

Town of Orangetown

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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.

SUMMARY OF PROPOSAL:

1) Scope of Work

Refer to Section __

2) Materials & Labor

Refer to Section __

3) Credits

Refer to Section __

ESTIMATED ANNUAL SAVINGS**ENERGY:
FUEL TYPE****Annual
Savings (\$)*****ELECTRIC:***

Estimated KWH	<u>923,856</u>	<u>\$73,908.48</u>
Estimated KW	<u>355.1</u>	<u>\$38,350.80</u>
Estimated MMBTU Equivalent	<u>3,153.1</u>	<u>N/A</u>

GAS:

Estimated CCF	<u>198,725</u>	<u>\$149,043.75</u>
Estimated MMBTU Equivalent	<u>20,468.7</u>	<u>N/A</u>

OIL:

Est. Gallons	<u>9,723</u>	<u>\$26,738.25</u>
Estimated MMBTU Equivalent	<u>1,341.8</u>	<u>N/A</u>

OTHER: Steam (100 psi):

Estimated :Lbs	<u>854,832.0</u>	<u>\$21,370.80</u>
Estimated MMBTU Equivalent	<u>752.3</u>	<u>N/A</u>

Total Equivalent MMBTU	<u>25,715.8</u>	Total Energy	<u>\$309,412.08</u>
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NON-ENERGY:

Estimated Gallons of Water	<u>238,900</u>	<u>\$836.15</u>
Estimated Operation & Maintenance Savings		<u>\$25,200.00</u>
Other: _____.		<u>\$0.00</u>

TOTAL ESTIMATED PROJECT SAVINGS		<u>\$335,448.23</u>
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**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
	d) Direct Construction and Abatement Bonds	\$40,000.00
(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	
	a) Special Inspections	\$20,000.00
	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
	c) Construction Management (12.00% of [(1) + (2a) + (3a) + (3b) + (4)])	\$298,980.00
	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	_____
(11)	CUSTOMER Repayment Obligation	\$3,468,113.10
	Est. Monthly charge of: <u> \$35,112.96 </u>	
	Number of Monthly Payments: <u> 120 </u>	

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.
 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.

**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 REPAYMENT OBLIGATION

Total Installed Cost of Project [Page 4, Line (10)]: **\$3,468,113.10**

METHOD OF PAYMENT

		<u>Financed</u>
Customer Repayment Obligation / Principal Financed [Page 4, Line (11)]:	(P)	\$3,468,113.10
Estimated Authority Cost of Money / Interest (See Note 5 on Page 4):	(i)	4.00%
Number of monthly payments = Term of loan in years x 12:	(N)	<u>120</u>
Estimated Monthly Bill Surcharge (Formula based on Microsoft Excel): $Pmt(i/12, N, -P)$		\$35,112.96
Annual Bill Surcharge (Sum of twelve payments)		<u>\$421,355.51</u>

ESTIMATED ANNUAL COST REDUCTION

Estimated Annual Energy Cost Savings:		\$309,412.08
Estimated Annual Maintenance Savings:		<u>\$26,036.15</u>
Estimated Total Annual Savings:		\$335,448.23

AUTHORIZATIONS

Installation of EEP at this facility upon these terms is hereby approved by the CUSTOMER

Bids Expire: August 15, 2017

Authorized CUSTOMER Representative:

CUSTOMER Certification

"In addition to the acceptance of this contract, I also certify that original copies of this signature page will be attached to all other exact copies of this contract.

It is understood that the New York Power Authority (NYPA) does not guarantee the energy savings presented in this CIC. It is the responsibility of each CUSTOMER at whose facility ESP is being implemented to ensure that savings estimates are reasonable based on the operating characteristics and condition of the physical plant of this facility."

Installation of EEP at this facility upon these terms is hereby approved by Authorized NYPA Representative:

Name and Title

Signature

(Date)

Other CUSTOMER Representative as Appropriate:

Name and Title

Signature

(Date)

