Town of Orangetown

Town Hall • 26 W. Orangeburg Road • Orangeburg, NY 10962

Telephone: (845) 359-5100 • Fax: (845) 359-2623

e-mail: <u>supervisor@orangetown.com</u> website: www.orangetown.com

Andrew Y. Stewart, Ph.D.

Supervisor



MEMORANDUM

TO: TOWN BOARD FROM: VICKI CARAMANTE

SUBJECT: STREET LIGHT PURCHASE/LED CONVERSION UPDATE

DATE: AUGUST 8, 2017

CC: JOHN EDWARDS; JEFF BENCIK; ALLAN RYFF

As shared in previous emails, we are moving towards culmination of the purchase of street lights from ORU and their conversion to LED fixtures. On Aug. 15th Town staff will meet with the NY Power Authority and contract manager Guth DeConzo (GD) to review the bids submitted to NYPA for conversion. Based on their analysis and evaluation of the various bid components, GD will recommend a firm. The Town Board will consider and then vote on accepting GD's recommendation at the Sept. 5th TB Workshop meeting.

Upon approval of GD's recommendation, the Town Board will also have to vote on a Customer Implementation Contract (CIC) with NYPA. Full details of the contract are written specific to a project and predicated on the terms of the winning bid, so the CIC will not be ready until after GD makes its recommendation. In the meantime, I've asked NYPA to provide a sample of portions of a contract for you to review. Attached is a template of Section A, 'Executables,' which will detail project cost, project savings, and required signatures. (The figures included are for illustrative purposes ONLY). Also attached is a Table of Contents of a standard CIC, intended to give you a sense of what information will be included. A vote on the CIC will be scheduled at the Sept. 5th TB Workshop meeting.

Once the bid and the CIC are approved by the Town Board, GD will immediately move to order LED light fixtures; this requires a four- to six-week lead time. Fixtures will be delivered to a secured area at the Highway Department set aside for the conversion contractor and work will begin immediately thereafter.

New York Power Authority Statewide Energy Efficiency Program (EEP) Initial Customer Installation Commitment (CIC)

This document is the Customer Installation Commitment ("CIC") for the Project described herein, at the CUSTOMER's Facility, described herein. The terms of the Energy Efficiency Services Program Agreement effective November 11, 2015 ("Agreement") are incorporated into this CIC by reference. In the event of a conflict or inconsistency between this CIC and the Agreement, this CIC shall govern.

This contract shall be deemed executory only to the extent of the monies appropriated and available for the purpose of the contract, and no liability on account therefor shall be incurred beyond the amount of such monies. It is understood that neither this contract nor any representation by any public employee or officer creates any legal or moral obligation to request, appropriate or make available monies for the purpose of the contract.

The CUSTOMER's equipment and other materials removed pursuant to this CIC shall become the property of the Authority, Waste and Debris excepted. However, notwithstanding the foregoing, the CUSTOMER may retain existing Project equipment or materials it identifies to the Authority or its Contractor in advance of removal.

Customer Name:	[INSERT CUSTO	MER NAME]	Contact Name:	[INSERT CONTA	CT NAME]
Cust. Address:	[INSERT CUSTO	MER ADDRESS]	Contact Tel.#:	[INSERT CONTA	CT TEL#]
Cust. Tel.#:	[INSERT CUSTO	MER TEL #]	- -		
Facility Name:	[INSERT FACILI	TY NAME]	Utility Account #'s:	[INSERT UTILITY	ACCOUNT #S]
Facility Address:	[INSERT FACILI	TY ADDRESS]			
•			- -		
Implementation C [INSERT NAME]		-	Designated Repres		
Installation Subco		-	Designated Repres		
		- -			
Estimated Start Da	ate:	September 30, 20	17	-	
Estimated Comple	etion Date:	May 31, 2019		-	

SUMMARY OF PROPOSAL:

1) Scope of Work		
	Refer to Section	
2) 16		
2) Materials & Labor	D. C C	
	Refer to Section	
	_	
3) Credits		
3) Cicuits	Refer to Section	
	Refer to section	
	_	
	_	

ESTIMATED ANNUAL SAVINGS

ENERGY: FUEL TYPE			Annual Savings (\$)
ELECTRIC:			
Estimated KWH	923,856		\$73,908.48
Estimated KW	355.1		\$38,350.80
Estimated MMBTU Equivalent	3,153.1		N/A
GAS:			
Estimated CCF	198,725		\$149,043.75
Estimated MMBTU Equivalent	20,468.7		N/A
OIL:			
Est. Gallons	9,723		\$26,738.25
Estimated MMBTU Equivalent	1,341.8		N/A
OTHER: Steam (100 psi):			
Estimated :Lbs	854,832.0		\$21,370.80
Estimated MMBTU Equivalent	752.3		N/A
Total Equivalent MMBTU NON-ENERGY:	25,715.8	Total Energy	\$309,412.08
Estimated Gallons of Water	238,900		\$836.15
Estimated Operation & Maintenance S	Savings		\$25,200.00
Other:	<u>_</u> .		\$0.00
TOTAL ESTIMATED PROJECT SA	VINGS		\$335,448.23

NYPA EEP - [INSERT CUSTOMER NAME]: Initial Customer Installation Commitment (CIC) TOTAL INSTALLED COST SUMMARY

Date: July, 18, 2017 **Project No.:** [INSERT WBS NUMBER] **Project:** [INSERT PROJECT NAME] **COST COMPONENTS:** (1) Material & Labor a) Base Scope \$2,000,000.00 b) Alternates \$0.00 c) Allowances \$0.00 \$40,000.00 d) Direct Construction and Abatement Bonds (2) Environmental a) Abatement Material & Labor \$200,000.00 b) Remediation, Disposal Allowance \$41,000.00 c) Design, Sampling, Testing, Air Monitoring \$57,000.00 (3) Professional Services \$20,000.00 a) Special Inspections b) Permitting, Expediting, Commissioning \$5,000.00 c) Testing During Design, Other \$1,000.00 (4) Project Contingency (See note below) (10.0% of [(1) + (2a) + (3a) + (3b)])\$226,500.00 (5) Consultant Services a) Audit, Feasibility Study or Energy Master Planning Services \$0.00 b) Engineering and Design (0.00% of [(1) + (2a) + (3a) + (3b) + (4)])\$0.00 \$298,980.00 c) Construction Management (12.00% of [(1) + (2a) + (3a) + (3b) + (4)])d) Performance Bond by Implementation Contractor \$22,000.00 (6) AUTHORITY Value Added Services (15.0% of [(1) + (2a) + (3a) + (3b) + (4)])\$373,725.00 (7) Material Handling Cost \$1,500.00 (8) Subtotal Project Cost \$3,286,705.00 (9) Estimated Interest During Construction \$181,408.10 (10) Total Installed Cost \$3,468,113.10 Less Grants and/or Incentive Payments Other Payments \$3,468,113.10 (11) CUSTOMER Repayment Obligation

Note: 1. The Net Cost and the associated monthly charge are subject to "true up" based on actual installed quantities following completion of the work.

Est. Monthly charge of:

Number of Monthly Payments:

- 2. The CIC will be modified through the execution of a change order.
- 3. Remaining contingency and fees on remaining contingency will be removed from the project budget upon completion of the project.
- $4.\ Interest\ During\ Construction\ (IDC)\ is\ estimated\ based\ on\ 4.00\%\ interest\ rate.\ See\ Appendix\ 1.$
- 5. The interest rate is estimated at 4.00%, a long-term conservative estimate. The 2017 Tax Exempt Interest Rate is 1.00%. The variable interest rate is adjusted on January 1 annually.

\$35,112.96

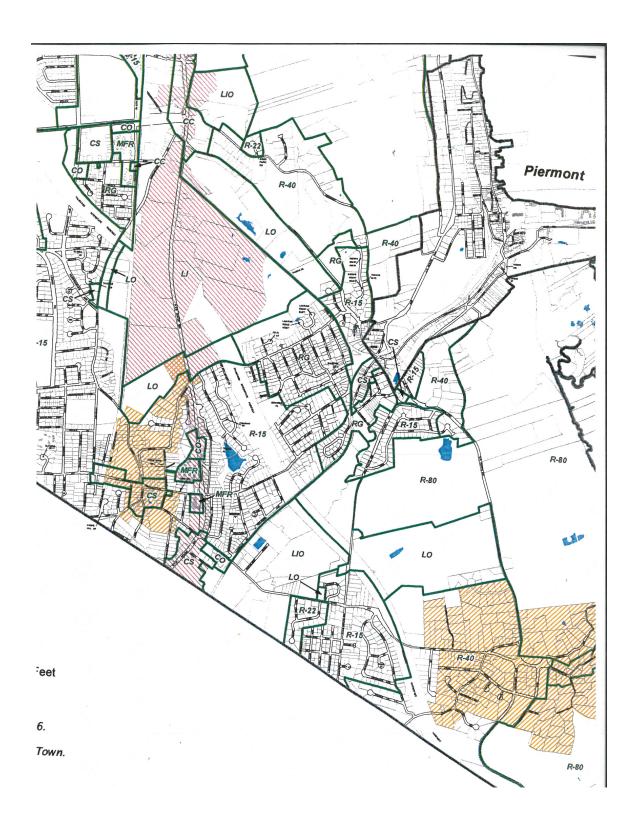
120

NYPA EEP - [INSERT CUSTOMER NAME]: Initial Customer Installation Commitment (CIC) SUMMARY AND SIGNATURE SHEET

Date:	July 18, 2017		
Project No:	[INSERT WBS NUMBER]		
Project Name:	[INSERT PROJECT NAME]		
CUSTOMER REPA	AYMENT OBLIGATION		
	ost of Project [Page 4, Line (10)]:		\$3,468,113.10
METHOD OF PAY	MENT		Financed
Customer Repays	ment Obligation / Principal Financed [Page 4, Line (1)	1)]: (P)	\$3,468,113.10
	rity Cost of Money / Interest (See Note 5 on Page 4):	(i)	4.00%
	hly payments = Term of loan in years x 12:	(N)_	120
	aly Bill Surcharge (Formula based on Microsoft Excel): Pmt(i/12 , N , -P)	\$35,112.96
Annual Bill Surc	harge (Sum of twelve payments)		\$421,355.51
ESTIMATED ANN	UAL COST REDUCTION		
	al Energy Cost Savings:		\$309,412.08
	al Maintenance Savings:	_	\$26,036.15
Estimated Total A	Annual Savings:		\$335,448.23
AUTHORIZATION	<u>NS</u>		
Installation of EF	EP at this facility upon these terms is hereby	<u>Bids Expir</u>	e: August 15, 2017
approved by the	CUSTOMER		
Authorized CUSTON	MER Representative:		
CUSTOMER Ce	<u>rtification</u>	Name an	d Title
"In addition to th	e acceptance of this contract, I also certify that		
original copies of	f this signature page will be attached to all other	Signat	ture
exact copies of the	nis contract.	-	
		(Dat	e)
	hat the New York Power Authority (NYPA) does		
	e energy savings presented in this CIC. It is the	Other CUSTOMER	Representative
	each CUSTOMER at whose facility ESP is being	as Appropriate:	
-	ensure that savings estimates are reasonable		
physical plant of	rating characteristics and condition of the	Name an	d Title
physical plant of	uns racinty.		
		Signal	ture
Installation of EEP a	at this facility upon these terms is hereby	(Dat	e)
	zed NYPA Representative:		
		Jill Anderson, EVP C	hf Commercial Ofc,
		Energy Solutions, Cu	stomer Operations
		Name an	d Title
		(Signal	ture)
		(Dat	e)

Initial CIC Table of Contents

- A. CIC Executables
- B. Executive Summary
- C. Facility Description
- D. Energy Efficiency Measures & Project Economics
- E. Schedule / Timeline
- F. Materials & Labor Bid Process
- G. Specifications & Cut Sheets
- H. Environmental & Safety
- I. Customer Information & Billing Data
- J. Appendices
 - 1. Interest During Construction Calculation
 - 2. Projected Energy, Utility and O&M Savings Summary
 - 3. Assumptions and Energy Savings Calculations
 - 4. Prototype Installation



TAO/ds 7/19/2017

LOCAL LAW NO. ___ OF 2017 OF THE TOWN OF ORANGETOWN, NEW YORK

A LOCAL LAW TO AMEND Chapters 12 of the Code of the Town of Orangetown to AMEND Sections 12-3, 12-4.(H), 12-5.(A)(3) and 12-6.(A)(3), and TO AMEND Chapter 43, Article III, Section 3.11 and the related General Use Regulations thereto.

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF ORANGETOWN AS FOLLOWS:

Section 1. That Local Law Number 13 of 1997 (Chapter 12 of the Code of the Town of Orangetown entitled "Historic Areas") is hereby amended to include a new definition in Section 12-3. Entitled "Definitions" to read as follows:

Monument Sign — a freestanding sign that is detached from a building and having a support structure that is a solid-appearing base constructed of a permanent material, such as concrete block or brick.

Section 2. That Local Law Number 13 of 1997 (Chapter 12 of the Code of the Town of Orangetown entitled Historic Areas) is hereby amended by a revision to Section 12-4 entitled "Controls within the Historic Areas", subsection (H), to read as follows (deletions shown by strike-out)(additions in **bold**):

H

Applications by Oowners of structures constructed before December 31, 1918 1945, in the Historic Area who desire to tear down a structure shall obtain a permit 90 days in advance of tearing down such a structure in order that anyone who desires to save the structure by suitable means may have time to do so. be reviewed and decided upon by the Historic Areas Board of Review (HABR) at a public hearing. Upon referral of an application to the Historical Areas Board of Review by the Director of the Office of Building Zoning Planning Administration and Enforcement (OBZPAE), the applicant shall be required to place a public notice in an official newspaper of the Town and at the Structure at least FIVE (5) BUSINESS DAYS prior to the public hearing. Proof of publication of the public notice in the official Town newspaper and proof of posting at the structure shall be provided to the Clerk of the HABR at or prior to the public hearing. In addition, a NINETY (90) DAY waiting period shall begin on the day the decision is filed with the Town Clerk. The demolition permit shall not be issued until HABR has rendered their decision and the NINETY (90) DAY waiting period has expired.

Section 3. That Local Law Number 13 of 1997 (Chapter 12 of the Code of the Town of Orangetown entitled Historic Areas) is hereby amended by a revision to Section 12-5 entitled

TAO/ds 7/19/2017

"Uses permitted in the Tappan Historic Area", at section A relating to CS Districts at subsection (3) to read as follows (deletions shown by strike-out)(additions in **bold**):

(3

Permitted: All uses and regulations described and permitted in Columns 5, 6, and 7 of the Table of General Use Regulations, except that signs shall conform to the requirements of an R-15 District unless otherwise permitted by the Board of Review. Monument signs, if permitted, would not exceed TWENTY (20) square feet.

Section 4. That Local Law Number 13 of 1997 (Chapter 12 of the Code of the Town of Orangetown entitled Historic Areas) is hereby amended by a revision to Section 12-6. Entitled "Uses Permitted in the Palisades Historic Area, at Section A relating to CS Districts at subsection (3) to read as follows (deletions shown by strike-out) (additions in **bold**):

(3)

All uses and regulations described and permitted in Columns 5, 6, and 7 of the Table of General Use Regulations shall be permitted, except that signs shall conform to the requirements of an R-15 District unless otherwise approved by the Board of Review. Monument signs, if permitted, would not exceed TWENTY (20) square feet.

Section 5. That Local Law Number 4 of 1969 (Chapter 43 of the Town of Orangetown entitled "Zoning"). as amended by Local Law Number 1 of 1993, Local Law Number 6 of 1994 and Local Law Number 9 of 2016, at Article III is hereby amended by inserting a revision to the "Table of General Use Regulations (§3-11)" established thereby for the R-80 Zoning District (entitled 43 Attachment 1), at Column 5 ("General Accessory Uses"), Number 12, to add a new section (a) to read as follows:

For any nonresidential establishment or institution permitted in R-80, the Board of Appeals may permit one sign not over 20 square feet in area which may be illuminated, provided that the light source is not visible to, or directed toward, a residential use, and is located at 25 feet from any lot line, and not more than 2 non-illuminated directional signs, each not over 2 square feet in area, provided that such signs are located not over a mile from the establishment, as measured along existing public roads, and are set back at least 10 feet from the front lot line, except at intersections, where the setback shall be 35 feet.

(a) For uses permitted within the Historic Areas:

- 1. Neon, electronic, and back-lighted signs are not permitted on the building or in the windows and on the doors of the structure.
- 2. Temporary signs affixed to a building or a post until a permanent sign is installed may be displayed for SIXTY (60) days prior to approval of a

TAO/ds 7/19/2017

permanent sign. The sign shall not be any larger than what is allowed for permanent signs.

3. Lettering on windows and doors is subject to approval by the Historical Areas Board of Review.

Section 6. That Local Law Number 4 of 1969 (Chapter 43 of the Town of Orangetown entitled "Zoning"). as amended by Local Law Number 1 of 1993, Local Law Number 6 of 1994 and Local Law Number 9 of 2016, at Article III, is hereby amended by a revision to the "Table of General Use Regulations (§3-11)" established thereby for the CS Zoning District (entitled 43 Attachment 5), at Column 5 ("General Accessory Uses"), Number 6 to add a new subsection (c) to read as follows:

(c) For properties located within the Historic Areas:

- 1. Neon, electronic, and back-lighted signs are not permitted on the building or in the windows and on the doors of the structure.
- 2. Temporary signs affixed to a building or a post until a permanent sign is installed may be displayed for SIXTY (60) days prior to approval of a permanent sign. The sign shall not be any larger than what is allowed for permanent signs.
- 3. Lettering on windows and doors is subject to approval by HABOR.

