SHANDAKEN
CATSKILL MOUNTAINS • NEW YORK
"The Heart of the Park... Where the Eagle Soars"
www.shandaken.us

Supervisor: (845) 688-7165
Police: (845) 688-9902
Town Clerk: (845) 688-5004
Justice Court: (845) 688-5005
Assessor: (845) 688-5003
Highway: (845) 688-9001

P.O. Box 134, 7209 Rte. 28, Shandaken, NY 12480

APPLICATION FOR LOT LINE ADJUSTMENT

OWNERS OF PROPERTIES BEING ADJUSTED – If more than two properties involved, list others on reverse side of this form, and check this block. [ ]

NAME(S): (A) Alison Goudreault & The Kerr 17 LLC
MAILING ADDR [redacted]
CITY/STATE/ZIP
TELEPHONE: 6

LOCATION OF PROPERTY: On the N sides(s) of Ridge (Rd/St

[ ] [being also known as or] [ ] within 500' of ___ State/County Highway # ____, or approx.

1,000 feet from Woodland Valley (Rd/St in the Hamlet/Town of Phoenicia

In a R1.5 Zoning District Size of parcel being transferred 0.319

FROM: SECTION: 13.20 - BLOCK 2 - LOT 39.112 CURRENT LOT SIZE: 20.4

TO: SECTION: 13.20 - BLOCK 2 - LOT 7.100 CURRENT LOT SIZE: 1.1

If more than two lots involved, continue on reverse and check this block [ ]

EASEMENTS, COVENANTS OR OTHER RESTRICTIONS NOW APPLYING TO PROPERTY:

Right of Way over Ridge Road

PURPOSE OF THIS APPLICATION:

Brings undersized lot closer to compliance.

SURVEYOR OR ENGINEER	OTHER REPRESENTATIVE
NAME(S): Donald Brewer Surveying	
MAILING ADD [redacted]	
CITY/STATE/Z	
TELEPHONE	

The undersigned, as individual owner(s) or as a qualified officer of the corporation of the above described property request approval of a proposed Lot Line Adjustment of that property, in accordance with a plat to be submitted with supporting data as provided in Subdivision Regulations of the Town of Shandaken, and hereby authorize entry upon the property for site inspection by members and authorized representatives of the Planning board of the Town of Shandaken.

DATE: 10/29/24 SIGNATURE: Alison Goudreault

October 22, 2026

Town of Shandaken
Planning Board
7209 Route 28
Shandaken NY 12480

To the Town of Shandaken Planning Board,

We authorize Donald Brewer Surveying, Inc. to represent us in all issues concerning the property located at 32 Ridge Road, Shandaken, Tax ID # 13.20-2-7.100 before the Town Planning Board.

Sincerely,

Alison A. Goudreault

Morris County
emad mohamed
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 10/09/2027
COMMISSION: #2425968

EMAD MOHAMED
My Comm. Expires
NOTARY
PUBLIC
10/09/2027
NEW JERSEY

Sworn to and subscribed
before me this
29th day of October 2026

TOWN OF SHANDAKEN
CATSKILL MOUNTAINS • NEW YORK
"The Heart of the Park...Where the Eagle Soars"
www.shandaken.us

Supervisor: (845) 688-7165
Police: (845) 688-9902
Town Clerk: (845) 688-5004
Justice Court: (845) 688-5005
Assessor: (845) 688-5003
ZBA/ZEO/Planning: (845) 688-5008
Highway: (845) 688-9901
Fax: (845) 688-9863

P.O. Box 134, 7209 Rte. 28, Shandaken, NY 12480

APPLICATION FOR LOT LINE ADJUSTMENT

OWNERS OF PROPERTIES BEING ADJUSTED – If more than two properties involved, list others on reverse side of this form, and check this block. [ ]

NAME(S): (A) Alison Goudreault (B) The Kar17 LLC
MAILING ADDRE[redacted]
CITY/STATE/ZIP:
TELEPHONE: 6[redacted]

LOCATION OF PROPERTY: On the N side(s) of Ridge Rd/St.