Jill Anderson, EVP Chf Commercial Ofc,
Energy Solutions, Customer Operations

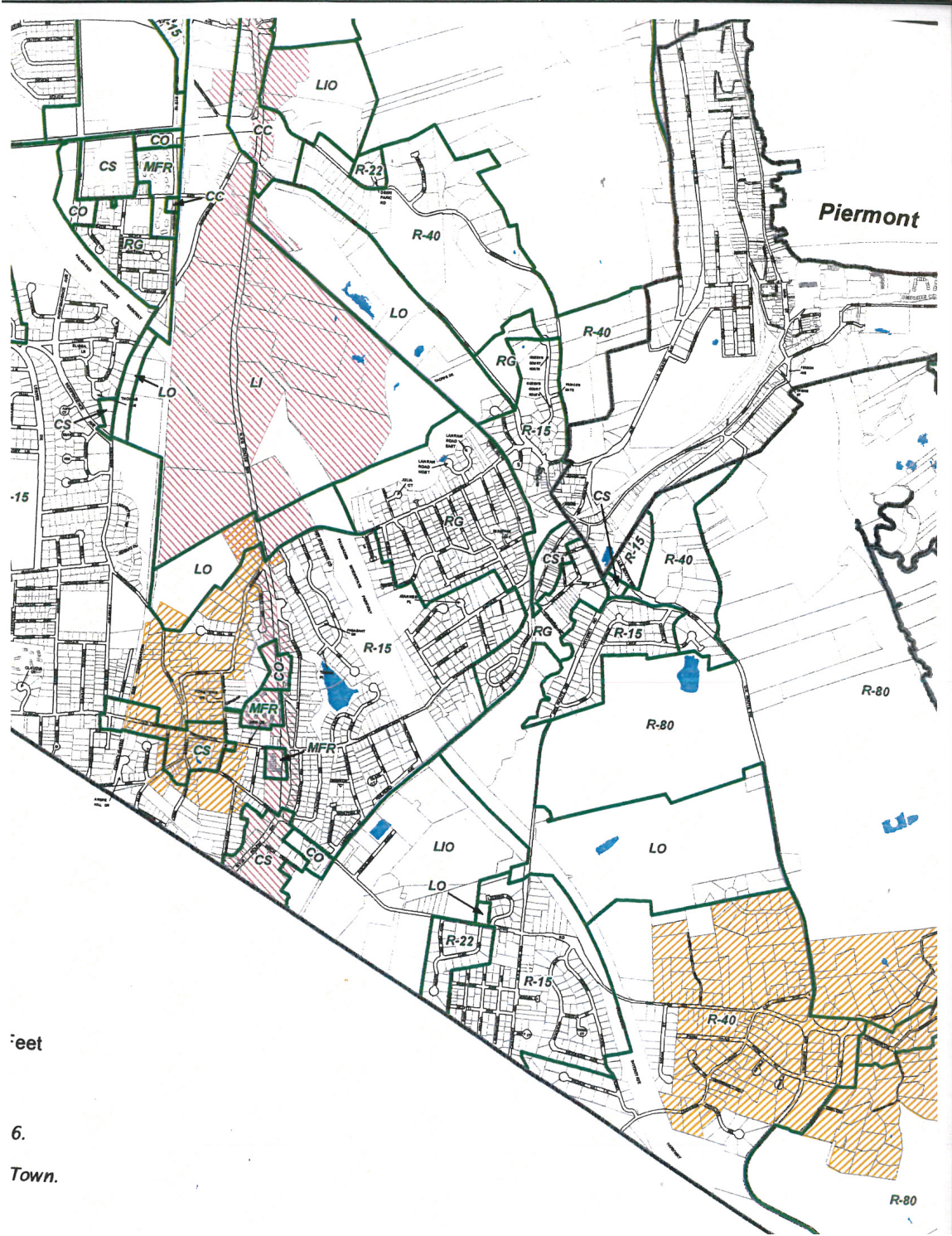
Name and Title

(Signature)

(Date)

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



feet

6.

Town.

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 Owners 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 HAVOR.

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.

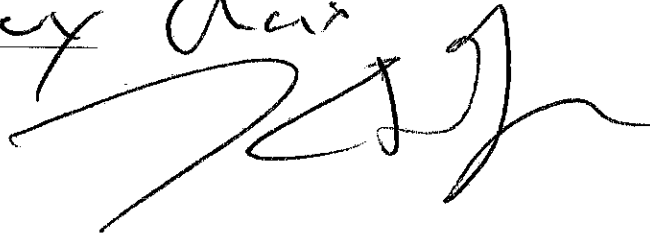
Section 8. Effective Date.

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 Oswald Murray Sr agrees to the designation of the Town Board of the Town of Orangetown as lead agency for the above-referenced project.