Section 7. Severability.

The provisions of this local law are declared to be severable, and if any section, subsection, sentence, clause or part thereof is, for any reason, held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, sentences, clauses or part of this local law.

Section 8. Effective Date.

This Local Law shall become effective immediately upon being filed with the Secretary of State.

Lead Agency Coordination Letter from Town of Orangetown Proposed Local Law concerning demolition and signage in the Historic Areas Amendment to Town Code Chapter 12 & 43, Table of General Use Regulations July 19, 2017 Page 3 of 3

The Orangetown as lead agency for the above-referenced project.

(Print Name and Title)

TO: INVOLVED AND INTERESTED AGENCIES:

Palisades Interstate Park Commission Attn: Karl Roecher P.O. Box 427 Bear Mountain, New York 10911

Rockland County Department of Planning Building T 50 Sanatorium Rd. Pomona, New York 10970

Rockland County Highway Department 23 New Hempstead Road New City, New York 10956

Rockland County Historic Preservation Board c/o Rockland County Department of Planning Building T 50 Sanatorium Road Pomona, New York 10970

Town of Orangetown Planning Board 20 Greenbush Road Orangeburg, New York 10962

OFFICE OF THE TOWN ATTORNEY TOWN OF ORANGETOWN

TOWN HALL

26 ORANGEBURG ROAD ORANGEBURG, NY 10962

JOHN S. EDWARDS TOWN ATTORNEY

TERESA M. KENNY FIRST DEPUTY TOWN ATTORNEY



TELEPHONE (845) 359-5100 FAX (845) 359-2715

JUL **19** 2017

TOWN OF ORANGETOW

LAND USE BOARDS

July 19, 2017

Town of Orangetown Planning Board

Attn.: Cheryl Coopersmith, Clerk to the Board

20 Greenbush Road

Orangeburg, New York 10962

Re: Public Hearing date: August 15, 2017

Proposed Local Law concerning demolition and signage in the Historic Areas

Amendment to Town Code Chapter 12

Amendment to Town Zoning Code, Chapter 43, Table of General Use Regulations

Dear Cheryl:

Enclosed please find a copy of a proposed Local Law under consideration by the Town Board, together with a Short Environmental Assessment Form and other related documents, relating to a contemplated change to the Town Code sections relating to the Historic Areas and to the Town Zoning Law.

Pursuant to Chapter 43, § 10.5 of the Town Code, the Town Board seeks the review and recommendation of the Planning Board with respect to the proposed change. In making its recommendation, the Planning Board should consider the various planning considerations set forth at §§ 10.521 and 10.522. Consistent with the referenced Code section, the Town Board would appreciate the Planning Board's comments, if any, as soon as possible.

Lastly, the Town Board HAS declared its' intent to be lead agency with respect to the proposed action to be heard on Tuesday, AUGUST 15, 2017 AT A PUBLIC HEARING. In connection therewith, I enclose a copy of a circulation letter, which includes the Planning Board as an interested agency. The Town Board would appreciate the Planning Board's consideration and consent.

Thank you for your attention to the enclosed. Please call if you have any questions.

Very truly yours,

DENISE A. SULLIVAN Deputy Town Attorney

Encl.

cc: Supervisor and Town Board (w/o encl.)

Director, OBZPAE

John S. Edwards, Town Attorney

16 Sheridan Avenue, Albany, NY 12210-2714

Certificate of Adjusted Base Proportions Pursuant to Article 19, RPTL, for the Levy of Taxes on the **2017** Assessment Roll

Approved Assessing Unit - TOWN OF ORANGETOWN

Check One to Identify Portion: County___; City___; Town___; Village___; Town____; School District X; Special District_ ; Town Outside Village Area___;

Name of Portion - PEARL RIVER

Reference Roll - 2016	Levy Roll - 2017			
SECTION I	Determination of Portion Class Net Change in Assessed Value due to Physical and Quantity Equalization Changes and Computation of Class Change in Level of Assessment Factor	ss Net Change in Assessed \media	Value due to Physical and in Level of Assessment	d Quantity Factor
(A)	(B) Total Assessed Value of Physical	(C) Total Assessed Value of Physical	(D) Net Assessed Value	(E)
Total Assessed Value on the Class Reference Roll	Value of Physical & Quantity Increases Between Reference Roll & Levy Roll	Value of Physical & Quantity Decreases Between Reference Roll & Levy Roll	Net Assessed Value of Physical & Quantity Changes (B-C)	Surviving Total Assessed Value on the Reference Roll (A-C)
Homestead 927,445,945 Non-Homestead 254,233,825	2,135,850 3,052,890	152,200 917,670	1,983,650 2,135,220	927,293,745 253,316,155
(F) Total Assessed Value of Equalization Increases Between Reference Roll and Levy Roll	(G) Total Assessed Value of Equalization Decreases Between Reference Roll and Levy Roll	(H) Net Equalization Changes (F-G)	(I) Change in Level of Assessment Factor (H/E)+1	
Homestead 407,700 Non-Homestead 0	585,360 2,343,600	(177,660) (2,343,600)	0.999808410 0.990748320	

RT-6/03(5/2001)						
SECTION II			Computation of Portion Class Adjustment Factor	Adjustment Factor		
	(J)	(X)	(L)	(M) Total Taxable	(Z)	(0)
		Taxable Assessed Value on Levy Roll at Reference Roll	Assessed Value of Special Franchise on the	Assessed Value on Levy Roll at Reference Roll I evel of	(Col E Base)	Class
Class	Taxable Assessed Value on the Levy Roll	Level of Assessment (J/I)	Roll at the Reference Roll Level of Assessment	Assessment (K + L)	Value on the Reference Roll	Factor (M/N)
Homestead Non-Homestead	920,640,475 241,673,017	920,816,894 243,929,777	22,607,694	920,816,894 266,537,471	918,522,401 264,296,201	1.0024980 1.0084801
SECTION III			Computation of Adjusted Base Proportions	e Proportions		
	(P)	(Q)	(R)			
Class	Current Base Proportions	Current Base Proportions Adjusted for Physical & Quantity Changes (P*O)	Adjusted Base Proportions (Q/Sum of Q)			Paga 21
Homestead Non-Homestead	67.90640 32.09360 100	68.07603 32.36576 100.44179	67.7766 32.2234 100.0000			
I, the Clerk of the I hereby certify that	I, the Clerk of the Legislative Body of the approved as hereby certify that the legislative body determined on the advisor that the legislative body determined on the advisor to the data.	I, the Clerk of the Legislative Body of the approved assessing unit identified above, hereby certify that the legislative body determined on	ied above, _ (specify date)	Signature		

the adjusted base proportions as set forth herein for the assessment roll and portion

Date

Title

identified above.

the adjusted base proportions and the data, procedures and computation used to determine

3/8/2004

STATE BOARD OF REAL PROPERTY SERVICES

16 Sheridan Avenue, Albany, NY 12210-2714

Determination of Base Percentages, Current Percentages and Current Base Proportions Pursuant to Article 19, RPTL, for the Levy of Taxes on the **2017** Assessment Roll

Approved Assessing Unit - Town of Orangetown

Check One to Identify Portion: County_ nty___; City___; Town___; Village_X__;Town Outside Village Area__ School District_XX__; Special District__

Name of Portion -Pearl River S.D.

						 1
SECTION I	D	Determination of Base Percentages	Percentages			
	(A)	(B)	(C)	(D)		
	1989 Class	1989 Class	Estimated Market Value	Base Percentages		
Class	Assessed Value	Equalization Rate	A/(B/100)	(C/Sum of C)		
Homestead	725,067,880	120.43	602,065,831	73.8327		
Non-Homestead	285,139,606	133.63	213,379,934	26.1673		
Total	1,010,207,486		815,445,765			
SECTION II	De	Determination of Current Percentages	nt Percentages			į
	(E)	(F)	(G) Estimated	(H)		
Class	2016 Taxable Assessed Value	2016 Class Equalization Rate	Market Value E/(F/100)	Base Percentages (G/Sum of G)		
Homestead Non-Homestead Total	918,522,401 264,296,201 1,182,818,602	45.45 50.05	2,020,951,377 528,064,338 2,549,015,715	79.2836 20.7164		

67.90640 32.09360 100	70.6497 34.3503	0.9229% -1.8982%	67.28544 32.71456 100	67.9064 32.0936 100	65.4357 30.9259 96.3616	60.9369 39.0631 100	Homestead Non-Homestead Total
Current Base Proportions for 2017 Roll	Maximum Current Base Base Proportion (L*1.05)	Adjusted Base Proportion and Prospective Current Base Proportion ((K/L)-I)*100	Adjusted Base Proportion Used for Prior Tax Levy	Base Proportion Column(J) Prorated to 100.00	Updated Local Base Proportion I*(H/D)	Local Base Proportion for the 1990 Assessment Roll	Class
0	(Z)	(M) Percent Difference	(L)	(K) Prospective	(J)	()	
				nt Base Proportions	Determination of Current Base Proportions	De	SECTION IV
							RP-6701(5/2001)

base perce	hereby cer	I, the Clerk
ntages, current percentages and current base proportions	ify that the legislative body determined on	I, the Clerk of the Legislative Body of the approved assessing unit identified above,
as set forth	_ (specify date)	ntified above,
	base percentages, current percentages and current base proportions as set forth	hereby certify that the legislative body determined on(specify date) base percentages, current percentages and current base proportions as set forth

Signature

Date

Title

Page 23

16 Sheridan Avenue, Albany, NY 12210-2714

Determination of Adjusted Base Proportions Pursuant to Article 19, RPTL, for the 2017 Assessment Roll

Approved Assessing Unit - TOWN OF ORANGETOWN

Check One to Identify Portion: County___; City___; Town___; Village___; Town County___; City___; Town___; Village____; Town County___; City___; Town County___; City___; City___; Town County___; City___; City__; City___; City__; Ci __; Town Outside Village Area_

Name of Portion - NYACK SCHOOL DISTRICT

Reference Roll - 2016	2016	Levy Roll - 2017				
SECTION I		Determintation of Portion Cla Equalization Changes and Co	Determintation of Portion Class Net Change in Assessed Value due to Physical and Quantity Equalization Changes and Computation of Class Change in Level of Assessment Factor	/alue due to Physical and n Level of Assessment F	Quantity	
	(A)	(B) Total Assessed	(C) Total Assessed	(D)	(E)	
Class	Total Assessed Value on the Reference Roll	Value of Physical & Quantity Increases Between Reference Roll & Levy Roll	Value of Physical & Quantity Decreases Between Reference Roll & Levy Roll	Net Assessed Value of Physical & Quantity Changes (B-C)	Surviving Total Assessed Value on the Reference Roll (A-C)	
Homestead Non-Homestead	446,684,341 141,567,304	2,282,700 4,930,620	732,100 1,654,070	1,550,600 3,276,550	445,952,241 139,913,234	
	(F) Total Assessed Value	(G) Total Assessed Value	(H)	(1)		
Class	of Equalization Increases Between Reference Roll and Levy Roll	of Equalization Decreases Between Reference Roll and Levy Roll	Net Equalization Changes (F-G)	Change in Level of Assessment Factor (H/E)+1		
Homestead Non-Homestead	319,750 42,200	1,063,625 432,520	(743,875) (390,320)	0.998331940 0.997210271		

RP-6703(5/2001)

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	I, the Clerk of th hereby certify th the adjusted bas the adjusted bas identified above	Homestead Non-Homestead	Class		SECTION III	Homestead Non-Homestead	Class	
	the Legi that the ase pro ase pro 'e.	ad.	Cu			ad	⊒	
	I, the Clerk of the Legislative Body of the approved as hereby certify that the legislative body determined on the adjusted base proportions and the data, procedur the adjusted base proportions as set forth herein for t identified above.	58.1967 41.8033 100	Current Base Proportions	(P)		443,963,820 140,357,277	Taxable Assessed Value on the Levy Roll	(L)
	es and compute he assessment	58.4581 42.1813 100.6394	Current Base Proportions Adjusted for Physical & Quantity Changes (P*O)	(Q)		444,705,616 140,749,931	on Levy Roll at Reference Roll Level of Assessment (J/I)	(K) Taxable Assessed Value
	Intified above, (specify date) ation used to determine roll and portion	58.08667 41.91333 100.00000	Adjusted Base Proportions (Q/Sum of Q)	(R)	Computation of Adjusted Base	0 12,278,794	Assessed Value of Special Franchise on the Roll at the Reference Roll Level of Assessment	(-)
Date	Signature Title				Base Proportions	444,705,616 153,028,725	Levy Roll at Reference Roll Level of Assessment (K+L)	(M) Total Taxable Assessed Value on
						442,717,084 151,657,225	Taxable Assessed Value on the Reference Roll	(N) (Col E Base)
		Page	25			1.0044917 1.0090434	Class Adjustment Factor (M/N)	(0)

16 Sheridan Avenue, Albany, NY 12210-2714

Determination of Base Percentages, Current Percentages and Current Base Proportions Pursuant to Article 19, RPTL, for the Levy of Taxes on the **2017** Assessment Roll

Approved Assessing Unit - TOWN OF ORANGETOWN

Check One to Identify Portion: County_ nty___; City___; Town___; Village___; Town Outside Village Area_ School District_XX__; Special District___

Name of Portion - Nyack S.D.

	3					
SECTION I	D	Determination of Base Percentages	Percentages			
	(A)	(B)	(C) Estimated	(D)		
Class	1989 Taxable Assessed Value	1989 Class Equalization Rate	Market Value A/(B/100)	Base Percentages (C/Sum of C)		
Homestead Non-Homestead	385,549,825 201,636,566	121.54 129.87	317,220,524 155,260,311	67.1393 32.8607		
Total	587,186,391	. 12	472,480,835			
SECTION II	D	Determination of Current Percentages	nt Percentages			
	(E)	(F)	(G)	Current (H)		
Class	2016 Taxable Assessed Value	2016 Class Equalization Rate	Market Value E/(F/100)	Base Percentages (G/Sum of G)		
Homestead Non-Homestead Total	442,717,084 151,657,225	45.39 43.75	975,362,600 346,645,086 1,322,007,685	73.7789 26.2211		

SECTION IV De	RP-6701(5/2001)
etermination of Current Base Proportions	

Homestead Non-Homestead Total	Class
50.2710 49.7290 100	Local Base Proportion for the 1990 Assessment Roll
55.2424 39.6812 94.9236	(J) Updated Local Base Proportion I*(H/D)
58.1967 41.8033 100	(K) Prospective Current Base Proportion Column(J) Prorated to 100.00
61.46384 38.53616 100	(L) Adjusted Base Proportion Used for Prior Tax Levy
-5.3155% 8.4780%	(M) Percent Difference Between Prior Year Adjusted Base Proportion and Prospective Current Base Proportion ((K/L)-I)*100
64.5370 40.4630	(N) Maximum Current Base Base Proportion (L*1.05)
58.1967 41.8033 100	Current Base Proportions for 2017 Roll

hereby certify that the legislative body determined on(specify date) base percentages, current percentages and current base proportions as set forth herein for the assessmentroll and portion identified above.	Signature Title
	Date

16 Sheridan Avenue, Albany, NY 12210-2714

Determination of Adjusted Base Proportions Pursuant to Article 19, RPTL, for the 2017 Assessment Roll

Approved Assessing Unit - TOWN OF ORANGETOWN

Check One to Identify Portion: County___; City___; Town___; Village___; Town C ; Town Outside Village Area___;

Name of Portion - NANUET SCHOOL DISTRICT

Reference Roll - 2016

Levy Roll - 2017

Homestead 362,600 Non-Homestead 0	(F) Total Assessed Value of Equalization Increases Between Reference Roll and Levy Roll	Homestead 142,391,550 Non-Homestead 67,064,440	Total Assessed Value on the Class Reference Roll	(A)	SECTION I	
,600 288,500 0 0	(G) lue Total Assessed Value ases of Equalization Decreases Roll Between Reference Roll and Levy Roll	,550 99,900 ,440 3,410	86 80	(B) Total Assessed	Determintation of Portio Equalization Changes a	1
74 ,100 0	e (H) ses Net oll Equalization Changes (F-G)	900 293,100 110 9,810	& C Be	Total Assessed	Determintation of Portion Class Net Change in Assessed Value due to Physical and Quantity Equalization Changes and Computation of Class Change in Level of Assessment Factor	
1.000521469 1.000000000	(I) Change in Level of Assessment Factor (H/E)+1	(193,200) (6,400)	Net Assessed Value of Physical & Quantity Changes (B-C)	(D)	Value due to Physical and in Level of Assessment F	
		142,098,450 67,054,630	Surviving Total Assessed Value on the Reference Roll (A-C)	(E)	Quantity	

RP-6703(5/2001)

	I, the Clerk of th hereby certify th the adjusted bas the adjusted bas identified above	Homestead Non-Homestead	Class		SECTION III	Homestead Non-Homestead	Class		SECTION II
	the Legislative that the legiscoase proportion case proportional case proportions.	ad	Current			ead	Taxable		
	I, the Clerk of the Legislative Body of the approved as hereby certify that the legislative body determined on the adjusted base proportions and the data, procedur the adjusted base proportions as set forth herein for tidentified above.	26.8341 73.1659 100	Current Base Proportions	(P)		140,698,945 67,053,346	Taxable Assessed Value on the Levy Roll	<u>C</u>	
	pproved assess rmined on a, procedures and herein for the a	0 0 7				45 46		Taxable <i>f</i>	
	I, the Clerk of the Legislative Body of the approved assessing unit identified above, hereby certify that the legislative body determined on(specify date) the adjusted base proportions and the data, procedures and computation used to de the adjusted base proportions as set forth herein for the assessment roll and portion identified above.	26.8473 73.3272 100.1744	Current Base Proportions Adjusted for Physical & Quantity Changes (P*O)	(Q)		140,625,613 67,053,346	at Reference Roll Level of Assessment (J/I)	(K) Taxable Assessed Value	
	I, the Clerk of the Legislative Body of the approved assessing unit identified above, hereby certify that the legislative body determined on (specify date) the adjusted base proportions and the data, procedures and computation used to determine the adjusted base proportions as set forth herein for the assessment roll and portion identified above.		Adjusted Bas (Q/Su		Computation of Adjusted		Assesse Special Fra Roll at the F Level of <i>I</i>		Computation c
	ne	26.80052 73.19948 100.00000	Adjusted Base Proportions (Q/Sum of Q)	(R)		0 4,679,582	Assessed Value of Special Franchise on the Roll at the Reference Roll Level of Assessment		f Portion Class
Date	Signature Title				Base Proportions	140,625,613 71,732,928	Roll at Reference Roll Level of Assessment (K+L)	(M) Total Taxable Assessed Value on	Computation of Portion Class Adjustment Factor
						140,556,600 71,575,164	Taxable Assessed Value on the Reference Roll	(N) (Col E Base)	
		Page	29			1.0004910 1.0022042	Class Adjustment Factor (M/N)	? (0)	•

16 Sheridan Avenue, Albany, NY 12210-2714

Determination of Base Percentages, Current Percentages and Current Base Proportions Pursuant to Article 19, RPTL, for the Levy of Taxes on the **2017** Assessment Roll

Approved Assessing Unit - TOWN OF ORANGETOWN

Check One to Identify Portion: County___; City___; Town___; Village___ School District_X_; Special District_ _;Town Outside Village Area_

Name of Portion - NANUET S.D.