[ ] being also known as or [ ] within 500' of ___ State/County Highway # _____, or approx.

1,000 feet from Woodland Valley Rd/St. in the Hamlet/Town of Phoenicia

In a R1.5 Zoning District Size of parcel being transferred: 0.319

FROM: SECTION: 13.20 - BLOCK 2 - LOT 39.112 CURRENT LOT SIZE: 20.4

TO: SECTION: 13.20 - BLOCK 2 - LOT 7.100 CURRENT LOT SIZE: 1.1

If more than two lots involved, continue on reverse and check this block [ ]

EASEMENTS, COVENANTS OR OTHER RESTRICTIONS NOW APPLYING TO PROPERTY:

Right of Way over Ridge Road

PURPOSE OF THIS APPLICATION:

Brings undersized lot closer to compliance.

SURVEYOR OR ENGINEER:
NAME(S): Donald Brewer Surveying
MAILING AD[redacted]
CITY/STATE/
TELEPHONE:

OTHER REPRESENTATIVE:

The undersigned, as individual owner(s) or as a qualified officer of the corporation of the above described property request approval of a proposed Lot Line Adjustment of that property, in accordance with a plat to be submitted with supporting data as provided in Subdivision Regulations of the Town of Shandaken, and hereby authorize entry upon the property for site inspection by members and authorized representatives of the Planning board of the Town of Shandaken.

DATE: 10/15/26 SIGNATURE: Michael Drake

October 9, 2026

Town of Shandaken
Planning Board
7209 Route 28
Shandaken NY 12480

To the Town of Shandaken Planning Board,

We authorize Donald Brewer Surveying, Inc. to represent us in all issues concerning the property located at 17 Ridge Road, Shandaken, Tax ID # 13.20-2-39.112 before the Town Planning Board.

Sincerely,

Michael Drake P.O.A.

The Kay 17 LLC

State of New York
County of Ulster

The foregoing document was acknowledge before me this 15th day of October 2026 by Michael Drake, POA who personally appeared who proved to me on the basis of satisfactory evidence to be the person(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 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

Susan J Falke

Notary Signature

SUSAN J. FALKE
Notary Public, State of New York
Reg. # 01FA616197
Qualified In Greene County
Commission Expires February 26, 2027

LIMITED POWER OF ATTORNEY

Real Property, Boundary and Two Separate Lot-Line Adjustment Matters

This Limited Power of Attorney is made by **The Kay 17, LLC** (the "LLC"), acting through its duly authorized Manager, **Julia A. Vishnev**.

The LLC hereby appoints **Michael Drake** as its Agent and Attorney-in-Fact ("Agent") for the limited purposes and with the authority expressly stated in this instrument.

1. LLC PROPERTY

This Limited Power of Attorney concerns real property owned by **The Kay 17, LLC**, commonly known as:

17 Ridge Road
Phoenicia, New York 12464
Tax Map / SBL: 13.20-2-39.112

(the "LLC Property").

The authority granted herein relates specifically to boundary, encroachment, real-property, and **two separate and independent lot-line adjustment transactions** involving portions of the LLC Property.

2. LOT-LINE ADJUSTMENT NO. 1 - 32-36 RIDGE ROAD

The first authorized transaction involves a portion of:

17 Ridge Road
Phoenicia, New York 12464
Tax Map / SBL: 13.20-2-39.112
Owner: The Kay 17, LLC

to be transferred to and incorporated into:

32-36 Ridge Road
Phoenicia, New York 12464
Tax Map / SBL: 13.20-2-7.100
Owner: Alison Goudreault

This transaction is referred to herein as **"Lot-Line Adjustment No. 1."**

The exact portion of 17 Ridge Road to be transferred shall be established by the final survey, legal description, approved lot-line adjustment map, deed, and other documents applicable to this transaction.