Kerri Gentry Davis
(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

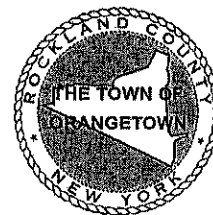
Rockland County Highway Department
23 New Hempstead Road
New City, New York 10956

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



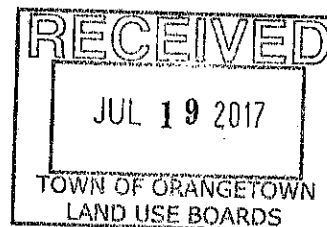
TELEPHONE
(845) 359-5100
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(845) 359-2715

JOHN S. EDWARDS
TOWN ATTORNEY

TERESA M. KENNY
FIRST DEPUTY TOWN ATTORNEY

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

STATE BOARD OF REAL PROPERTY SERVICES
 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 Outside Village Area ___;
 School District X; Special District ___

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

Class	(A) Total Assessed Value on the Reference Roll	(B) Total Assessed Value of Physical & Quantity Increases Between Reference Roll & Levy Roll	(C) Total Assessed Value of Physical & Quantity Decreases Between Reference Roll & Levy Roll	(D) Net Assessed Value of Physical & Quantity Changes (B-C)	(E) Surviving Total Assessed Value on the Reference Roll (A-C)
Homestead	927,445,945	2,135,850	152,200	1,983,650	927,293,745
Non-Homestead	254,233,825	3,052,890	917,670	2,135,220	253,316,155

Class	(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	585,360	(177,660)	0.999808410
Non-Homestead	0	2,343,600	(2,343,600)	0.990748320

SECTION II Computation of Portion Class Adjustment Factor

Class	(J) Taxable Assessed Value on the Levy Roll	(K) Taxable Assessed Value on Levy Roll at Reference Roll Level of Assessment (J/I)	(L) Assessed Value of Special Franchise on the Roll at the Reference Roll Level of Assessment	(M) Total Taxable Assessed Value on Levy Roll at Reference Roll Level of Assessment (K + L)	(N) Taxable Assessed Value on the Reference Roll (Col E Base)	(O) Class Adjustment Factor (M/N)
Homestead	920,640,475	920,816,894	-	920,816,894	918,522,401	1.0024980
Non-Homestead	241,673,017	243,929,777	22,607,694	266,537,471	264,296,201	1.0084801

SECTION III Computation of Adjusted Base Proportions

Class	(P) Current Base Proportions	(Q) Current Base Proportions Adjusted for Physical & Quantity Changes (P*O)	(R) Adjusted Base Proportions (Q/Sum of Q)
Homestead	67.90640	68.07603	67.7766
Non-Homestead	32.09360	32.36576	32.2234
	100	100.44179	100.0000

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.

Signature

Title

Date

STATE BOARD OF REAL PROPERTY SERVICES
 16 Sheridan Avenue, Albany, NY 12210-2714

3/8/2004

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 X ___; Town Outside Village Area ___;
 School District XX ___; Special District ___

Name of Portion -**Pearl River S.D.**

SECTION I		Determination of Base Percentages			
Class	(A) Assessed Value	(B) 1989 Class Equalization Rate	(C) Estimated Market Value A/(B/100)	(D) Base Percentages (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		Determination of Current 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	918,522,401	45.45	2,020,951,377	79.2836	
Non-Homestead	264,296,201	50.05	528,064,338	20.7164	
Total	1,182,818,602		2,549,015,715		

RP-6701(5/2001)

SECTION IV

Determination of Current Base Proportions

Class	(I) Local Base Proportion for the 1990 Assessment Roll	(J) Updated Local Base Proportion I*(H/D)	(K) Prospective Current Base Proportion Column(J) Prorated to 100.00	(L) Adjusted Base Proportion Used for Prior Tax Levy	(M) Percent Difference Between Prior Year Adjusted Base Proportion and Prospective Current Base Proportion ((K/L)-I)*100	(N) Maximum Current Base Proportion (L*1.05)	0
Homestead	60.9369	65.4357	67.9064	67.28544	0.9229%	70.6497	67.90640
Non-Homestead	39.0631	30.9259	32.0936	32.71456	-1.8982%	34.3503	32.09360
Total	100	96.3616	100	100			100

I, the Clerk of the Legislative Body of the approved assessing unit identified above, 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

STATE BOARD OF REAL PROPERTY SERVICES
 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 Outside Village Area ___;
 School District X; Special District ___