Class Homestead Non-Homestead Total	(A) 1989 Taxable Assessed Value 123,995,310 163,503,056 287,498,366	Determination of Base Percentages (B) (C) Estimated 1989 Class Market Value Equalization Rate A/(B/100) 119.56 103,709,6 5 204.63 79,901,8 6 183,611,4 Determination of Current Percentages	(C) Estimated Market Value A/(B/100) 103,709,694 79,901,801 183,611,495 ant Percentages	(D) Base Percentages (C/Sum of C) 56.4832 43.5168
nestead -Homestead al	123,995,310 163,503,056 287,498,366	119.56 204.63	103,709,694 79,901,801 183,611,495	56.4832 43.5168
SECTION II	ס	etermination of Curre	ent Percentages	
Class	(E) 2016 Taxable Assessed Value	(F) 2016 Class Equalization Rate	(G) Estimated Market Value E/(F/100)	(H) Current Base Percentages (G/Sum of G)
Homestead Non-Homestead Total	140,556,600 71,575,164 212,131,764	45.44 96.05	309,323,504 74,518,651 383,842,154	80.5861 19.4139

Homestead Non-Homestead Total	Class	RP-6701(5/2001) SECTION IV
30.8128 69.1873 100	Local Base Proportion for the 1990 Assessment Roll	D _e
43.9614 30.8661 74.8275	(J) Updated Local Base Proportion I*(H/D)	Determination of Current Base Proportions
58.7503 41.2497 100	Prospective Current Base Proportion Column(J) Prorated to 100.00	nt Base Proportions
22.79783 77.20217 100	(L) Adjusted Base Proportion Used for Prior Tax Levy	
157.7013% -46.5693%	(M) Percent Difference Between Prior Year Adjusted Base Proportion and Prospective Current Base Proportion ((K/L)-I)*100	
23.9377 81.0623	(N) Maximum Current Base Base Proportion (L*1.05)	
23.9377 76.0623 100	0 Current Base Proportions for 2017 Roll	

I, the Clerk of the Legislative Body of the approved assessing unit identified above, hereby certify that the legislative body determined on ______ (specify date)

Signature

Title

Date

base percentages, current percentages and current base proportions as set forth

herein for the assessmentroll and portion identified above.

16 Sheridan Avenue, Albany, NY 12210-2714

Determination of Adjusted Base Proportions Pursuant to Article 19, RPTL, for the 2017 Assessment Roll

Approved Assessing Unit - TOWN OF ORANGETOWN

Check One to Identify Portion: County___; City___; Town___; Village___; Town School District X; Special District_ ; Town Outside Village Area___;

Name of Portion - SOUTH ORANGETOWN SCHOOL DISTRICT

Reference Roll - 2016	2016	Levy Roll - 2017				
SECTION I		Determintation of Portion Class Net Change in Assessed Value due to Physical and Quantity Equalization Changes and Computation of Class Change in Level of Assessment Factor	ss Net Change in Assessed Volumentation of Class Change in	sed Value due to Physical and Qua	Quantity	
	(A)	(B) Total Assessed	(C) Total Assessed	(D)	(E)	
Class	Total Assessed Value on the Reference Roll	Value of Physical & Quantity Increases Between Reference Roll & Levy Roll	Value of Physical & Quantity Decreases Between Reference Roll & Levy Roll	Net Assessed Value of Physical & Quantity Changes (B-C)	Surviving Total Assessed Value on the Reference Roll (A-C)	
Homestead Non-Homestead	1,460,399,294 329,347,548	4,095,325 1,498,640	402,500 878,080	3,692,825 620,560	1,459,996,794 328,469,468	
	(F) Total Assessed Value	(G) Total Assessed Value	(H)	(1)		
Class	of Equalization Increases Between Reference Roll and Levy Roll	of Equalization Decreases Between Reference Roll and Levy Roll	Net Equalization Changes (F-G)	Change in Level of Assessment Factor (H/E)+1		
Homestead Non-Homestead	557,200 0	1,138,953 1,748,625	(581,753) (1,748,625)	0.999601538 0.994676446		

RP-6703(5/2001)

	I, the Clerk of the Legis hereby certify that the le the adjusted base proporthe adjusted base proportions.	Homestead Non-Homestead	Class		SECTION III	Homestead Non-Homestead	Tax		SECTION II
	I, the Clerk of the Legislative Body of the approved a hereby certify that the legilative body determined on the adjusted base proportions and the data, proceduthe adjusted base proportions as set forth herein for identified above.	69.30970 30.69030 100	Current Base Proportions	(P)		1,442,720,326 316,441,834	Taxable Assessed Value on the Levy Roll	(J)	
	I, the Clerk of the Legislative Body of the approved assessing unit identified above, hereby certify that the legilative body determined on(specify date) the adjusted base proportions and the data, procedures and computation used to determine the adjusted base proportions as set forth herein for the assessment roll and portion identified above.	69.53934 30.93708 100.47642	Current Base Proportions Adjusted for Physical & Quantity Changes (P*O)	(Q)		1,443,295,424 318,135,445	on Levy Roll at Reference Roll Level of Assessment (J/I)	(X)	
	ed above, y date) used to determine and portion	69.20961 30.79039 100.00000	Adjusted Base Proportions (Q/Sum of Q)	(R)	Computation of Adjusted Base	0 48,844,128	Assessed Value of Special Franchise on the Roll at the Reference Roll Level of Assessment	(L)	Computation of Portion Class Adjustment Factor
Date	Signature				Base Proportions	1,443,295,424 366,979,573	Assessed Value on Levy Roll at Reference Roll Level of Assessment (K+L)	(M) Total Taxable	Adjustment Factor
						1,438,529,237 364,052,204	(Col E Base) Taxable Assessed Value on the Reference Roll	(2)	
			Page	e 33		1.003313236 1.008041070	Class Adjustment Factor (M/N)	(0)	

16 Sheridan Avenue, Albany, NY 12210-2714

Determination of Base Percentages, Current Percentages and Current Base Proportions Pursuant to Article 19, RPTL, for the Levy of Taxes on the **2017** Assessment Roll

Approved Assessing Unit - TOWN OF ORANGETOWN

Check One to Identify Portion: County___; City___; Town___; Village___;Town Outside Village Area___;

School District XX__; Special District____

Name of Portion - South Orangetown S.D.

Homestead Non-Homestead Total	Class		SECTION II	Total	Homestead Non-Homestead	Class		SECTION I	
1,438,529,237 364,052,204 1,802,581,441	2016 Class Assessed Value	(E)	٥	1,633,101,947	1,144,567,880 488,534,067	Assessed Value	(A)	D	
45.45 47.16	2016 Class Equalization Rate	(F)	Determination of Current Percentages		115.92 130.96	Equalization Rate	(B)	Determination of Base Percentages	
3,165,080,829 771,951,238 3,937,032,068	Estimated Market Value E/(F/100)	(G)	nt Percentages	1,360,418,072	987,377,398 373,040,674	Market Value A/(B/100)	(C) Estimated	Percentages	
80.3926 19.6074	Current Base Percentages (G/Sum of G)	(H)		-	72.5790 27.4210	Base Percentages (C/Sum of C)	(D)		

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30.6903 100	30.8082	4.5980%	29.34118 100	30.6903	29.0920 94.7924	40.6853 100	Non-Homestead Total
69.3097	74.1918	-1.9093%	70.65882	69.3097	65.7003	59.3147	Homestead
for 2017 Roll	(L*1.05)	((K/L)-I)*100	Prior Tax Levy		I*(H/D)	Assessment Roll	Class
Proportions	Base Proportion		Used for	to 100.00	Base Proportion	for the 1990	
Base	Current Base	Prospective Current	Proportion	Prorated	Updated Local	Base Proportion	
Current	Maximum	Proportion and	Adjusted Base	Column(J)		Local	
		Adjusted Base		Base Proportion			
		Between Prior Year		Current			
		Percent Difference		Prospective			
0	Ź	(M)	Ē	S	(J)	()	
				nt Base Proportions	Determination of Current Base Proportions	De	SECTION IV

	herein for the assessmentroll and portion identified above.	base percentages, current percentages and current base proportions as set forth	hereby certify that the legislative body determined on (specify date)	I, the Clerk of the Legislative Body of the approved assessing unit identified above,
Title			Signature	

Date

OHA Board Meeting, June 29th, 2017

Board Members Present:

Paul Whelan , Jack O'Connor, Walter Wettje, Bob Nealon, Pat Brown, Sharon Odjen and

Denis Troy from the Town Board

Reading of the previous minutes were waive. None of the Board members brought a copy

to read.

Chairman Report: Paul Whelan, nothing to report

Board Members Report: Jack O'Connor requested that maybe we should change our tenant application

form to state that if 2 individuals rent a unit that they both be 60 years of age. After a brief discussion

it was decided to leave it the way it is now reads, that only one tenant must meet ,the minimum

age of 60. We also mentioned instituting some kind of a smoke free zone(similar to schools) but

that discussions will be left to another time. No other Board member comments

Residents Comments: One of the tenants mentioned because of the minimum wage increasing

would our rent increase next year? Walter, explained daily maintenance cost will be coming down

once we start up of our Capital improvement program. We will take a look at our finances in Sept.

and advise if there will be any increases in rents next year. One tenant said his car was broken into

and some money was taken. He said his car was not locked and he did not report it to the police.

We advised him to lock his car and report any break ins to the police. The more reports the police

get, the more patrols

Site Mgr comments: Fire Alarm System meeting: Will try and arrange a meeting with Pete Byrne

Walter Wettje on system and Arco to get a dwg. on the System from Tyco. Card reading system

cannot go forward until fire alarm system is in place. Monthly Budget & Expenses \$29,767.69 approved

Resident vote and elections: Winner, Pat Brown: No one ran against her.

Board Elections: Chairperson: Paul Whelan nominated Bob Nealon, second Jack O'Connor

Vice Chairman: Walter Wettje nominated JackO'Connor, second Paul Whelan

Treasurer: Bob Nealon nominated Walter Wettje, second by Jack O'Connor

Secretary: Walter Wettje nominated Robert Tompkins, second by Paul Whelan

Walter ,thanked Paul for his 10 years of service as Chairman. Motion to adjourn,by Walter, second Paul

NEW YORK ABSTRACT & AGENCY, INC.

61 South Main Street

Suite 5

New City, NY 10956

Tel (914) 329-3547

Fax (845) 215-0032 Closed By Date Closed Closed At The Office Of

Title Number NYAA-10476

Record Owner SMK Home Builders, Inc. and HMK Contracting, LLC.

Purchaser

Town of Orangetown

Premises

290 & 298 South Boulevard, Nyack, NY 10960

S/B/L(1)

71.5/1/22

County Rockland

Title Charges	Total	Purchaser	Seller	Lender		New York Ab gency, Inc.	
Fee				2011001	PAYOR	geney, mo.	
					1 1 2 2 2		1
Recording Service Fee	50.00	50.00			-		
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Endorsements					· ·		
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Recording Chgs					ł I	·	
State Transfer Tax				7.311.02	TOTAL		
Deeds	250.00	250.00			Direct Payr	nent Checks	
Mortgages	250.00	250.00			PAYEE	nont oncoks	
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Escrow Deps							
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	7				Premium/Endors Fee Prm	surance Comp sement Split: Ag. Split	85% - 15° Und. Sp
					Premium/Endors Fee Prm 0.00	surance Comp sement Split: Ag. Split	85% - 15° Und. Sp
		71			Premium/Endors Fee Prm 0.00 Tot. Mtg Prm	surance Comp sement Split: Ag. Split	85% - 15° Und. Sp
	PA	7)			Premium/Endors Fee Prm 0.00 Tot. Mtg Prm 0.00	surance Comp sement Split: Ag. Split	85% - 159 Und. Sp
	P	78			Fee Prm 0.00 Tot. Mtg Prm 0.00 Tot. Ends.	surance Comp sement Split: Ag. Split 0.00	85% - 15° Und. Sp
	I A	78	TET		Fee Prm 0.00 Tot. Mtg Prm 0.00 Tot. Ends.	sement Split: Ag. Split 0.00	85% - 15° Und. Sp
			TH.		Fee Prm 0.00 Tot. Mtg Prm 0.00 Tot. Ends. 0.00 Totals	sement Split: Ag. Split 0.00 0.00	85% - 15° Und. Sp 0 0
			TOT		Fee Prm 0.00 Tot. Mtg Prm 0.00 Tot. Ends. 0.00 Totals	sement Split: Ag. Split 0.00 0.00 0.00 0.00	85% - 15° Und. Sp 0 0 0
		71	TAT		Fee Prm 0.00 Tot. Mtg Prm 0.00 Tot. Ends. 0.00 Totals	sement Split: Ag. Split 0.00 0.00 0.00 0.00	85% - 159 Und. Sp
			TA		Fee Prm 0.00 Tot. Mtg Prm 0.00 Tot. Ends. 0.00 Totals	sement Split: Ag. Split 0.00 0.00 0.00 0.00	85% - 15° Und. Sp 0 0 0
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			TOT)		Fee Prm 0.00 Tot. Mtg Prm 0.00 Tot. Ends. 0.00 Totals	sement Split: Ag. Split 0.00 0.00 0.00 0.00	85% - 15° Und. Sp 0 0 0
			TAT		Fee Prm 0.00 Tot. Mtg Prm 0.00 Tot. Ends. 0.00 Totals	sement Split: Ag. Split 0.00 0.00 0.00 0.00	85% - 15° Und. Sp 0 0 0

Note: Rates and charges herein are subject to change based on the rates in effect at the time of closing.

NOTICE STATEMENT

Title cost for this trasanction may include charges for certain services not specified in the TIRSA Rate Manual and are provided by Old Republic National Title Insurance Company at the request of your lender or attorney. The issuance of the title policy is not

DECLARATION OF COVENANT FOR THE ANNUAL INSPECTION AND MAINTENANCE OF STORM WATER CONTROL FACILITIES

Hawks View Estates Subdivision - Lot #1

This Declaration of Covenant for the Annual Inspection and Maintenance of Storm Water Control Facilities (hereinafter sometimes referred to as "this Declaration and Agreement") dated as of the 20th day of December by SMK Home Builders Inc., whose address is 24 Waters Edge, Congers, NY, 10920 (hereinafter referred to as "Declarant" and/or "Facility Owner").

RECITALS:

WHEREAS, SMK Home Builders Inc. is the owner of certain real property located in the Town of Orangetown, County of Rockland, State of New York, being more particularly described on Schedule A annexed hereto and forming a part hereof and designated as Town of Orangetown Tax Lot Section 71.05 Block 1 Lot 22.4 (hereinafter referred to as the "Property"): and

WHEREAS, Declarant intends to develop the aforementioned property known as the Lot #1 in accordance with, and pursuant to a certain Subdivision entitled the "Subdivision of Property for Hawks View Estates" prepared by Jay A. Greenwell, PLS, LLC, dated March 15, 2016 and last revised December 13, 2016 and about to be filed in the Rockland County Clerk's Office, which said Subdivision has received Final Approval, Subject to Conditions, from the Town of Orangetown Planning Board in its decision in PB # 16-68 (hereinafter referred to as the Hawks View Estates Subdivision); and

WHEREAS, as a condition of Final Approval, SMK Home Builders Inc. was required to create and declare a covenant providing for the annual inspection and maintenance of the storm water control facilities to be constructed upon the Property pursuant to the Hawks View Estates Subdivision (The "Facilities").