3. LOT-LINE ADJUSTMENT NO. 2 - 35 RIDGE ROAD

The second authorized transaction involves a separate portion of:

17 Ridge Road
Phoenicia, New York 12464
Tax Map / SBL: 13.20-2-39.112
Owner: The Kay 17, LLC

to be transferred to and incorporated into:

35 Ridge Road
Phoenicia, New York 12464
Tax Map / SBL: 13.20-2-92
Owner: Mark McGrath

This transaction is referred to herein as **"Lot-Line Adjustment No. 2."**

The exact portion of 17 Ridge Road to be transferred shall be established by the final survey, legal description, approved lot-line adjustment map, deed, and other documents applicable to this transaction.

4. INDEPENDENCE OF TRANSACTIONS

Lot-Line Adjustment No. 1 and Lot-Line Adjustment No. 2 are **separate and independent transactions**.

Approval, modification, delay, rejection, abandonment, failure to complete, or completion of either transaction shall not affect the Agent's authority to negotiate, process, execute, or complete the other transaction.

Michael Drake is authorized to retain, instruct, and communicate with surveyors, engineers, attorneys, title companies, abstract companies, contractors, real-estate professionals, and other professionals reasonably necessary to accomplish the purposes of this Limited Power of Attorney.

The Agent may obtain, receive, and provide surveys, deeds, maps, legal descriptions, title information, municipal records, tax records, applications, correspondence, photographs, and other documents concerning the LLC Property and the authorized transactions.

9. MUNICIPAL AND GOVERNMENTAL AUTHORITY

Michael Drake is authorized to represent **The Kay 17, LLC** concerning the matters authorized herein before any applicable Planning Board; Zoning Board of Appeals; Town Board; Code Enforcement Office; Building Department; Assessor; County office; County Clerk; municipal department; or other governmental authority.

The Agent may attend meetings, make submissions, respond to requests for information, execute authorized documents, and take reasonable administrative actions necessary to obtain approval and complete either lot-line adjustment.

10. ATTORNEYS, CLAIMS AND LEGAL MATTERS

Michael Drake may retain, instruct, communicate, and cooperate with attorneys concerning the LLC Property, the authorized lot-line adjustments, boundary disputes, encroachments, trespass, property damage, and related matters.

The Agent may provide information and documents to counsel and may participate in negotiations and settlement discussions on behalf of the LLC within the scope of this Limited Power of Attorney.

Nothing herein authorizes Michael Drake to practice law or personally represent the LLC in a judicial proceeding where representation by a licensed attorney is required.

11. LIMITATIONS ON AUTHORITY

This is a **Limited Power of Attorney** and does not grant Michael Drake general authority over the LLC or its assets.

Except for the specific authority necessary to accomplish Lot-Line Adjustment No. 1 and Lot-Line Adjustment No. 2, Michael Drake is not authorized by this instrument to:

- sell or convey the remainder of 17 Ridge Road;
- sell or convey other real property owned by the LLC;
- mortgage or pledge LLC property;
- make gifts of LLC property;
- transfer LLC property or funds to himself;
- borrow money in the LLC's name;
- guarantee obligations using LLC assets; or
- exercise authority unrelated to the matters described herein.

The authority to convey real property is expressly limited to the separate portions of **17 Ridge Road, Phoenicia, New York 12464, SBL 13.20-2-39.112**, included in the two authorized lot-line adjustments.

12. RELIANCE BY THIRD PARTIES

The LLC intends that municipal boards and agencies, governmental officials, surveyors, engineers, attorneys, title companies, adjoining property owners, closing agents, and other persons may rely upon this Limited Power of Attorney as evidence of Michael Drake's authority to perform the acts expressly authorized herein.

A copy of this Limited Power of Attorney may be relied upon to the extent permitted by applicable law, except where an original, certified copy, or recorded instrument is required.

13. RATIFICATION

The Kay 17, LLC ratifies and confirms all lawful acts undertaken by Michael Drake within the scope of authority granted by this Limited Power of Attorney.

14. EFFECTIVE DATE AND TERMINATION

This Limited Power of Attorney becomes effective immediately upon execution by **The Kay 17, LLC**.

It shall remain effective until (1) revoked in writing by **The Kay 17, LLC**; or (2) both authorized lot-line adjustment matters have been completed or abandoned, whichever occurs first.