Name of Portion - **NYACK SCHOOL DISTRICT**

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

Class	(A) Total Assessed Value on the Reference Roll	(B) Total Assessed Value of Physical & Quantity Increases Between Reference Roll & Levy Roll	(C) Total Assessed Value of Physical & Quantity Decreases Between Reference Roll & Levy Roll	(D) Net Assessed Value of Physical & Quantity Changes (B-C)	(E) Surviving Total Assessed Value on the Reference Roll (A-C)
Homestead	446,684,341	2,282,700	732,100	1,550,600	445,952,241
Non-Homestead	141,567,304	4,930,620	1,654,070	3,276,550	139,913,234
	(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	319,750	1,063,625	(743,875)	0.998331940	
Non-Homestead	42,200	432,520	(390,320)	0.997210271	

SECTION II

Computation of Portion Class Adjustment Factor

Class	(J) Taxable Assessed Value on the Levy Roll	(K) Taxable Assessed Value on Levy Roll at Reference Roll Level of Assessment (J/I)	(L) Assessed Value of Special Franchise on the Roll at the Reference Roll Level of Assessment	(M) Total Taxable Assessed Value on Levy Roll at Reference Roll Level of Assessment (K + L)	(N) Taxable Assessed Value on the Reference Roll (Col E Base)	(O) Class Adjustment Factor (M/N)
Homestead	443,963,820	444,705,616	0	444,705,616	442,717,084	1.0044917
Non-Homestead	140,357,277	140,749,931	12,278,794	153,028,725	151,657,225	1.0090434

SECTION III

Computation of Adjusted Base Proportions

Class	(P) Current Base Proportions	(Q) Current Base Proportions Adjusted for Physical & Quantity Changes (P*O)	(R) Adjusted Base Proportions (Q/Sum of Q)
Homestead	58.1967	58.4581	58.08667
Non-Homestead	41.8033	42.1813	41.91333
	100	100.6394	100.00000

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.

Signature

Title

Date

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 ___; City ___; Town ___; Village ___; Town Outside Village Area ___;
 School District XX ___; Special District ___

Name of Portion - **Nyack S.D.**

SECTION I	Determination of Base Percentages			
	(A)	(B)	(C)	(D)
Class	1989 Taxable Assessed Value	1989 Class Equalization Rate	Estimated Market Value A/(B/100)	Base Percentages (C/Sum of C)
Homestead	385,549,825	121.54	317,220,524	67.1393
Non-Homestead	201,636,566	129.87	155,260,311	32.8607
Total	587,186,391		472,480,835	

SECTION II	Determination of Current Percentages			
	(E)	(F)	(G)	(H)
Class	2016 Taxable Assessed Value	2016 Class Equalization Rate	Estimated Market Value E/(F/100)	Current Base Percentages (G/Sum of G)
Homestead	442,717,084	45.39	975,362,600	73.7789
Non-Homestead	151,657,225	43.75	346,645,086	26.2211
Total			1,322,007,685	

RP-6701(5/2001)

SECTION IV	Determination of Current Base Proportions						
	(I)	(J)	(K)	(L)	(M)	(N)	0
Class	Local Base Proportion for the 1990 Assessment Roll	Updated Local Base Proportion I*(H/D)	Prospective Current Base Proportion Column(J) Prorated to 100.00	Adjusted Base Proportion Used for Prior Tax Levy	Percent Difference Between Prior Year Adjusted Base Proportion and Prospective Current Base Proportion ((K/L)-I)*100	Maximum Current Base Proportion (L*1.05)	Current Base Proportions for 2017 Roll
Homestead	50.2710	55.2424	58.1967	61.46384	-5.3155%	64.5370	58.1967
Non-Homestead	49.7290	39.6812	41.8033	38.53616	8.4780%	40.4630	41.8033
Total	100	94.9236	100	100			100

I, the Clerk of the Legislative Body of the approved assessing unit identified above, 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

STATE BOARD OF REAL PROPERTY SERVICES
 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 Outside Village Area ___;
 School District ; Special District ___

Name of Portion - **NANUET SCHOOL DISTRICT**

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

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

10/12/2015

SECTION II		Computation of Portion Class Adjustment Factor						
Class	(J) Taxable Assessed Value on the Levy Roll	(K) Taxable Assessed Value on Levy Roll at Reference Level of Assessment (J/I)	(L) Assessed Value of Special Franchise on the Roll at the Reference Level of Assessment	(M) Total Taxable Assessed Value on Levy Roll at Reference Roll Level of Assessment (K + L)	(N) (Col E Base) Taxable Assessed Value on the Reference Roll	(O) Class Adjustment Factor (M/N)		
Homestead	140,698,945	140,625,613	0	140,625,613	140,556,600	1.0004910		
Non-Homestead	67,053,346	67,053,346	4,679,582	71,732,928	71,575,164	1.0022042		

SECTION III Computation of Adjusted Base Proportions

Class	(P) Current Base Proportions	(Q) Current Base Proportions Adjusted for Physical & Quantity Changes (P*O)	(R) Adjusted Base Proportions (Q/Sum of Q)
Homestead	26.8341	26.8473	26.80052
Non-Homestead	73.1659	73.3272	73.19948
	100	100.1744	100.00000

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.