WITNESSETH:

NOW, THEREFORE, the following covenants, restrictions, easements and agreements shall affect the Property:

- 1. The Facility Owner shall maintain, clean, repair, replace and continue the storm water control measures depicted on the Hawks View Estates Subdivision as necessary to ensure optimum performance of the measures to design specifications. The storm water control measures shall include, but shall not be limited to, the following: drainage ditches, swales, trench drains, catch basins, field inlets, dry wells, infiltrators, pipes, culverts, soil absorption devices and retention ponds.
- 2. The Facility Owner hereby designates Sean Keenan, 24 Waters Edge, Congers, NY 10920; Cell Phone No.: 914-925-0055 as the Contact Person for all storm water related emergencies at the property and activities related to this agreement. It is the responsibility of the Facility Owner to advise the Town, in writing, of any change as to the name or contact information for the Contact Person.
- 3. The Facility Owner shall be responsible for all expenses related to the maintenance of the storm water control measures.
- 4. The Facility Owner shall provide for the periodic inspection of the storm water control measures, not less than once per calendar year, on or before **May 1 of every year** to determine the condition and integrity of the measures. The Facility Owner shall prepare and submit to the Town of Orangetown (Department of Environmental Management and Engineering or such other Town department or representative as the Town may designate for such purpose) within thirty (30) days of the inspection, a written report of the findings, including recommendations for those actions necessary for the continuation of the storm water control measures. The submission to the Town shall be in the checklist form annexed hereto as Exhibit A, and any other supplements required by the Town.
- 5. The Facility Owner shall not authorize, undertake or permit alteration, abandonment, modification or discontinuation of the storm water control measures except in accordance with written approval of the Town.
- 6. The Facility Owner shall undertake necessary repairs and replacement of the storm water control measures at the direction of the Town or as the Facility Owner may otherwise deem necessary.
- 7. This agreement shall be recorded in the Office of the County Clerk, County of Rockland at the sole cost and expense of the Facility Owner.
- 8. If ever the Town determines that the Facility Owner has failed to maintain the storm water control measures in accordance with the project plan or has failed to undertake corrective action specified by the Town or by the inspecting engineer, the Town is authorized to undertake such steps as reasonably necessary for the

preservation, continuation or maintenance of the storm water control measures and to affix the expenses thereof as a lien against the property. Failure to comply with the obligations under this Agreement shall be considered a violation of Site Plan and Building Department Approvals for the subject site and the Town of Orangetown may pursue all available legal and equitable remedies.

- 9. This Declaration and Agreement shall be governed by, construed, and enforced in accordance with, the laws of the State of New York.
- 10. This Declaration and Agreement shall inure to the benefit of the Town of Orangetown and be binding upon, and may be enforced by, as applicable, the Town of Orangetown, against the Declarant and/or the owners, from time to time, of the Property, as well as their respective heirs, distributees, successors and/or assigns, as well as those holding any interest or estate, or acquiring any subsequent possessory rights, therein, and shall be perpetual and deemed to run with the land. It shall be the obligation of both the declarant and any heirs, distributes, successors and/or assigns to provide updates to the Town of Orangetown as to any new or successor Facility Owner information and contact information for emergencies.

IN WITNESS WHEREOF, the Declarant, intending to be legally bound, has executed, or has caused this Declaration and Agreement to be executed by its authorized representative(s), as of the day and year first above written.

SMK Home Builders Inc. Signed CONTRACTING, LIC STATE OF NEW YORK COUNTY OF ROCKLAND On the 20 th day of Rumber in the year 2016, before me, the undersigned, a notary public in and for said state, personally appeared Sent A Leanan - Hurs of 1th 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, that he is authorized to execute same in his capacity as set forth above, and that by his signature on the instrument, the individual, or the person or entity upon behalf of which the individual acted. executed the instrument. Notary Public Robert S. Knoebel, Jr. Notary Public, State of New York No. 02KN/803007

Qualified in Rockland County mmission Expires August 13, 2

Schedule "A"

Lot 1

All that certain plot, piece, or parcel of land lying situate and being in the Town of Orangetown, County of Rockland, and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the northeasterly right of way of Tweed Boulevard, said point being the northwesterly corner of lands n/f Kilgore (Tax Lot 71.09-1-1) and the southwesterly corner of Lot #1 as shown on a subdivision entitled "Hawks View Estates" prepared by Jay A. Greenwell, PLS and to be filed in the Rockland County Clerk's Office:

- 1. Along the northeasterly right of way of Tweed Boulevard, on a curve to the left having a radius of 224.04 feet and an arc length of 97.73 feet to a point of tangency; thence
- 2. Along same, N 45°59'52" W distant 92.00 feet to the northwesterly corner of the lot herein described; thence
- 3. S 87°27'50" E distant 225.66 feet; thence
- 4. Along the westerly line of lands n/f Michaelis (Tax Lot 71.05-1-21), S 04°03'45" E distant 152.83 feet to an iron pin; thence
- 5. Along said northerly line of lands n/f Kilgore, S 88°52'00" W distant 116.60 feet to an iron pin at the point of BEGINNING.

Exhibit A

Maintenance Inspection Checklists

Stormwater Maintenance and Management Inspection Checklist

1	
Satisfactory / Unsatisfactory	Comments
ual, After Major Storms)	
מו	
	Satisfactory / Unsatisfactory

Maintenance Item	Satisfactory / Unsatisfactory	Comments
B. Dry Wells (one report per dry well) (Anni	ual, After Major Storms)	1
1. Structure is sound		
2. Condition of concrete		
3. Condition of access cover		
4. Standing water		
5. Floating or floatable debris		
6. Silt accumulation at sump		
7. Condition of piping in / out		
When sediment build-up reaches 1" depth, clear must be done; provide depth in comment column	aning	

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Vaintenance Item	Satisfactory / Unsatisfactory	Comments
C, Swales / Berms	(Annual, After Major Storms)	
Vegetation and ground cover ade	equate	
2. Embankment erosion		
3. Animal burrows		
4. Unauthorized planting		
5. Slope protection or riprap failure		
6, Sediment and / or trash accumula	ation	

		D											

Actions to be Taken:

Maintenance Itém		Satisfactory / Unsatisfactory	Comments
D. Level Spreader	(Annual, After	r Major Storms)	
1. Condition of piping to level spread	er		
2. Rip-rap in good condition			
3. Debris or silt condition at outlet			
4. Erosion at rip-rap			

Comments:

Actions to be Taken: **TP-584** (4/13).



Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

Recording office time stamp

Soo Form TD-584-1 Inc	tructions for Form T	P-584, before completing th	is form. Drint or type			
Schedule A — Inform			is form. Fint of type.			
Grantor/Transferor		, first, middle initial) (🗵 check if mo	ore than one grantor)		Socia	security number
☐ Individual		DERS, INC. and HMK CONT				, . ,
☐ Corporation	Mailing address	· · · · ·	· · · · · · · · · · · · · · · · · · ·		Social	security number
Partnership	24 WATERS EDG	E				
☐ Estate/Trust	City	State		ZIP:code	Feder	al EIN
Single member LLC	CONGERS	NY		1020		13-3998630
➤ Other		ne if grantor is a single member	LLC (see instructions)		Single	member EIN or SSN
E Other	di igio iliani	io ii gi aniot io a ciligio iliolilioci	and (coo mornonor,			46-1558078
Grantee/Transferee	Name (if Individual, last	, first, middle initial) (🔲 check if mo	ore than one granteel		Social	security number
Individual	TOWN OF ORANG		or a marr or o grantoo,		000141	obbanky riambol
☐ Corporation	Mailing address				Social	security number
☐ Partnership	26 ORANGEBURG	ROAD			000141	Toobanky Harribon
☐ Estate/Trust	City	State		ZIP code	Feder	al FIN
Single member LLC	ORANGEBURG	NY		10962	040,	WII 42171
✓ Other		ne if grantee is a single member	LLC (see instructions)		Single	member EIN or SSN
(A) Other	Cirigio mombor o nan	io ii granico lo a onigio member	LLO (360 manuchons)		Juliano	THOMBOT ENT OF CONT
Logation and description	n of proporty convo	wad				
Location and descriptio				,		
Tax map designation -	SWIS code (six digits)	Street address		City, town, or vill	age	County
Section, block & lot (include dots and dashes)	(SIX digits)					
,						
71.05-1-22.4				ORANGETOWN	1	ROCKLAND
<u></u>		<u> </u>				
Type of property convey	/ed (check applicable	box)				
1 One- to three-fam	ily house 5	Commercial/Industrial	Date of conveyan	ce Pero	entage	e of real property
2 Residential coope	erative 6	Apartment building		con	veyed :	which is residential
3 Residential condo	ominium 7	Office building	12	2016 real	proper	rty100 %
4 🔀 Vacant land	8	Other	month day	year	(se	ee instructions)
· · · · · · · · · · · · · · · · · · ·	 					
Condition of conveyance			consists of a	I. 🗌 Option assigi	nment	or surrender
a. X Conveyance of fe	e interest	mere change of iden ownership or organiz	tity or form of			
		Form TP-584.1, Schedu		n. 🗆 Leasehold as	signm	ent or surrender
b. Acquisition of a con	trolling interest (state	10/// 00 // 00//00	017			
percentage acquired	d%)	g. Conveyance for which	ch credit for tax r	n. 🗆 Leasehold gr	ant	
		previously paid will b	e claimed (attach	_		
c. Transfer of a contr	rolling interest (state	Form TP-584.1, Sched	uie (d)	o. \square Conveyance	of an e	asement
percentage transf	erred%)	h. Conveyance of cooper		-		
· -	·			o. Conveyance	for whi	ich exemption
d. Conveyance to co	operative housing	i. 🗌 Syndication	·	from transfer	tax cla	aimed <i>(complete</i>
corporation		·		Schedule B, i	≃art III	7
		j. 🗆 Conveyance of air rig	ghts or c	ı. □ Conveyance	of pror	perty partly within
e. Conveyance pursu		development rights		and partly ou	tside t	he state
	proement of security	k. Contract assignment	t	r. 🗌 Conveyance p	oursuan	t to divorce or separation
interest (attach Form	TP-584.1, Schedule E)	•				
For recording officer's use	Amount received		Date received	<u> </u>	Transac	tion number
	Schedule B., Pa	dī\$				
	Schedule B., Pa					

S	chedule B — Real estate transfer tax return (Tax Law, Article 31)		- 1	
	art I – Computation of tax due 1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, check the			
	exemption claimed box, enter consideration and proceed to Part III)	1.		
	2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)	2.		
	3 Taxable consideration (subtract line 2 from line 1)	3.		+
	Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3	4.	.,	
	5 Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)	5.		+
		6.	···	- -
,	3 Total tax due* (subtract line 5 from line 4)	<u> </u>		
Pa	art II - Computation of additional tax due on the conveyance of residential real property for \$1 million or more			
	1 Enter amount of consideration for conveyance (from Part I, line 1)	1,		
	2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)			
	3 Total additional transfer tax due* (multiply line 2 by 1% (.01))	3.		
	art III - Explanation of exemption claimed on Part I, line 1 (check any boxes that apply)			
Tr	ne conveyance of real property is exempt from the real estate transfer tax for the following reason:			
a.	Conveyance is to the United Nations, the United States of America, the state of New York, or any of their instru agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to			
	compact with another state or Canada)	*******	a	
				1
b.	Conveyance is to secure a debt or other obligation		b	
¢.	Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance.	•••••	с	
d.	Conveyance of real property is without consideration and not in connection with a sale, including conveyances realty as bona fide gifts			
				I1
e,	Conveyance is given in connection with a tax sale	, . .	е	
f.	Conveyance is a mere change of identity or form of ownership or organization where there is no change in bene ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real p comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F	roper	ty	
g.	Conveyance consists of deed of partition		g	
h.	Conveyance is given pursuant to the federal Bankruptcy Act	•••••	h	
i.	Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such the granting of an option to purchase real property, without the use or occupancy of such property			
j.	Conveyance of an option or contract to purchase real property with the use or occupancy of such property who consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of st in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering individual residential cooperative apartment	l resid ock g an	dence	
k.	Conveyance is not a conveyance within the meaning of Tax Law, Article 31, section 1401(e) (attach documents			<u></u>
	supporting such claim)	,,,,,,,,	k	

*The total tax (from Part I, line 6 and Part II, line 3 above) is due within 15 days from the date conveyance. Please make check(s) payable to the county clerk where the recording is to take place. If the recording is to take place in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, make check(s) payable to the **NYC Department of Finance**. If a recording is not required, send this return and your check(s) made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Sched	dule C — Credit Line Mortgage Certifica	ate (Tax Law, Article 11)		
	lete the following only if the interest being to certify that: (check the appropriate box)	ransferred is a fee simple	interest.	
1.	The real property being sold or transferred is	not subject to an outstandir	ng credit line mortgage.	
2.	The real property being sold or transferred is a solaimed for the following reason:			
	The transfer of real property is a transfer of real property (whether as a joint tenant, a	of a fee simple interest to a tenant in common or other	person or persons who held a for wise) immediately before the tra	ee simple interest in the nsfer.
	The transfer of real property is (A) to a per to one or more of the original obligors or (property after the transfer is held by the tr the benefit of a minor or the transfer to a t	B) to a person or entity whe ansferor or such related pe	ere 50% or more of the beneficial rson or persons (as in the case of	al interest in such real
	The transfer of real property is a transfer t	o a trustee in bankruptcy, a	receiver, assignee, or other office	cer of a court.
	The maximum principal amount secured to or transferred is not principally improved			
	Please note: for purposes of determining above, the amounts secured by two or moter TSB-M-96(6)-R for more information regardance.	ore credit line mortgages m	ay be aggregated under certain	
	Other (attach detailed explanation).			
3.	The real property being transferred is present following reason: A certificate of discharge of the credit line			
	A check has been drawn payable for transsatisfaction of such mortgage will be reco	smission to the credit line n	nortgagee or his agent for the ba	
4.	The real property being transferred is subject (insert liber and page or reel or other identificate) by the mortgage is	ation of the mortgage). The No exemption from tax to county clerk where deed	maximum principal amount of control is claimed and the tax of will be recorded or, if the record	
Signa	ture (both the grantor(s) and grantee(s)	must sign)		
attach	ndersigned certify that the above information or ment, is to the best of his/her knowledge, true e a copy for purposes of recording the deed or Granter signature	and complete, and authorize	ze the person(s) submitting such	
' (1/2	Prime		7 / 1
40	Grantor signature	Title	Grantee signature	Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you checked e, f, or g in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, to the **NYC Department of Finance?** If no recording is required, send your check(s), made payable to the **Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule D - Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, section 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part II, and check the second box under Exemptions for nonresident transferor(s)/seller(s) and sign at bottom.

Part I - New York State residents

If you are a New York State resident transferor(s)/seller(s) listed in Schedule A of Form TP-584 (or an attachment to Form TP-584), you must sign the certification below. If one or more transferors/sellers of the real property or cooperative unit is a resident of New York State, each resident transferor/seller must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, section 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law, section 685(c), but not as a condition of recording a deed.

Part II - Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Schedule A of Form TP-584 (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law, section 663(c), check the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, section 663. **Each** nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, Nonresident Real Property Estimated Income Tax Payment Form, or Form IT-2664, Nonresident Cooperative Unit Estimated Income Tax Payment Form. For more information, see Payment of estimated personal income tax, on page 1 of Form TP-584-I.

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, section 663 due to one of the following exemptions:

The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from to (see instructions).
The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Print full name	Date
Print full name	Date
Print full name	Date
Print full name	Date
	Print full name Print full name

DECLARATION OF COVENANT FOR THE ANNUAL INSPECTION AND MAINTENANCE OF STORM WATER CONTROL FACILITIES

Hawks View Estates Subdivision - Lot #2

This Declaration of Covenant for the Annual Inspection and Maintenance of Storm Water Control Facilities (hereinafter sometimes referred to as "this Declaration and Agreement") dated as of the <u>20th</u> day of <u>December</u> by SMK Home Builders Inc., whose address is 24 Waters Edge, Congers, NY, 10920 (hereinafter referred to as "Declarant" and/or "Facility Owner").

RECITALS:

WHEREAS, SMK Home Builders Inc. is the owner of certain real property located in the Town of Orangetown, County of Rockland, State of New York, being more particularly described on Schedule A annexed hereto and forming a part hereof and designated as Town of Orangetown Tax Lot Section 71.05 Block 1 Lot 22.3 (hereinafter referred to as the "Property"); and

WHEREAS, Declarant intends to develop the aforementioned property known as the Lot #2 in accordance with, and pursuant to a certain Subdivision entitled the "Subdivision of Property for Hawks View Estates" prepared by Jay A. Greenwell, PLS, LLC, dated March 15, 2016 and last revised December 13, 2016 and about to be filed in the Rockland County Clerk's Office, which said Subdivision has received Final Approval, Subject to Conditions, from the Town of Orangetown Planning Board in its decision in PB # 16-68 (hereinafter referred to as the Hawks View Estates Subdivision); and

WHEREAS, as a condition of Final Approval, SMK Home Builders Inc. was required to create and declare a covenant providing for the annual inspection and maintenance of the storm water control facilities to be constructed upon the Property pursuant to the Hawks View Estates Subdivision (The "Facilities").

