENT/AUDIT PERFORMED BY BPI\* CERTIFIED TECHNICIAN?** YEAR? 

\*Technicians performing energy assessments as assigned by one of the major program sponsors in NYS (NYSERDA, National Grid, LIPA, etc.) are required by the sponsor to be certified by the Building Performance Institute (BPI) Performance of a home energy assessment alone does not indicate recommended improvements were completed.

**ATTRIBUTES (check all that apply):**

- Air Sealing  Documentation Collected?
- ENERGY STAR Central AC  Documentation Collected?
- ENERGY STAR Doors  Documentation Collected?
- ENERGY STAR Furnace  Documentation Collected?
- ENERGY STAR Water Heater  Documentation Collected?
- ENERGY STAR Windows  Documentation Collected?
- Ground Source Component(s) aka 'Geothermal'  COMMISSIONING REPORT Collected?
- Instantaneous Water Heater  Documentation Collected?
- Insulation  Walls **List R-Value:**   Attic **List R-Value:**  Type(s):
- Low E Windows
- Low Flow Faucets/Aerators
- Low Flow Showerhead (s)
- Low Flow Toilet (s) #
- Solar Component(s)  Documentation Collected?
- Programmable Thermostat
- Windmill
- Other Description:

**APPLIANCES:** (This section should be used to indicate **ENERGY STAR** appliances in this listing to be **included** (conveyed). Mark YES if included)

REFRIGERATOR  DISHWASHER  A/C UNIT (not central air) DEHUMIDIFIER  CLOTHES WASHER  OTHER (specify) 

Seller:

DocuSigned by:

*Vitaliy Bobkov*Date 2/8/2021

Seller:

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

### AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 5207 Route 32, Catskill, NY 12414

When any purchase and sale contract is presented for the sale, purchase, or exchange of real property located partially or wholly within an agricultural district established pursuant to the provisions of article 25-AA of the Agricultural and Markets law, the prospective grantor shall present to the prospective grantee a disclosure notice which states the following:

*It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.*

*Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law.*

Such disclosure notice shall be signed by the prospective grantor and grantee prior to the sale, purchase or exchange of such real property.

Receipt of such disclosure notice shall be recorded on a property transfer report form prescribed by the state board of real property services as provided for in section three hundred thirty-three of the real property law.

Initial the following:

The aforementioned property IS located in an agricultural district.  
 IS NOT  The aforementioned property IS NOT located in an agricultural district.  
 The subject property is located next to an agricultural district.

I have received and read this disclosure notice.

DocuSigned by:			
<u>Vitaliy Bobkov</u>		<u>1/23/2021</u>	
Seller	<u>EB4D6D6B46C04ED...</u>	Date	Purchaser _____ Date
Seller _____	Date _____	Purchaser _____	Date _____



# Division of Licensing Services

New York State  
**Department of State**  
**Division of Licensing Services**  
 P.O. Box 22001  
 Albany, NY 12201-2001  
 Customer Service: (518) 474-4429  
 www.dos.ny.gov

## New York State Disclosure Form for Buyer and Seller

### THIS IS NOT A CONTRACT

*New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.*

*Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.*

*If you need legal, tax or other advice, consult with a professional in that field.*

### Disclosure Regarding Real Estate Agency Relationships

#### Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

#### Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interest. The buyer's agent does this by negotiating the purchase of a home at a price and on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the

agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not consistent with the agent's fiduciary duties to the buyer.

#### Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller cannot provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

#### Dual Agent

A real estate broker may represent both the buyer and the seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

#### Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller. A sales agent works under the supervision of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will

# New York State Disclosure Form for Buyer and Seller

function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. A designated sales agent cannot provide full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent

under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by Theodore Banta III & Konrad Roman of Rip Van Winkle Mountain Realty  
*(Print Name of Licensee)* *(Print Name of Company, Firm or Brokerage)*

a licensed real estate broker acting in the interest of the:

Seller as a *(check relationship below)*

Seller's Agent

Broker's Agent

Buyer as a *(check relationship below)*

Buyer's Agent

Broker's Agent

Dual Agent

Dual Agent with Designated Sales Agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

Advance Informed Consent Dual Agency

Advance Informed Consent to Dual Agency with Designated Sales Agents

If dual agent with designated sales agents is indicated above: \_\_\_\_\_ is appointed to represent the buyer; and \_\_\_\_\_ is appointed to represent the seller in this transaction.

(I) (We) B & B Management Services, LLC acknowledge receipt of a copy of this disclosure form:

Signature of  Buyer(s) and/or  Seller(s):

\_\_\_\_\_  
\_\_\_\_\_

DocuSigned by:  
*Vitaliy Bobkov*  
EB4D6D8B46C64ED...

\_\_\_\_\_  
\_\_\_\_\_

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

Date: 1/23/2021



## Division of Licensing Services

New York State  
Department of State, Division of Licensing Services  
(518) 474-4429  
[www.dos.ny.gov](http://www.dos.ny.gov)

New York State  
Division of Consumer Rights  
(888) 392-3644

### **New York State Housing and Anti-Discrimination Disclosure Form**

Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing Laws.

#### **Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:**

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by “steering” which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by “blockbusting” which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

#### **YOU HAVE THE RIGHT TO FILE A COMPLAINT**

**If you believe you have been the victim of housing discrimination** you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: [www.dhr.ny.gov](http://www.dhr.ny.gov);
- Stop by a DHR office in person, or contact one of the Division’s offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State’s website [https://www.dos.ny.gov/licensing/complaint\\_links.html](https://www.dos.ny.gov/licensing/complaint_links.html)
- Stop by a Department’s office in person, or contact one of the Department’s offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.





# Division of Licensing Services

New York State  
Department of State, Division of Licensing Services  
(518) 474-4429  
[www.dos.ny.gov](http://www.dos.ny.gov)

New York State  
Division of Consumer Rights  
(888) 392-3644

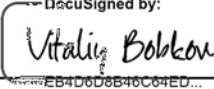
## New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit <https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by Theodore Banta III & Konrad Roman (print name of Real Estate Salesperson/  
Broker) of Rip Van Winkle Mountain Realty (print name of Real Estate company, firm or brokerage)

(I)(We) B&B Management Services, LLC

(Buyer/Tenant/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Buyer/Tenant/Seller/Landlord Signature  Date: 1/23/2021

Buyer/Tenant/Seller/Landlord Signature \_\_\_\_\_ Date: \_\_\_\_\_

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.