Signature

Title

Date

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 ; City ; Town ; Village ; Town Outside Village Area ;
School District ; Special District

Name of Portion - **NANUET S.D.**

SECTION I		Determination of Base Percentages			
Class	(A) 1989 Taxable Assessed Value	(B) 1989 Class Equalization Rate	(C) Estimated Market Value A/(B/100)	(D) Base Percentages (C/Sum of C)	
Homestead	123,995,310	119.56	103,709,694	56.4832	
Non-Homestead	163,503,056	204.63	79,901,801	43.5168	
Total	287,498,366		183,611,495		

SECTION II		Determination of Current 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	140,556,600	45.44	309,323,504	80.5861	
Non-Homestead	71,575,164	96.05	74,518,651	19.4139	
Total	212,131,764		383,842,154		

WNU BASE

RP-6701(5/2001)

SECTION IV Determination of Current Base Proportions

Class	(I) Local Base Proportion for the 1990 Assessment Roll	(J) Updated Local Base Proportion I*(H/D)	(K) Prospective Current Base Proportion Column(J) Prorated to 100.00	(L) Adjusted Base Proportion Used for Prior Tax Levy	(M) Percent Difference Between Prior Year Adjusted Base Proportion and Prospective Current Base Proportion ((K/L)-1)*100	(N) Maximum Current Base Proportion (L*1.05)	0 Current Base Proportions for 2017 Roll
Homestead	30.8128	43.9614	58.7503	22.79783	157.7013%	23.9377	23.9377
Non-Homestead	69.1873	30.8661	41.2497	77.20217	-46.5693%	81.0623	76.0623
Total	100	74.8275	100	100			100

I, the Clerk of the Legislative Body of the approved assessing unit identified above, 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

STATE BOARD OF REAL PROPERTY SERVICES
 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 Outside Village Area ___;
 School District X; Special District ___

Name of Portion - **SOUTH ORANGETOWN SCHOOL DISTRICT**

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

Class	(A) Total Assessed Value on the Reference Roll	(B) Total Assessed Value of Physical & Quantity Increases Between Reference Roll & Levy Roll	(C) Total Assessed Value of Physical & Quantity Decreases Between Reference Roll & Levy Roll	(D) Net Assessed Value of Physical & Quantity Changes (B-C)	(E) Surviving Total Assessed Value on the Reference Roll (A-C)
Homestead	1,460,399,294	4,095,325	402,500	3,692,825	1,459,996,794
Non-Homestead	329,347,548	1,498,640	878,080	620,560	328,469,468
	(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	557,200	1,138,953	(581,753)	0.999601538	
Non-Homestead	0	1,748,625	(1,748,625)	0.994676446	

505D 405

SECTION II

Computation of Portion Class Adjustment Factor

	(J)	(K)	(L)	(M)	(N)	(O)
Class	Taxable Assessed Value on the Levy Roll	Taxable Assessed Value on Levy Roll at Reference Roll Level of Assessment (J/I)	Assessed Value of Special Franchise on the Roll at the Reference Roll Level of Assessment	Total Taxable Assessed Value on Levy Roll at Reference Roll Level of Assessment (K + L)	(Col E Base) Taxable Assessed Value on the Reference Roll	Class Adjustment Factor (M/N)
Homestead	1,442,720,326	1,443,295,424	0	1,443,295,424	1,438,529,237	1.003313236
Non-Homestead	316,441,834	318,135,445	48,844,128	366,979,573	364,052,204	1.008041070

SECTION III

Computation of Adjusted Base Proportions

Class	(P) Current Base Proportions	(Q) Current Base Proportions Adjusted for Physical & Quantity Changes (P*O)	(R) Adjusted Base Proportions (Q/Sum of Q)
Homestead	69.30970	69.53934	69.20961
Non-Homestead	30.69030	30.93708	30.79039
	100	100.47642	100.00000

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.