WITNESSETH:

NOW, THEREFORE, the following covenants, restrictions, easements and agreements shall affect the Property:

- The Facility Owner shall maintain, clean, repair, replace and continue the storm water control measures depicted on the Hawks View Estates Subdivision as necessary to ensure optimum performance of the measures to design specifications. The storm water control measures shall include, but shall not be limited to, the following: drainage ditches, swales, trench drains, catch basins, field inlets, dry wells, infiltrators, pipes, culverts, soil absorption devices and retention ponds.
- 2. The Facility Owner hereby designates Sean Keenan, 24 Waters Edge, Congers, NY 10920; Cell Phone No.: 914-925-0055 as the Contact Person for all storm water related emergencies at the property and activities related to this agreement. It is the responsibility of the Facility Owner to advise the Town, in writing, of any change as to the name or contact information for the Contact Person.
- 3. The Facility Owner shall be responsible for all expenses related to the maintenance of the storm water control measures.
- 4. The Facility Owner shall provide for the periodic inspection of the storm water control measures, not less than once per calendar year, on or before **May 1 of every year** to determine the condition and integrity of the measures. The Facility Owner shall prepare and submit to the Town of Orangetown (Department of Environmental Management and Engineering or such other Town department or representative as the Town may designate for such purpose) within thirty (30) days of the inspection, a written report of the findings, including recommendations for those actions necessary for the continuation of the storm water control measures. The submission to the Town shall be in the checklist form annexed hereto as Exhibit A, and any other supplements required by the Town.
- 5. The Facility Owner shall not authorize, undertake or permit alteration, abandonment, modification or discontinuation of the storm water control measures except in accordance with written approval of the Town.
- 6. The Facility Owner shall undertake necessary repairs and replacement of the storm water control measures at the direction of the Town or as the Facility Owner may otherwise deem necessary.
- 7. This agreement shall be recorded in the Office of the County Clerk, County of Rockland at the sole cost and expense of the Facility Owner.
- 8. If ever the Town determines that the Facility Owner has failed to maintain the storm water control measures in accordance with the project plan or has failed to undertake corrective action specified by the Town or by the inspecting engineer, the Town is authorized to undertake such steps as reasonably necessary for the

preservation, continuation or maintenance of the storm water control measures and to affix the expenses thereof as a lien against the property. Failure to comply with the obligations under this Agreement shall be considered a violation of Site Plan and Building Department Approvals for the subject site and the Town of Orangetown may pursue all available legal and equitable remedies.

- 9. This Declaration and Agreement shall be governed by, construed, and enforced in accordance with, the laws of the State of New York.
- 10. This Declaration and Agreement shall inure to the benefit of the Town of Orangetown and be binding upon, and may be enforced by, as applicable, the Town of Orangetown, against the Declarant and/or the owners, from time to time, of the Property, as well as their respective heirs, distributees, successors and/or assigns, as well as those holding any interest or estate, or acquiring any subsequent possessory rights, therein, and shall be perpetual and deemed to run with the land. It shall be the obligation of both the declarant and any heirs, distributes, successors and/or assigns to provide updates to the Town of Orangetown as to any new or successor Facility Owner information and contact information for emergencies.

IN WITNESS WHEREOF, the Declarant, intending to be legally bound, has executed, or has caused this Declaration and Agreement to be executed by its authorized representative(s), as of the day and year first above written.

STATE OF NEW YORK

COUNTY OF ROCKLAND

On the undersigned, a notary public in and for said state, personally appeared 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, that he is authorized to execute same in his capacity as set forth above, and that by his signature on the instrument, the individual, or the person or entity upon behalf of which the individual acted, executed the instrument.

Robert S. Knoebel, Jr.
Notary Public, State of New York
No. 02KN4985007
Qualified in Rockland County
Commission Expires August 13, 22/2

· · proje

SMK Home Builders Inc.

Page 53

Schedule "A"

Lot 2

All that certain plot, piece, or parcel of land lying situate and being in the Town of Orangetown, County of Rockland, and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the northeasterly right of way of Tweed Boulevard, said point being the following two (2) courses and distances from the northwesterly corner of lands n/f Kilgore (Tax Lot 71.09-1-1) and the southwesterly corner of Lot #1 as shown on a subdivision entitled "Hawks View Estates" prepared by Jay A. Greenwell, PLS and to be filed in the Rockland County Clerk's Office:

- a. Along the northeasterly right of way of Tweed Boulevard, on a curve to the left having a radius of 224.04 feet and an arc length of 97.73 feet to a point of tangency; thence
- b. Still along same, N 45°59'52" W distant 92.00 feet to the point of TRUE BEGINNING.

Running thence from said point or place of TRUE BEGINNING,

- 1. Along said northeasterly right of way of Tweed Boulevard, N 45°59'52" W distant 97.91 feet; to a point of curvature; thence
- Along the arc of a curve joining said northeasterly right of way of Tweed Boulevard with the easterly right of way of South Boulevard (as proposed to be widened), on a curve to the right having a radius of 25.00 feet and an arc length of 29.82 feet; thence
- 3. Along said easterly right of way of South Boulevard, N 22°21'03" E distant 50.51 feet; to the northwest corner of the lot herein described; thence
- 4. S87°27'50"W distant 265.77 feet; thence
- 5. Along the westerly line of lands n/f Michaelis (Tax Lot 71.05-1-21) the following four (4) courses and distances:
 - a) S 23°56'42" E distant 22.84'; thence
 - b) S 05°41'17" E distant 79.90 feet; thence
 - c) S 87°31'18" W distant 10.06 feet; thence
 - d) S 04°03'45" E distant 36.32 feet to the southeast corner of the lot herein described; thence
- 6. N 87°27'50" E distant 225.66 feet to the point or place of TRUE BEGINNING.

Exhibit A

Maintenance Inspection Checklists

Stormwater Maintenance and Management Inspection Checklist

ime;		
spector:		
Maintenance Item	Satisfactory / Unsatisfactory	Comments
A. Dry Well	(Annual, After Major Storms)	
1. Structure is sound		
2. Condition of concrete		
3. Condition of access cover		
4. Standing water		
5. Floating or floatable debris		geometing entirengeismatics in a
6. Silt accumulation at sump		
7. Condition of piping in 7 out		
When sediment build-up reaches 1" de must be done; provide depth in comment	pth, cleaning column	
Comments:		
	COUNTY	

Maintenance Item	Satisfactory / Unsatisfactory	Comments
B. Swales / Berms	(Annual, After Major Storms)	
Vegetation and ground cover adequ	ate	
2. Embankment erosion		
3. Animal burrows		
Unauthorized planting		
5. Slope protection or riprap failure		
6. Sediment and / or trash accumulation	n	

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Maintenance Item	Satisfac Unsatisi		Comments
C. Level Spreaders	(Annual, After Major Sto	orms)	
1, Condition of piping to level spreader			
2. Rip-rap in good condition			
3. Debris or silt condition at outlet			
4. Erosion at rip-rap			

Comments:

Actions to be Taken:

Unsatisfactory	Comments
(Annual, After Major Storms)	
	(Annual, After Major Storms)

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Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

		2-584, before completing th	is form. Print or type.			
Schedule A — Inforn						
Grantor/Transferor	*	first, middle initial) (🗵 check if mo			Social	security number
☐ Individual		ERS, INC. and HMK CONT	RACTING, LLC			
☐ Corporation	Mailing address	_			Social	security number
☐ Partnership	24 WATERS EDGE					
Estate/Trust	City	State		ZIP code	Federa	
Single member LLC	CONGERS	NY		1020		13-3998630
X Other	Single member's nam	e if grantor is a single member i	LLC (see instructions)		Single	member EIN or SSN
<u> </u>	NI ((1) (1) (1)	/			Ö!-I	46-1558078
Grantee/Transferee	Name (it individual, last, TOWN OF ORANG	first, middle initial) (check if mo	re than one grantee)		Social	security number
Individual	Mailing address	ICTOVVIV			Social	security number
Corporation	26 ORANGEBURG	ROAD			Ouclas .	security number
Partnership	City	State		ZIP code	Federa	I FIN
☐ Estate/Trust ☐ Single member LLC	ORANGEBURG	NY		10962	, 50010	7
Single member LLC X Other		e if grantee is a single member	LLC (see instructions)	, - 1/2 W max	Single	member EIN or SSN
iii Onioi	, , , <u>, , , , , , , , , , , , , , , , </u>	J	;			
	_	.'				
Location and description		red				
Tax map designation -	SWIS code	Street address		City, town, or villa	ige	County
Section, block & lot (include dots and dashes)	(six digits)					
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71.05-1-22.3				ORANGETOWN		ROCKLAND
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Type of property convey				_		
1 One- to three-fam	-		Date of conveyand		-	of real property
2 🔲 Residential coope		Apartment building	12			vhich is residential
3 🔛 Residential condo		Office building	month day	year real	-	y 100 %
4 🗵 Vacant land	8	L Other	·	·	(Sec	e Instructions)
Condition of conveyance	e (check all that apply)	f. Conveyance which c	conclete of a	I. ☐ Option assign	mant c	yr gurrandar
a. 🗵 Conveyance of fee		mere change of iden	tity or form of	i. 🗀 Opiion assign	n nem C	n sullelluei
a. Es conveyance of loc	o interest	ownership or organiz	ation (attach	n.□ Leasehold as:	sianme	ant or surrender
b. Acquisition of a con	trolling interest (state	Form TP-584.1, Schedul	'e r) ''	. — Louvelloid de	orgrillio	TR OF SUPPLICATION
	d%)	g. Conveyance for which	ch credit for tax	. 🗆 Leasehold gra	ant	
Is a second a second		previously paid will b	e claimed (attach		··· · · •	
c. 🛘 Transfer of a contr	olling interest (state	Form TP-584.1, Schedu	ule G) o	. Conveyance	of an ea	asement
	erred%)	h. Conveyance of cooper				
•		,	, ,,	. 🗆 Conveyance f	or whice	ch exemption
d. 🗌 Conveyance to co	operative housing	i. 🗌 Syndication	·	from transfer	tax clai	imed <i>(complete</i>
corporation				Schedule B, F	-air III)	
_		j. 🗌 Conveyance of air rig	ghts or q	ı. 🗆 Conveyance d	of prop	erty partly within
e. 🛘 Conveyance pursi		development rights		and partly out		
	proement of security	k. Contract assignment		•		to divorce or separation
	TP-584.1, Schedule E)			. 🗌 Other (describe	.	
For recording officer's use	Amount received		Date received	ļT	ransact	ion number
	Schedule B., Par					
	Schedule B., Par	t 11 \$		1		

Sc	hedule B — Real estate transfer tax return (Tax Law, Article 31)		
D۰	rt I – Computation of tax due		
га 1	Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, check the		ļ
•	exemption claimed box, enter consideration and proceed to Part III) Exemption claimed	1.	
9	Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)	2.	
- 4	Taxable consideration (subtract line 2 from line 1)	3.	
	Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3	4.	
		5.	-
	Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)	6.	+
6	Total tax due* (subtract line 5 from line 4)	0.	
	$_{ m II}$ – Computation of additional tax due on the conveyance of residential real property for \$1 million or more		
1	Enter amount of consideration for conveyance (from Part I, line 1)	1.	+
2	2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)	2,	
3	Total additional transfer tax due* (multiply line 2 by 1% (.01))	3.	<u> </u>
Pa	rt III – Explanation of exemption claimed on Part I, line 1 (check any boxes that apply)		
Th	e conveyance of real property is exempt from the real estate transfer tax for the following reason:		
	Conveyance is to the United Nations, the United States of America, the state of New York, or any of their instru	mentalities,	
۵.	agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to	agreement or	
	compact with another state or Canada)	a	
h	Conveyance is to secure a debt or other obligation	b	
ν,	Conveyance is to accome a dest of other obligation		
^	Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance.	C	
Ų.	Conveyance is without additional consideration to commit to commit to complete the service of	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Ч	Conveyance of real property is without consideration and not in connection with a sale, including conveyances	convevina	
U.	realty as bona fide gifts	d	
	Touty as bond had give		
_	Conveyance is given in connection with a tax sale	Α	
₩.	Conveyance is given in connection with a tax sale		
		- f' - i - i	
f.	Conveyance is a mere change of identity or form of ownership or organization where there is no change in benefits of making an arrangement of making arrangement of making an arrangement of making arra	encial	
	ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real p	roperty	
	comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F	I	Ŀ,J
g.	Conveyance consists of deed of partition	g	
h.	Conveyance is given pursuant to the federal Bankruptcy Act	h	
i.	Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such	property, or	1
	the granting of an option to purchase real property, without the use or occupancy of such property	i	
j.	Conveyance of an option or contract to purchase real property with the use or occupancy of such property who	ere the	
1.	consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's persona		
	and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of st		
	in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering		
	individual residential cooperative apartment		
	individual residential cooperative apartment		
1.	Conveyance is not a service and within the magning of Tay I are Article 21, section 1401/a) (-11-1-1		
K.	Conveyance is not a conveyance within the meaning of Tax Law, Article 31, section 1401(e) (attach documents	l.	
	supporting such claim)	K	لبسا

*The total tax (from Part I, line 6 and Part II, line 3 above) is due within 15 days from the date conveyance. Please make check(s) payable to the county clerk where the recording is to take place. If the recording is to take place in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, make check(s) payable to the **NYC Department of Finance.** If a recording is not required, send this return and your check(s) made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Sche	dule C — Credit Line Mortgage Certificate (Tax Law, Article 11)
	olete the following only if the interest being transferred is a fee simple interest. certify that: (check the appropriate box)
1. 🔲	The real property being sold or transferred is not subject to an outstanding credit line mortgage.
2. 🗌	The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
	The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
	The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
	The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
	The maximum principal amount secured by the credit line mortgage is \$3,000,000 or more, and the real property being sold or transferred is not principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.
	Please note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.
	Other (attach detailed explanation),
з. 🗌	The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
	A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
	A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
4. 🗌	The real property being transferred is subject to an outstanding credit line mortgage recorded in
The un	ndersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or nment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to re a copy for purposes of recording the deed or other instrument effecting the conveyance.
4/	Grantor signature Title Grantoe signature A Jilig Con No.
<u>r</u>	Grantor signature Title Grantee signature Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you checked *e, f,* or *g* in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, to the **NYC Department of Finance**? If no recording is required, send your check(s), made payable to the **Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule D - Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, section 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part II, and check the second box under Exemptions for nonresident transferor(s)/seller(s) and sign at bottom.

Part I - New York State residents

If you are a New York State resident transferor(s)/seller(s) listed in Schedule A of Form TP-584 (or an attachment to Form TP-584), you must sign the certification below. If one or more transferors/sellers of the real property or cooperative unit is a resident of New York State, **each** resident transferor/seller must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, section 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
		,

Note: A resident of New York State may still be required to pay estimated tax under Tax Law, section 685(c), but not as a condition of recording a deed.

Part II - Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Schedule A of Form TP-584 (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law, section 663(c), check the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, section 663. Each nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, Nonresident Real Property Estimated Income Tax Payment Form, or Form IT-2664, Nonresident Cooperative Unit Estimated Income Tax Payment Form. For more information, see Payment of estimated personal income tax, on page 1 of Form TP-584-I.

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, section 663 due to one of the following exemptions:

 The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from to (see instructions).
The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

DECLARATION OF COVENANT FOR THE ANNUAL INSPECTION AND MAINTENANCE OF STORM WATER CONTROL FACILITIES

Hawks View Estates Subdivision - Lot #3

This Declaration of Covenant for the Annual Inspection and Maintenance of Storm Water Control Facilities (hereinafter sometimes referred to as "this Declaration and Agreement") dated as of the <u>20th</u> day of <u>December</u> by SMK Home Builders Inc., whose address is 24 Waters Edge, Congers, NY, 10920 (hereinafter referred to as "Declarant" and/or "Facility Owner").

RECITALS:

WHEREAS, SMK Home Builders Inc. is the owner of certain real property located in the Town of Orangetown, County of Rockland, State of New York, being more particularly described on Schedule A annexed hereto and forming a part hereof and designated as Town of Orangetown Tax Lot Section 71.05 Block 1 Lot 22.2 (hereinafter referred to as the "Property"); and

WHEREAS, Declarant intends to develop the aforementioned property known as the Lot #3 in accordance with, and pursuant to a certain Subdivision entitled the "Subdivision of Property for Hawks View Estates" prepared by Jay A. Greenwell, PLS, LLC, dated March 15, 2016 and last revised December 13, 2016 and about to be filed in the Rockland County Clerk's Office, which said Subdivision has received Final Approval, Subject to Conditions, from the Town of Orangetown Planning Board in its decision in PB # 16-68 (hereinafter referred to as the Hawks View Estates Subdivision); and

WHEREAS, as a condition of Final Approval, SMK Home Builders Inc. was required to create and declare a covenant providing for the annual inspection and maintenance of the storm water control facilities to be constructed upon the Property pursuant to the Hawks View Estates Subdivision (The "Facilities").

WITNESSETH:

NOW, THEREFORE, the following covenants, restrictions, easements and agreements shall affect the Property:

- 1. The Facility Owner shall maintain, clean, repair, replace and continue the storm water control measures depicted on the Hawks View Estates Subdivision as necessary to ensure optimum performance of the measures to design specifications. The storm water control measures shall include, but shall not be limited to, the following: drainage ditches, swales, trench drains, catch basins, field inlets, dry wells, infiltrators, pipes, culverts, soil absorption devices and retention ponds.
- 2. The Facility Owner hereby designates Sean Keenan, 24 Waters Edge, Congers, NY 10920; Cell Phone No.: 914-925-0055 as the Contact Person for all storm water related emergencies at the property and activities related to this agreement. It is the responsibility of the Facility Owner to advise the Town, in writing, of any change as to the name or contact information for the Contact Person.
- 3. The Facility Owner shall be responsible for all expenses related to the maintenance of the storm water control measures.
- 4. The Facility Owner shall provide for the periodic inspection of the storm water control measures, not less than once per calendar year, on or before **May 1 of every year** to determine the condition and integrity of the measures. The Facility Owner shall prepare and submit to the Town of Orangetown (Department of Environmental Management and Engineering or such other Town department or representative as the Town may designate for such purpose) within thirty (30) days of the inspection, a written report of the findings, including recommendations for those actions necessary for the continuation of the storm water control measures. The submission to the Town shall be in the checklist form annexed hereto as Exhibit A, and any other supplements required by the Town.
- 5. The Facility Owner shall not authorize, undertake or permit alteration, abandonment, modification or discontinuation of the storm water control measures except in accordance with written approval of the Town.
- 6. The Facility Owner shall undertake necessary repairs and replacement of the storm water control measures at the direction of the Town or as the Facility Owner may otherwise deem necessary.
- 7. This agreement shall be recorded in the Office of the County Clerk, County of Rockland at the sole cost and expense of the Facility Owner.
- 8. If ever the Town determines that the Facility Owner has failed to maintain the storm water control measures in accordance with the project plan or has failed to undertake corrective action specified by the Town or by the inspecting engineer, the Town is authorized to undertake such steps as reasonably necessary for the

preservation, continuation or maintenance of the storm water control measures and to affix the expenses thereof as a lien against the property. Failure to comply with the obligations under this Agreement shall be considered a violation of Site Plan and Building Department Approvals for the subject site and the Town of Orangetown may pursue all available legal and equitable remedies.

- 9. This Declaration and Agreement shall be governed by, construed, and enforced in accordance with, the laws of the State of New York.
- 10. This Declaration and Agreement shall inure to the benefit of the Town of Orangetown and be binding upon, and may be enforced by, as applicable, the Town of Orangetown, against the Declarant and/or the owners, from time to time, of the Property, as well as their respective heirs, distributees, successors and/or assigns, as well as those holding any interest or estate, or acquiring any subsequent possessory rights, therein, and shall be perpetual and deemed to run with the land. It shall be the obligation of both the declarant and any heirs, distributes, successors and/or assigns to provide updates to the Town of Orangetown as to any new or successor Facility Owner information and contact information for emergencies.

IN WITNESS WHEREOF, the Declarant, intending to be legally bound, has executed, or has caused this Declaration and Agreement to be executed by its authorized representative(s), as of the day and year first above written.

SMK-Home Builders Inc.

Notary Public, State of New York
No. 02KN4985007
Qualified in Rockland County
Commission Expires August 13, 20

		Signed / Cum	number
		SEAP M. KE	ENAN
		HIVIN CONTRI	remoney
		By:	
	STATE OF NEW YORK	1 JAROLD	HILDERBOAMS
	66	V	
	COUNTY OF ROCKLAND, }	16	
	On the Zer day of December	in the year 20 <u>/6</u> _	, before me, the
	undersigned, a notary public in and	for said state, pers	onally appeared
CIFAN M	undersigned, a notary public in and	e or proved to me on the b	asis of satisfactory
Just it	evidence to be the individual whose name		
	acknowledged to me that he executed the s		
	execute same in his capacity as set forth		
	instrument, the individual, or the person or en	tity upon behalf of which th	e individual acted,
	executed the instrument.		all l
		1 1. 1. 1.	
			gere-
		Notary Public	
		Protection of the second of th	**************************************
		Robert S. Knoo	hat to

Schedule "A"

Lot 3

All that certain plot, piece, or parcel of land lying situate and being in the Town of Orangetown, County of Rockland, and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the easterly right of way of South Boulevard, said point being the following four (4) courses and distances from the northwesterly corner of lands n/f Kilgore (Tax Lot 71.09-1-1) and the southwesterly corner of Lot #1 as shown on a subdivision entitled "Hawks View Estates" prepared by Jay A. Greenwell, PLS and to be filed in the Rockland County Clerk's Office:

- a. Along the northeasterly right of way of Tweed Boulevard, on a curve to the left having a radius of 224.04 feet and an arc length of 97.73 feet to a point of tangency; thence
- b. Still along same, N 45°59'52" W distant 92.00 feet; thence
- c. Northerly, along the arc of a curve to the right having a radius of 25.00 feet and an arc length of 29.82 feet; thence
- d. Along the easterly right of way of South Boulevard, as proposed to be widened and as shown on the above described subdivision plat, N 22°21'03" E distant 50.51 feet, to the point of TRUE BEGINNING.

Running thence from said point or place of TRUE BEGINNING,

- 1. Along the easterly right of way of South Boulevard, as proposed to be widened, N 22°21'03" E distant 141.10 feet; thence
- 2. N 87°27'50" E distant 190.32 feet; thence
- 3. Along the westerly line of lands n/f Rosenfeld (Tax Lot 71.05-1-19), the following two (2) courses and distances:
 - a. S 10°00'34" E distant 78.94 feet; thence
 - b. S 05°41'31" E distant 34.67 feet; thence
- 4. Along the westerly line of lands n/f Michaelis (Tax Lot 71.05-1-21) the following three (3) courses and distances:
 - a. S 05°46'16" E distant 12.03 feet; thence
 - b. N87°29'18"E distant 2.00 feet; thence
 - c. S 23°56'42" E distant 3,33 feet; thence
- 5. S 87°27′50" W distant 265.77 feet to the easterly right of way of South Boulevard, as proposed to be widened, and the point or place of TRUE BEGINNING.

Exhibit A

Maintenance Inspection Checklists

Stormwater Maintenance and Management Inspection Checklist

Project Location: Hawks View Estates Subdivision Lot #3		
Site Status:		
Date:		
Time:		
Inspector:		
Maintenance Item	Satisfactory / Unsatisfactory	Comments
A. Dry Well (Annual, Afte	r Major Storms)	
1. Structure is sound		
2. Condition of concrete		
3. Condition of access cover	74 PA - 14 PA	
4. Standing water		
5. Floating or floatable debris		
6. Silt accumulation at sump	19174111	
7. Condition of piping in / out		
When sediment build-up reaches 1" depth, cleaning must be done; provide depth in comment column		
Comments:		
Actions to be Taken:		7,44.0

Maintenance Item	Satisfactory / Unsatisfactory	Comments				
B. Swales / Berms (Annual, After Major Storms)						
Vegetation and ground cover adequate						
2. Embankment erosion						
3. Animal burrows						
4. Unauthorized planting						
5. Slope protection or riprap failure						
6. Sediment and / or trash accumulation						
Comments:						
Actions to be Taken:						

Maintenance Item	Satisfactory / Unsatisfactory	Comments
C. Level Spreaders	(Annual, After Major Storms)	
1. Condition of piping to level spreader		
2. Rip-rap in good condition		
3. Debris or silt condition at outlet		
4. Erosion at rip-rap		

Comments:					
Actions to be Taken:					
		····	·		

Maintenance Item	Satisfactory / Unsatisfactory	Comments			
D. Shallow Depression for Driveway Runoff (Annual, After Major Storms)					
Vegetation and ground cover adequate					
2. Embankment erosion					
3. Animal burrows					
4. Unauthorized planting					
5. Slope protection or riprap failure					
6. Sediment and / or trash accumulation					
Comments:					
Actions to be Taken:					

TP-584 (4/13)

corporation

e.

Conveyance pursuant to or in lieu of foreclosure or enforcement of security

New York State Department of Taxation and Finance

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and **Certification of Exemption from the**

Recording office time stamp

q. \square Conveyance of property partly within and partly outside the state

r.
Conveyance pursuant to divorce or separation

Payme	ent	of Estimat	tea	Personal Inco	me i	ах				
See Form TP-584-I, Ins					form. F	rint or type.				
Schedule A - Inforr										
Grantor/Transferor Individual				niddle initial) (☒ check if more , INC. and HMK CONTR.						security number
☐ Corporation	Ma	iling address							Social	security number
☐ Partnership	24	WATERS EDGE						İ		
☐ Estate/Trust	Cit	у	.,.,	State			ZIP code		Feder	al EIN
Single member LLC	C	ONGERS		NY			1020			13-3998630
☑ Other	Sin	igle member's name	e if gr	antor is a single member LL	.C (see in	structions)			Single	member EIN or SSN
<u> </u>			-	_				-		46-1558078
Grantee/Transferee		me (if individual, last, t DWN OF ORANG		niddle initial) (🔲 check If more WN	than one	grantee)			Socia	security number
Individual		illing address							Socia	security number
Corporation		ORANGEBURG	ROA	AD						•
Partnership	Cit			State			ZIP code		Feder	al EIN
Estate/Trust	l l	, RANGEBURG		NY			10962			
☐ Single member LLC ☑ Other			e if ar	antee is a single member L	LC (see i	nstructions)			Single	member EIN or SSN
D Other	"	igio monisor e nam	g,			,			•	
Location and description Tax map designation – Section, block & lot (include dots and dashes)		f property conveye SWIS code (six digits)	,	eet address			City, town, o	or villa	ge	County
71.05-1-22.2	,						ORANGET	OWN		ROCKLAND
Type of property conve	yed	(check applicable b	ox)	,						
1 One- to three-fan	nily l	house 5		Commercial/Industrial	Date	of conveyan	ice	Perce	entag	e of real property
2 Residential coope				Apartment building			1 0010	conv	eyed	which is residential
3 Residential conde	omir	rium 7		Office building	12		2016	real p	orope	rty100_%
4 🗵 Vacant land		8		Other	moi	nth day	year		(s	ee instructions)
Condition of conveyand	ce (c	heck all that apply)	f. [Conveyance which co	nsists c	fa	I. 🗌 Option a	assign	ment	or surrender
a. Conveyance of fe	ee in	terest		mere change of identit ownership or organiza Form TP-584.1, Schedule	tion <i>(atta</i>	och	n.□ Leaseho	old ass	signm	ent or surrender
b. Acquisition of a cor	ntrol	ling interest (state			.,					
percentage acquire	ed	%)	previously paid will be claimed (attach			n. 🗌 Leasehold grant				
c. Transfer of a cont	trolli	ng interest (state		Form TP-584.1, Schedule	e G/	(o, 🗌 Convey	ance d	of an	easement
percentage trans	ferre	ed%)	h. 🛚	Conveyance of coopera	tive apa	rtment(s)				
d. Conveyance to c	оор	erative housing	i. [☐ Syndication		}	o. 🗌 Conveys from tra Schedus	nsfer t	tax cl	sich exemption aimed (c <i>omplete</i> I)

interest (attach Form TP-584.1, Schedule E) s. Other (describe) For recording officer's use Amount received Date received Transaction number Schedule B., Part I \$ Schedule B., Part II \$

j. Conveyance of air rights or development rights

k. Contract assignment

Sc	chedule B — Real estate transfer tax return (Tax Law, Article 31)			
Pa	rt I – Computation of tax due			
	Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, check the	1		
	exemption claimed box, enter consideration and proceed to Part III) Exemption claimed	1.		
2	Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)	2.		
	3 Taxable consideration (subtract line 2 from line 1)	3.		
	Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3	4.		
	5 Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)	5.		
	Total tax due* (subtract line 5 from line 4)	6.		
`	Total tax add (dastract line of northine ty			
	rt II - Computation of additional tax due on the conveyance of residential real property for \$1 million or more			
	Enter amount of consideration for conveyance (from Part I, line 1)	1.		1
	2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)	-		
	Total additional transfer tax due* (multiply line 2 by 1% (.01))			+
`	s Total additional transfer tax due (multiply line 2 by 1% (.01))			
De	rt III – Explanation of exemption claimed on Part I, line 1 (check any boxes that apply)			
	e conveyance of real property is exempt from the real estate transfer tax for the following reason:			
	· · · · · · · · · · · · · · · · · · ·			
a.	Conveyance is to the United Nations, the United States of America, the state of New York, or any of their instru			
	agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to	_		
	compact with another state or Canada)	*******	а	ш
b,	Conveyance is to secure a debt or other obligation	*******	b	l
			_	
c.	Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance.		C	LJ
1	Conveyance of real presents is without consideration and not in connection with a calculating conveyance	000	wina	
a.	Conveyance of real property is without consideration and not in connection with a sale, including conveyances realty as bona fide gifts			
	Teatry as boria fide gifts			ш
_	Conveyance is given in connection with a tax sale		۵	
е,	Conveyance is given in connection with a tax sale	*******	🗢	L
_		F1 1		
Ť.	Conveyance is a mere change of identity or form of ownership or organization where there is no change in ben			
	ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real particles and the second sec	rope	rty	
	comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F	•••••		لــــا
g.	Conveyance consists of deed of partition	*******	g	
				[
h.	Conveyance is given pursuant to the federal Bankruptcy Act		h	L
		10 Here 10	auto e au	
١.	Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such			[]
	the granting of an option to purchase real property, without the use or occupancy of such property			
		46		
J.	Conveyance of an option or contract to purchase real property with the use or occupancy of such property wh			
	consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal		neuce	
	and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of st			
	in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering	-		
	individual residential cooperative apartment	• • • • • • • • •	j	L_J
k.	Conveyance is not a conveyance within the meaning of Tax Law, Article 31, section 1401(e) (attach documents			
	supporting such claim)		k	

*The total tax (from Part I, line 6 and Part II, line 3 above) is due within 15 days from the date conveyance. Please make check(s) payable to the county clerk where the recording is to take place. If the recording is to take place in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, make check(s) payable to the **NYC Department of Finance**. If a recording is not required, send this return and your check(s) made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Sche	edule C — Credit Line Mortgage Certi	ficate (Tax Law, Article	11)	
	nplete the following only if the interest being certify that: (check the appropriate box)	ng transferred is a fee sin	nple interest.	
1. 🗌	The real property being sold or transferred	d is not subject to an outst	anding credit line mortgage.	
2.	The real property being sold or transferred is claimed for the following reason:			
	The transfer of real property is a trans real property (whether as a joint tenan	fer of a fee simple interest it, a tenant in common or c	to a person or persons who held a fo therwise) immediately before the tra	ee simple interest in the nsfer.
	The transfer of real property is (A) to a to one or more of the original obligors property after the transfer is held by the benefit of a minor or the transfer to	or (B) to a person or entity he transferor or such relate	where 50% or more of the beneficial where 50% or more of the beneficial decisions are the case.	al interest in such real
	The transfer of real property is a trans	fer to a trustee in bankrupt	cy, a receiver, assignee, or other offi	cer of a court.
	The maximum principal amount secur or transferred is not principally improv	red by the credit line mortg ved nor will it be improved	age is \$3,000,000 or more, and the i by a one- to six-family owner-occup	real property being sold led residence or dwelling.
	Please note: for purposes of determing above, the amounts secured by two of TSB-M-96(6)-R for more information in	or more credit line mortgag	es may be aggregated under certain	
	Other (attach detailed explanation).			
3.	The real property being transferred is pre- following reason: A certificate of discharge of the credit		- · · · · · · · · · · · · · · · · · · ·	
	A check has been drawn payable for satisfaction of such mortgage will be			alance due, and a
4.	The real property being transferred is sub (insert liber and page or reel or other iden by the mortgage is is being paid herewith. (Make check paya New York City but not in Richmond Coun	itification of the mortgage)	The maximum principal amount of on tax is claimed and the tax of	
Sign	nature (both the grantor(s) and grante	e(s) must sign)		
attach	undersigned certify that the above information chment, is to the best of his/her knowledge, ive a copy for purposes of recording the decipied.	true and complete, and au	thorize the person(s) submitting such	
V/	A680)		1/Mmittee	Lotury ram
,	Grantor signature	Title /	Grantee Mignature	ANTOANU
eq	Grantor signature	Title	Grantee signature	Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you checked *e*, *f*, or *g* in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, to the **NYC Department of Finance**? If no recording is required, send your check(s), made payable to the **Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule D - Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, section 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part II, and check the second box under Exemptions for nonresident transferor(s)/seller(s) and sign at bottom.

Part I - New York State residents

If you are a New York State resident transferor(s)/seller(s) listed in Schedule A of Form TP-584 (or an attachment to Form TP-584), you must sign the certification below. If one or more transferors/sellers of the real property or cooperative unit is a resident of New York State, **each** resident transferor/seller must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, section 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law, section 685(c), but not as a condition of recording a deed.

Part II - Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Schedule A of Form TP-584 (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law, section 663(c), check the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, section 663. **Each** nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, Nonresident Real Property Estimated Income Tax Payment Form, or Form IT-2664, Nonresident Cooperative Unit Estimated Income Tax Payment Form. For more information, see Payment of estimated personal income tax, on page 1 of Form TP-584-I.

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, section 663 due to one of the following exemptions:

The real property or cooperative unit being sold or transferred qual (within the meaning of Internal Revenue Code, section 121) from			
The transferor/seller is a mortgagor conveying the mortgaged proposed no additional consideration.	erty to a m	ortgagee in for	eclosure, or in lieu of foreclosure with
The transferor or transferee is an agency or authority of the United New York, the Federal National Mortgage Association, the Federal Mortgage Association, or a private mortgage insurance company.		, ,	•

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

DECLARATION OF COVENANT FOR THE ANNUAL INSPECTION AND MAINTENANCE OF STORM WATER CONTROL FACILITIES

Hawks View Estates Subdivision - Lot #4

This Declaration of Covenant for the Annual Inspection and Maintenance of Storm Water Control Facilities (hereinafter sometimes referred to as "this Declaration and Agreement") dated as of the <u>20th</u> day of <u>December</u> by SMK Home Builders Inc., whose address is 24 Waters Edge, Congers, NY, 10920 (hereinafter referred to as "Declarant" and/or "Facility Owner").

RECITALS:

WHEREAS, SMK Home Builders Inc. is the owner of certain real property located in the Town of Orangetown, County of Rockland, State of New York, being more particularly described on Schedule A annexed hereto and forming a part hereof and designated as Town of Orangetown Tax Lot Section 71.05 Block 1 Lot 22.1 (hereinafter referred to as the "Property"); and

WHEREAS, Declarant intends to develop the aforementioned property known as the Lot #4 in accordance with, and pursuant to a certain Subdivision entitled the "Subdivision of Property for Hawks View Estates" prepared by Jay A. Greenwell, PLS, LLC, dated March 15, 2016 and last revised December 13, 2016 and about to be filed in the Rockland County Clerk's Office, which said Subdivision has received Final Approval, Subject to Conditions, from the Town of Orangetown Planning Board in its decision in PB # 16-68 (hereinafter referred to as the Hawks View Estates Subdivision); and

WHEREAS, as a condition of Final Approval, SMK Home Builders Inc. was required to create and declare a covenant providing for the annual inspection and maintenance of the storm water control facilities to be constructed upon the Property pursuant to the Hawks View Estates Subdivision (The "Facilities").

WITNESSETH:

NOW, THEREFORE, the following covenants, restrictions, easements and agreements shall affect the Property:

- 1. The Facility Owner shall maintain, clean, repair, replace and continue the storm water control measures depicted on the Hawks View Estates Subdivision as necessary to ensure optimum performance of the measures to design specifications. The storm water control measures shall include, but shall not be limited to, the following: drainage ditches, swales, trench drains, catch basins, field inlets, dry wells, infiltrators, pipes, culverts, soil absorption devices and retention ponds.
- 2. The Facility Owner hereby designates Sean Keenan, 24 Waters Edge, Congers, NY 10920; Cell Phone No.: 914-925-0055 as the Contact Person for all storm water related emergencies at the property and activities related to this agreement. It is the responsibility of the Facility Owner to advise the Town, in writing, of any change as to the name or contact information for the Contact Person.
- 3. The Facility Owner shall be responsible for all expenses related to the maintenance of the storm water control measures.
- 4. The Facility Owner shall provide for the periodic inspection of the storm water control measures, not less than once per calendar year, on or before **May 1 of every year** to determine the condition and integrity of the measures. The Facility Owner shall prepare and submit to the Town of Orangetown (Department of Environmental Management and Engineering or such other Town department or representative as the Town may designate for such purpose) within thirty (30) days of the inspection, a written report of the findings, including recommendations for those actions necessary for the continuation of the storm water control measures. The submission to the Town shall be in the checklist form annexed hereto as Exhibit A, and any other supplements required by the Town.
- 5. The Facility Owner shall not authorize, undertake or permit alteration, abandonment, modification or discontinuation of the storm water control measures except in accordance with written approval of the Town.
- 6. The Facility Owner shall undertake necessary repairs and replacement of the storm water control measures at the direction of the Town or as the Facility Owner may otherwise deem necessary.
- 7. This agreement shall be recorded in the Office of the County Clerk, County of Rockland at the sole cost and expense of the Facility Owner.
- 8. If ever the Town determines that the Facility Owner has failed to maintain the storm water control measures in accordance with the project plan or has failed to undertake corrective action specified by the Town or by the inspecting engineer, the Town is authorized to undertake such steps as reasonably necessary for the

preservation, continuation or maintenance of the storm water control measures and to affix the expenses thereof as a lien against the property. Failure to comply with the obligations under this Agreement shall be considered a violation of Site Plan and Building Department Approvals for the subject site and the Town of Orangetown may pursue all available legal and equitable remedies.

- 9. This Declaration and Agreement shall be governed by, construed, and enforced in accordance with, the laws of the State of New York.
- 10. This Declaration and Agreement shall inure to the benefit of the Town of Orangetown and be binding upon, and may be enforced by, as applicable, the Town of Orangetown, against the Declarant and/or the owners, from time to time, of the Property, as well as their respective heirs, distributees, successors and/or assigns, as well as those holding any interest or estate, or acquiring any subsequent possessory rights, therein, and shall be perpetual and deemed to run with the land. It shall be the obligation of both the declarant and any heirs, distributes, successors and/or assigns to provide updates to the Town of Orangetown as to any new or successor Facility Owner information and contact information for emergencies.

IN WITNESS WHEREOF, the Declarant, intending to be legally bound, has executed, or has caused this Declaration and Agreement to be executed by its authorized representative(s), as of the day and year first above written.

SIGNED SIGNED HAR CONTRACTING, LLE

By: HAROLD HUDERDRAND

STATE OF NEW YORK
COUNTY OF ROCKLAND, }

On the Dividay of Levelly in the year 20½, before me, the undersigned, a notary public in and for said state, personally appeared with the within instrument and acknowledged to me that he executed the same in his capacity, that he is authorized to execute same in his capacity as set forth above, and that by his signature on the instrument, the individual, or the person or entity upon behalf of which the individual acted, executed the instrument.

Notary Public

Robert S. Knoebel, Jr.
Notary Public, State of New York
No. 02KN4985007
Qualified in Flockland County
Commission Expires August 13, 22/

Schedule "A"

Lot 4

All that certain plot, piece, or parcel of land lying situate and being in the Town of Orangetown, County of Rockland, and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the easterly right-of-way of South Boulevard, as proposed to be widened, said point being distant 9.38 feet from the existing easterly right of way of South Boulevard and the southwest corner of lands n/f Kweon (Tax Lot 71-05-1-24), as measured on a course of S 79°44′00″ E, said point being the northwesterly corner of Lot #4 as shown on a subdivision entitled "Hawks View Estates" prepared by Jay A. Greenwell, PLS and to be filed in the Rockland County Clerk's Office, and running thence

- 1. S 79°44'00" E distant 51.37 feet to an iron pin; thence
- 2. S 10°00'34" E distant 239.05 feet to the southeast corner of lands herein described; thence
- 3. S 87°27'50" W distant 190.32 feet; thence
- 4. Along said easterly right-of-way of South Boulevard, as proposed to be widened, N 22°21'03" E distant 219.49 feet to a point of curvature; thence
- 5. Still along same, northerly, on a curve to the left having a radius of 244.62 feet and an arc length of 52.16 feet to the point or place of BEGINNING.

Exhibit A

Maintenance Inspection Checklists

Stormwater Maintenance and Management Inspection Checklist

Project Location: Hawks View Estates Subdivision Lot #4		
Site Status:		
Date:		
Time:		
Inspector:		
	<u> </u>	
Maintenance Item	Satisfactory / Unsatisfactory	Comments
A. Catch Basins / Field Inlets / Trench Drains (Annual,	, After Major Storms)	
1. Structure is sound		
2. Condition of concrete		
3. Settling at grate / leaves or silt at grate		
4. Floating or floatable debris		
5. Silt accumulation at sump		
6. Condition of piping in / out		
7. Oil Present—Removal at 2" depth		
When sediment build-up reaches 1" depth, cleaning must be done; depth to be provided in comment column		
Comments:		
Actions to be Taken:		

Maintenance Item	Satisfactory / Unsatisfactory	Comments
B. Dry Wells (one report per dry well) (Annual, Afte	r Major Storms)	
1. Structure is sound		
2. Condition of concrete		
3. Condition of access cover		
4. Standing water		
5. Floating or floatable debris		
6. Silt accumulation at sump		
7. Condition of piping in / out	<u> </u>	
When sediment build-up reaches 1" depth, cleaning must be done; provide depth in comment column		

Comments:	
Actions to be Taken:	

laintenance Item	Satisfactory / Unsatisfactory	Comments
C. Swales / Berms	(Annual, After Major Storms)	<u> </u>
1. Vegetation and ground cover adequate		
2. Embankment erosion		
3. Animal burrows		
4. Unauthorized planting		
5. Slope protection or riprap failure		
6. Sediment and / or trash accumulation		-

Comments:			
Actions to be Taken:			

nual, After Major Storms)	



Combined Real Estate Transfer Tax Return,

Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

Recording office time stamp

See Form TP-584-1 Inst	tructions for Form Ti	P-584, before completing th	is form. Print or type			
Schedule A — Inform			is form. I fint of type.			
Grantor/Transferor		first, middle initial) (🗴 check if mo	ore than one grantor)		Social security number	
☐ Individual	SMK HOME BUILDERS, INC. and HMK CONTRACTING, LLC					
☐ Corporation	Mailing address				Social security number	
☐ Partnership	24 WATERS EDGE	<u> </u>			·	
☐ Estate/Trust	City					
Single member LLC	CONGERS	1020	13-3998630			
➤ Other		NY e if grantor is a single member	LLC (see instructions)		Single member EIN or SSN	
en Other						
Grantee/Transferee	Name (if individual, last, TOWN OF ORANG	first, middle initial) (check if mo FTOWN	ore than one grantee)	1	Social security number	
	Mailing address		·		Social security number	
Corporation	26 ORANGEBURG	ROAD			Soulai Soulii, mambu	
Partnership	City	State	······································	ZIP code	Federal EIN	
Estate/Trust	ORANGEBURG	NY.		10962	i daga En	
Single member LLC Souther		e if grantee is a single member	LLC (see instructions)		Single member EIN or SSN	
(A) Other	omgie member a nam	e il grantee le a dingle morniser	LEO (600 matrodona)		onigio monicati en con	
Location and description	n of property convey	/ed				
Tax map designation -	SWIS code	Street address		City, town, or village	ge County	
Section, block & lot (include dots and dashes)	(six digits)					
(include dots and dashes)						
71.05-1-22.1				ORANGETOWN	ROCKLAND	
Type of property convey	/ed (check applicable b	oox)				
1 One- to three-fam		Commercial/Industrial	Date of conveyan	na Paros	entage of real property	
2 Residential coope		Apartment building	Date of Conveyant		eyed which is residential	
3 Residential condo		Office bullding	12		roperty100_%	
4 X Vacant land	8		month day	year real p	(see instructions)	
4 EST VACATICIANO		ET Offiel			poe mon denonsy	
Condition of conveyanc	e (check all that apply)	f. Conveyance which c	onsists of a	l. 🛘 Option assignr	ment or surrender	
a. X Conveyance of fee	e interest	mere change of iden	tity or form of			
		ownership or organiz Form TP-584.1, Schedul	ation (attach	n. 🗆 Leasehold ass	ignment or surrender	
b. Acquisition of a con	trolling interest (state	roim 1r-564.1, Schedui	(0 <i>F)</i>	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	.9	
· ·	d%)	g. Gonveyance for which previously paid will be	ch credit for tax rose claimed (attach	ı, 🗆 Leasehold gra	nt	
c. Transfer of a contr	rolling interest (state	Form TP-584.1, Schede	ule G)	. Conveyance o	f an pacamont	
		h. Conveyance of cooper		Conveyance o	i ali bastilibili	
percentage transi	erred%)	n. L. Conveyance of cooper	. ,,	□ Convoyonoo fe	or which exemption	
d. Conveyance to co	onerative housing	i. 🗌 Syndication	þ	r. ∟ Conveyance ic from transfer t	ax claimed <i>(complete</i>	
corporation	operative flodsling	i. 🗀 Syndication		Schedule B, Pa	art III)	
e. Conveyance pursu	Jant to or in lieu of	j. Conveyance of air rig development rights	ghts or q	. Conveyance of and partly outs	f property partly within side the state	
foreclosure or enfo	orcement of security or TP-584.1, Schedule E)	k. Contract assignment	ţ ı	r. 🗌 Conveyance pu	rsuant to divorce or separation	
For recording officer's use			Date received		ansaction number	
To recording officers use			Date received	15	ansaction number	
	Schedule B., Par					
-	Schedule B., Par	ти ф				
L			L			

			· · · · · · · · · · · · · · · · · · ·	
S	chedule B — Real estate transfer tax return (Tax Law, Article 31)			
Pa	art I – Computation of tax due 1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, check the			
	exemption claimed box, enter consideration and proceed to Part III)	1.		
:	2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)	2.		
;	3 Taxable consideration (subtract line 2 from line 1)	3.		
	Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3	4.		Ĭ,
	5 Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)	5,		
	Total tax due* (subtract line 5 from line 4)	6.		
	art II – Computation of additional tax due on the conveyance of residential real property for \$1 million or more			
	1 Enter amount of consideration for conveyance (from Part I, line 1)	1.		
:	2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)	2.		
;	3 Total additional transfer tax due* (multiply line 2 by 1% (.01))	3.		
Tł	art III – Explanation of exemption claimed on Part I, line 1 (check any boxes that apply) see conveyance of real property is exempt from the real estate transfer tax for the following reason:			
a.	Conveyance is to the United Nations, the United States of America, the state of New York, or any of their instru agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to compact with another state or Canada)	agre	ement or	
b.	Conveyance is to secure a debt or other obligation		b	
C.	Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance.		с	
d.	Conveyance of real property is without consideration and not in connection with a sale, including conveyances realty as bona fide gifts			
e.	Conveyance is given in connection with a tax sale		ө	
f.	Conveyance is a mere change of identity or form of ownership or organization where there is no change in bene ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real p comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F	ropei	ty	
g.	Conveyance consists of deed of partition		g	
h.	Conveyance is given pursuant to the federal Bankruptcy Act		h	
i.	Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such the granting of an option to purchase real property, without the use or occupancy of such property			
j.	Conveyance of an option or contract to purchase real property with the use or occupancy of such property who consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of st in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering individual residential cooperative apartment	resid ock g an	dence	
k.	Conveyance is not a conveyance within the meaning of Tax Law, Article 31, section 1401(e) (attach documents supporting such claim)		k	

*The total tax (from Part I, line 6 and Part II, line 3 above) is due within 15 days from the date conveyance. Please make check(s) payable to the county clerk where the recording is to take place. If the recording is to take place in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, make check(s) payable to the **NYC Department of Finance**. If a recording is not required, send this return and your check(s) made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule C -	 Credit Line Mortgage Certific 	ate (Tax Law, Article	11)	
	following only if the interest being at: (check the appropriate box)	transferred is a fee sin	nple interest.	
. The rea	l property being sold or transferred is	s not subject to an outst	anding credit line mortgage.	
	I property being sold or transferred is ed for the following reason:	subject to an outstand	ng credit line mortgage. However, an	exemption from the tax
	transfer of real property is a transfer property (whether as a joint tenant, a			
to o proj	transfer of real property is (A) to a people or more of the original obligors or perty after the transfer is held by the benefit of a minor or the transfer to a	(B) to a person or entity transferor or such relate	where 50% or more of the beneficial diperson or persons (as in the case o	interest in such real
The	transfer of real property is a transfer	to a trustee in bankrupt	cy, a receiver, assignee, or other offic	er of a court.
	maximum principal amount secured ransferred is not principally improved			
abo	ase note: for purposes of determining we, the amounts secured by two or noted as a secured by two or noted.	nore credit line mortgage	es may be aggregated under certain o	
Oth	er (attach detailed explanation).			
fallowin	I property being transferred is preser ig reason: ertificate of discharge of the credit lin			
☐ A cl	neck has been drawn payable for transfaction of such mortgage will be rec	nsmission to the credit li	ne mortgagee or his agent for the bal	
(insert I by the r is being	I property being transferred is subjectiber and page or reel or other identification in the identification is a subject to the identification in the identification is a subject to the identif	cation of the mortgage)	The maximum principal amount of dentax is claimed and the tax ofleed will be recorded or, if the recording	
Signature (bo	oth the grantor(s) and grantee(s	s) must sign)		
ittachment, is	ed certify that the above information of the best of his/her knowledge, true for purposes of recording the deed of	and complete, and aut	horize the person(s) submitting such	form on their behalf to
	Grantor signature	Title	Grantee signature	A Frohney
		hincell_		
	Grantor signature	Title	Grantee signature	Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you checked *e*, *f*, or *g* in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, to the **NYC Department of Finance**? If no recording is required, send your check(s), made payable to the **Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule D - Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, section 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part II, and check the second box under Exemptions for nonresident transferor(s)/seller(s) and sign at bottom.

Part I - New York State residents

If you are a New York State resident transferor(s)/seller(s) listed in Schedule A of Form TP-584 (or an attachment to Form TP-584), you must sign the certification below. If one or more transferors/sellers of the real property or cooperative unit is a resident of New York State, **each** resident transferor/seller must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, section 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law, section 685(c), but not as a condition of recording a deed.

Part II - Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Schedule A of Form TP-584 (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law, section 663(c), check the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, section 663. Each nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, Nonresident Real Property Estimated Income Tax Payment Form, or Form IT-2664, Nonresident Cooperative Unit Estimated Income Tax Payment Form. For more information, see Payment of estimated personal income tax, on page 1 of Form TP-584-I.

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, section 663 due to one of the following exemptions:

The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from to
The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Joseph Luciano 19 West Crooked Hill Road Pearl River, N.Y. 10965 (845) 641-4299 (Text Only)



07/18/2017

I Joseph Luciano residing at 19 West Crooked Hill Road, on this day July Eighteenth Two Thousand and Seventeen.

After a Heart attack, open heart surgery and Stroke that left me disabled. I lost all my hearing and equilibrium. I am scheduled for surgery on August 16th to have an implant put in my right side first, then I must wait another month for the actual hearing aide. I must wait another three months for the left side and repeat of the right side. My walking has improved however, assisted with a cane. I will never get my equilibrium back. Since all of this happened, I will be on Disability.

It is great sadness to have to resign from my position of Parking Enforcement Aide. I will truly miss this job, my friends in the finest Police Department and the people on the streets. I know the people that I gave tickets to will not miss me.

I would hope one day that I can return after my implants, maybe a desk position if possible.

Ken Tomeo is truly a one of a kind, great friend to work with.

I will truly miss all of you!

Joseph Luciano

Sincerely

MAR - 7 2017

TOWN OF ORANGETOWN SPECIAL USE PERMIT FOR USE OF TOWN PROPERTY 17-5200

TOWN OF ORANGET! HIGHWAY DEPAREMENT NAME: Pearl River Day festival
APPLICANT NAME: Antoinette Flynn for Pearl River Chamber
ADDRESS: P.O. BOX 829, Pearl River, NY 10965
PHONE #: 914-806-5455 entr
CHECK ONE: PARADE RACE/RUN/WALK OTHER
The above event will be held on 10/7/17 from 7am to 9pm RAIN DATE:
Location of event: Central Avenue from John Street to Main Street
Sponsored by: Pearl River Chamber Telephone #: 914-806-5455 (Antoinette)
Address: P.O. Box 829, Pearl River, NY 10965
Estimated # of persons participating in event: 6000 + vehicles
Person (s) responsible for restoring property to its original condition: Name-Address-Phone #: Pearl River Chamber, Pearl River Day Committee - Brian Campbell, Chair 919-10-23-567
Signature of Applicant: Autowitte Plynn Date: 3-5-17
GENERAL INFORMATION REQUIRED: (HIGHWAY/PARKS)
tetter of Request to Town Board requesting aid for event – Received On: 2.17.17
Certificate of Insurance - Received On:
FOR HIGHWAY DEPARTMENT USE CHILY:
Road Closure Permit: V/ N - Received On:
Rockland County Highway Dept. Permit(Y) N - Received On:
NYSDOT Permit: Y (N - Received On:
Route/Map/Parking Plan: Y/N - Received On: RIS II: 38573 MARRICADIS: Y/N CONES: Y/N TRASH BARRELS: Y/N OTHER: MESSIGE BOOKS
APPROVED: Superintendent of Highways
FOR PARKS & RECREATION DEPARTMENT USE DINY:
Showmobild: Y) N - Application Required: Fee Paid - Amount/Check#
Port-o-Sand: YN: Other:
APPROVED:DATE:DATE:
FOR POLICE DEPARTMENT USE ONLY:
APPROVED: DATE:
** (Please return to the Highway AND/OR Parks Department to be placed on the Town Board Agenda) **
12 to which the British Prophy.

MAR -7 2017

TOWN OF ORANGETOWN

Superintendent of Highways Roadmaster 1

Crangetowa Represents ive:
R.C. Soil & Water Conservation Dist. Chairman
R.C. Water Quality Commission
Member:
American Public Works Association
Assoc. of Town Superintendents of Hwys.
Hwy. Superintendents' Assoc. of R.C.



HIGHWAY DEPARTMENT TOWN OF ORANGETOWN

119 Route 303 · Orangeburg, NY 16962 (845) 359-6500 · Fax (845) 359-6062 B-Mail · www.highway@otowahwy.org

ROAD CLOSING PERMIT APPLICATION Section 139 Highway Law

NAME Antoinette Flynn DATE 3-5-17
COMPANY Pearl River Chamber of Commerce
ADDRESS P.O. Box 829, Pearl River, NY 10965
THE UDWONE 914-806-5455
(INCLUDE 24 HOUR ENIDACIDATE I TOTALISTICAL)
ABOVE MENTIONED PARTY REQUESTS PERMISSION TO CLOSE: William Street
/Address number and name of road)
Grom E. Washington & Franklin Avenue (Intersecting streets and/or description of exact location)
REASON FOR CLOSING Pearl River Day festival
DATE OF CLOSING 10/7 /17 RAIN DATE
DATE OF CLOSING 10/1 / RAIN DATE TIME ROAD WILL BE CLOSED 7 am - 9 pm WILL ROAD BE OPEN TO LOCAL TRAFFIC? NO
MIT KOVD RE OLEN 10 FINISKAERG 1 AERITOPPO.
PLEASE PROVIDE A DETAILED MAP AND DESCRIPTION OF DETOUR, IF TRAVEL WILL BE RESTRICTED
DEPLIMINARY APPROVAL COMPLY 7.31.17
JAMES J. DEAN DATE SUPERINTENDENT OF HIGHWAYS
<u> </u>

This permit application will be forwarded to the Rockland County Superintendent of Highways, County of Rockland, 23 New Hempstead Road, New City, New York 10956. You will receive written confirmation from that office.

8-13-024/6

HAMLETS: PEARL RIVER · BLAUVELT · ORANGEBURG · TAPPAN · SPARKILL · PALISADES · UPPER UKAMIDVIEW

RECEIVEROCK LAND COUNTY HIGHWAY DEPARTMENT

JUL 2 5AMPLICATION FOR PERMIT TO CLOSE A COUNTY ROAD TOWN OF ORANGETOWIJNDER SECTION 104 OF THE HIGHWAY LAW HIGHWAY DEPARTMENT

1

In the space provided the applicant must state their name and address. If the applicant is a corporation, state the location of the local office and the title of the person signing this application. Antoinethe Flynn Administrator Pearl River Chamber of Commerce P.O. BOX 829 Pearl River, NY 10965

In the space provided describe why the road needs to be closed where (intersection to intersection), and when the proposed closure will take place.

Pearl River Day festival will take place on Central Avenue + John Street to Central Avenue & Main Street on Saturday, October 7,2017, from 11am-6pm, Closure from 6am-9pm.

In the space provided describe the proposed defour route, barricades and signs required by the New York \$tate Manual of Uniform Traffic Control Devices.

Detour route-use Franklin Avenue or E. Washington. Barricades have been requested from the town of Trangetown. Electronic signs will be at John Street + Central Avenue. Defour signs provided by Town of orangetown.

5th Day of March . 2017 Dated this____

Address:

Pearl River Chamber P.O. Box 829 Pearl River NY 10965

antoinette Flynn Applicant:

The Rockland County Highway Department reserves the right to have the applicant immediately removed from the roadway and traffic restored at any time deemed necessary by the Highway Department and or the local law enforcement agency at such time the said permit will become null and void. Failure to abide may result in trespassing and civil penalties



Pearl River's future is our business

PO Box 829 Pearl River, NY 10965 www.pearlriverny.org RECEIVED

MAR 1 7 2017

TOWN OF ORANGETOWN HIGHWAY DEPARTMENT

March 8, 2017

Town of Orangetown Town Hall 26 Orangeburg Road Orangeburg, New York 10962

To The Town Board.

The Pearl River Chamber of Commerce's Pearl River Day Committee is requesting the use of the below items from the Parks Department for Pearl River Day, 10/7/17:

Showmobile 6 port-a-potties

The Pearl River Chamber of Commerce will submit the appropriate permits to the Parks Department in addition to this request.

Thank you,

Brian Campbell

Pearl River Day Committee Chairperson Pearl River Chamber of Commerce Penal River's fature is our business

PO Box 829 Pearl River, NY 10965 www.pearlriverny.org RECEIVED

MAR 1 7 2017

TOWN OF ORANGETOWN HIGHWAY DEPARTMENT

March 8, 2017

Mult

Town of Orangetown Town Hall 26 Orangeburg Road Orangeburg, New York 10962

To The Town Board,

The Pearl River Chamber of Commerce's Pearl River Day Committee is requesting the use of the below items from the Highway Department for Pearl River Day, 10/7/17:

50 trash cans
barricades for 4 intersections
12 additional barricades for ride control
electronic sign to be placed a few days before the 10/10 event by TD
Bank
detour signs that we can post on the barricades

The Pearl River Chamber of Commerce will submit the appropriate permits to the Highway Department in addition to this request.

Thank you,

Brian Campbell

Pearl River Day Committee Chairperson

Pearl River Chamber of Commerce



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 07/13/2017

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

this certificate does no	ot confer rights	ເດີເທີຣ	Çerji	terms and conditions of ficate holder in lieu of su	ıcn en	aorsement(s).	, require an endorace		- Statement On
	JOL	T. A.	I.VI	•	CONT. NAME PHON	E (4(0)		LEAV		
Maury, Donnelly & Parr 24 Commerce St. Baltimore, MD 21202 TOWN OF ORANGETOWN					PHONE (A/C, No, Ext): (410) 685-4625 (A/C, No):(410) 685-3071					
Dakimore, MD 21202	HIGHWAY				ADDR	-				
	1110111111				INOUR			HDING COVERAGE by Co. of Reading, I		NAIC#
INSURED							an Casuan	y Co. of Reaging, I	'A	20427
The Pearl River Chamber of Commerce P.O. Box 829 Pearl River, NY 10965					INSURER B:					
					INSURER D :					-
					INSURER E :					
					INSURER F:					
COVERAGES CERTIFICATE NUMBER:							·····	REVISION NUMBER		
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A X COMMERCIAL GENE	RAL LIABILITY	11430	W V L			(MIW/DD/YYYY)	(MMVDD/YYYY)		IMITS	1,000,000
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POLICY PRO:	LOC		ı					PRODUCTS - COMP/OP AC		2,000,000
OTHER:		L						TROBOOTS - COMPTOP AC	\$	
AUTOMOBILE LIABILITY								COMBINED SINGLE LIMIT (Ea accident)	\$	
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DED RETENTI				<u></u>					\$	
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ANY PROPRIETOR/PARTNER OFFICER/MEMBER EXCLUDI (Mandatory in NH)	R/EXECUTIVE	N/A			ĺ			E.L. EACH ACCIDENT	\$	
(Mandatory in NH)			ĺ					E.L. DISEASE - EA EMPLOY	EE \$,
If yes, describe under DESCRIPTION OF OPERATI	ONS below							E.L. DISEASE - POLICY LIM	T \$	
DESCRIPTION OF OPERATIONS / COUNTY OF ROCKLAND IS NAME	LOCATIONS/VEHICL ed as Additional	es (ac Insure	ORD 1 d.	01, Additional Remarks Schedule	e, may be	attached if more	space is require	ed)		
CERTIFICATE HOLDER					CANCELLATION					
County of Rockland 11 New Hempstead Road New City, NY 10956					SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.					
					AUTHORIZED REPHESENTATIVE					

ACORD 25 (2016/03)

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 07/13/2017

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REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER. IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s). PRODUCER Maury, Donnelly & Parr PHONE (A/C, No, Ext): (410) 685-4625 FAX (A/C, No): (410) 685-3071 24 Commerce St. Baltimore, MD 21202 JUL 1 9 2017 E-MAIL ADDRESS: **INSURER(\$) AFFORDING COVERAGE** NAIC # TOWN OF ORANGETOWN INSURER A : American Casualty Co. of Reading, PA 20427 HIGHWAY DEPARTMENT INSURED INSURER B: The Pearl River Chamber of Commerce INSURER C: P.O. Box 829 INSURER D Pearl River, NY 10965 INSURER E : INSUBER F : COVERAGES **CERTIFICATE NUMBER: REVISION NUMBER:** THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. POLICY EFF POLICY EXP ADDL SUBR TYPE OF INSURANCE POLICY NUMBER LIMITS X COMMERCIAL GENERAL LIABILITY 1,000,000 EACH OCCURRENCE CLAIMS-MADE X OCCUR DAMAGE TO RENTED PREMISES (Ea occurrence) 4025932540 300.000 07/01/2017 | 07/01/2018 Х 10,000 MED EXP (Any one person) 1,000,000 PERSONAL & ADV INJURY 2,000,000 GEN'L AGGREGATE LIMIT APPLIES PER: GENERAL AGGREGATE PRO-2,000,000 POLICY PRODUCTS - COMP/OP AGG OTHER: COMBINED SINGLE LIMIT (Ea accident) AUTOMOBILE LIABILITY ANY AUTO BODILY INJURY (Per person) OWNED AUTOS ONLY SCHEDULED BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) HIRED AUTOS ONLY NON-OWNED AUTOS ONLY UMBRELLATIAB OCCUR EACH OCCURRENCE EXCESS LIAB CLAIMS-MADE AGGREGATE DED RETENTION \$ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY STATUTE ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) E.L. EACH ACCIDENT N/A E.L. DISEASE - EA EMPLOYEE \$ If yes, describe under DESCRIPTION OF OPERATIONS below E.L. DISEASE - POLICY LIMIT DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Pearly River School District is an Additional Insured. **CERTIFICATE HOLDER** CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. **Pearly River School District** 275 E. Central Avenue Pearl River, NY 10965 AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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SFISHER



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 07/13/2017

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

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(les) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policles may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s). PRÖDUCER RECEIVED CONTACT Maury, Donnelly & Parr PHONE (A/C, No, Ext): (410) 685-4625 FAX (A/C, No):(410) 685-3071 24 Commerce St. Baltimore, MD 21202 E-MAIL ADDRESS: JUL 1 9 2017 INSURER(S) AFFORDING COVERAGE NAIC# INSURER A: American Casualty Co. of Reading, PA 20427 TOWN OF ORANGE : OWN INSURED HIGHWAY DEPARTMENT The Pearl River Chamber of Commerce INSURER C P.O. Box 829 INSURER D . Pearl River, NY 10965 INSURER E : INSURER F : **COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:** THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. POLICY EFF POLICY EXP ADDL SUBR TYPE OF INSURANCE POLICY NUMBER LIMITS A Х COMMERCIAL GENERAL LIABILITY 1.000.000 EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) CLAIMS-MADE X OCCUR 4025932540 300.000 07/01/2017 07/01/2018 Х 10,000 MED EXP (Any one person) 1,000,000 PERSONAL & ADV INJURY 2,000,000 GEN'L AGGREGATE LIMIT APPLIES PER: GENERAL AGGREGATE PROT 2,000,000 POLICY PRODUCTS - COMP/OP AGG OTHER: COMBINED SINGLE LIMIT (Ea accident) **AUTOMOBILE LIABILITY** ANY AUTO BODILY INJURY (Per person) SCHEDULED AUTOS OWNED AUTOS ONLY BODILY INJURY (Per accident)
PROPERTY DAMAGE
(Per accident) HIRED AUTOS ONLY **DANSSAUR** LIMBRELLA LIAB OCCUR EACH OCCURRENCE \$ EXCESS LIAB CLAIMS-MADE AGGREGATE DED RETENTION \$ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY STATUTE ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) E.L. EACH ACCIDENT N/A E.L. DISEASE - EA EMPLOYEE If yes, describe under DESCRIPTION OF OPERATIONS below E.L. DISEASE - POLICY LIMIT DESCHIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Town of Orangetown is an Additional Insured. **CERTIFICATE HOLDER** CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. **Town of Orangetown** Orangetown Road Orangeburg, NY 10962 AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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Eliot F. Tozer Jr.(1922 - 2017)

Tozer Jr., Eliot F.

March 28, 1922 - July 25, 2017

His life was beautifully written. His life-long study and deep love of the English language expressed itself in many ways. He studied English in college, taught it to students in high school, college, and in Pakistan. As a freelancer he wrote articles on a wide range of subjects for general interest magazines and a book

on how to give up smoking. He produced television shows for PBS, and managed public relations and public information for CBS News and CBS Radio. And he delighted his grandchildren with his ability to instantly pronounce words backwards.

Eliot began life in East Milton, Massachusetts and studied at Bowdoin College, graduating early, in 1943, to enlist in the Navy during World War II. At Bowdoin he sang with the Meddiebempsters, an early small a capella singing group. After Bowdoin he found himself in Corpus Christie, Texas, learning to fly, where his instructor in the Link Trainer, Betty Farmer, became his beloved wife of 61 years. He continued as a flight instructor and ground school instructor until the end of the war when Eliot and Betty moved to Shanks Village. Both attended Columbia on the GI Bill while raising the first two of what, over time, became their five children.

With 31 other Shanks Village families he was a founder of the Hickory Hill Cooperative in 1951 and brought with him lessons in cooperation, community, and self-reliance first practiced in Shanks Village.

He believed that education, good government, history, care of the environment, and cooperative communities were important for a thriving life and volunteered his time to support these beliefs. He was the Deputy Supervisor of Orangetown under Thom Kleiner for 14 years, was a leader in the Cub Scouts and Boy Scouts, was a member of the Orangetown Shade Tree Commission and was a founder of Keep Rockland Beautiful. He was a judge of History Day events, and worked to support the Tappan PTA and the Tappantown Historical Society. He was a rape victim counselor for many years.

He tragically lost his oldest son, Eliot, III, in an accident while E III was flying an F8 off a carrier deck in the Pacific. He is survived by his children Raleigh, Joel, Donna, and Geoffrey and his daughter in law Joan; their spouses Catherine, Mary Ann, Steven, Sam and John; his grandchildren Matthew, Julie, Katherine, Lindsay, and Grace; their spouses and partners Commander Benjamin Martin, Lt. Col Maynard Porter, Katie Ingersoll, and Michele Tedesco; and his great grandchildren Eliot, Lucy, Maynard, and Georgia.

The family requests that in lieu of flowers, donations in Eliot's memory be made to the Tappan Library, Keep Rockland Beautiful, or the Hickory Hill Cooperative.

Visiting at the Moritz Funeral Home, 98 Route 303, Tappan New York will be Friday July 28 from 4PM to 9PM. The funeral service will be at the Tappan Reformed Church at 11AM Saturday, July 29.

Moritz Funeral Home

98 Route 303 South

Tappan, NY 10983

(845) 359-0890

www.moritzfh.com

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