Signature

Title

Date

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 ___; City ___; Town ___; Village ___; Town Outside Village Area ___;
 School District XX; Special District ___

Name of Portion - **South Orangetown S.D.**

SECTION I	Determination of Base Percentages			
	(A)	(B)	(C)	(D)
Class	1989 Taxable Assessed Value	1989 Class Equalization Rate	Estimated Market Value A/(B/100)	Base Percentages (C/Sum of C)
Homestead	1,144,567,880	115.92	987,377,398	72.5790
Non-Homestead	488,534,067	130.96	373,040,674	27.4210
Total	1,633,101,947		1,360,418,072	

SECTION II	Determination of Current Percentages			
	(E)	(F)	(G)	(H)
Class	2016 Class Assessed Value	2016 Class Equalization Rate	Estimated Market Value E/(F/100)	Current Base Percentages (G/Sum of G)
Homestead	1,438,529,237	45.45	3,165,080,829	80.3926
Non-Homestead	364,052,204	47.16	771,951,238	19.6074
Total	1,802,581,441		3,937,032,068	

RP-6701(5/2001)

SECTION IV Determination of Current Base Proportions

Class	(I) Local Base Proportion for the 1990 Assessment Roll	(J) Updated Local Base Proportion I*(H/D)	(K) Prospective Current Base Proportion Column(J) Prorated to 100.00	(L) Adjusted Base Proportion Used for Prior Tax Levy	(M) Percent Difference Between Prior Year Adjusted Base Proportion and Prospective Current Base Proportion (((K/L)-I)*100	(N) Maximum Current Base Proportion (L*1.05)	0 Current Base Proportions for 2017 Roll
Homestead	59,3147	65,7003	69,3097	70,65882	-1.9093%	74,1918	69,3097
Non-Homestead	40,6853	29,0920	30,6903	29,34118	4.5980%	30,8082	30,6903
Total	100	94,7924	100	100			100

I, the Clerk of the Legislative Body of the approved assessing unit identified above, 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

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 waived. 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

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, distributees, 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 [Signature]
 SEAN M. KERNAN
 HMK CONTRACTING, LLC

By: [Signature]
 HAROLD HUBER-BRAND

STATE OF NEW YORK
 COUNTY OF ROCKLAND } ss.

On the 20th day of December in the year 2016, before me, the undersigned, a notary public in and for said state, personally appeared Sean M. Kernan - Harold Huber-Brand, 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.

[Signature]
 Notary Public

Robert S. Knoebel, Jr.
 Notary Public, State of New York
 No. 02KN180307
 Qualified in Rockland County
 Commission Expires August 13, 2017

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**

Project Location: Hawks View Estates Subdivision -- Lot #1

Site Status:

Date:

Time:

Inspector:

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		
8. 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, After 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		
8. When sediment build-up reaches 1" depth, cleaning must be done; provide depth in comment column		

Comments:

Actions to be Taken:

Maintenance Item	Satisfactory / Unsatisfactory	Comments
C. Swales / Berms (Annual, After Major Storms)		
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:

Maintenance Item	Satisfactory / Unsatisfactory	Comments
D. Level Spreader (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:



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-I, Instructions for Form TP-584, before completing this form. Print or type.

Schedule A – Information relating to conveyance

Grantor/Transferor <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input checked="" type="checkbox"/> Other	Name (if individual, last, first, middle initial) (<input checked="" type="checkbox"/> check if more than one grantor) SMK HOME BUILDERS, INC. and HMK CONTRACTING, LLC	Social security number
	Mailing address 24 WATERS EDGE	Social security number
	City State ZIP code CONGERS NY 1020	Federal EIN 13-3998630
	Single member's name if grantor is a single member LLC (see instructions)	Single member EIN or SSN 46-1558078
Grantee/Transferee <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input checked="" type="checkbox"/> Other	Name (if individual, last, first, middle initial) (<input type="checkbox"/> check if more than one grantee) TOWN OF ORANGETOWN	Social security number
	Mailing address 26 ORANGEBURG ROAD	Social security number
	City State ZIP code ORANGEBURG NY 10962	Federal EIN
	Single member's name if grantee is a single member LLC (see instructions)	Single member EIN or SSN

Location and description of property conveyed

Tax map designation – Section, block & lot (include dots and dashes)	SWIS code (six digits)	Street address	City, town, or village	County
71.05-1-22.4			ORANGETOWN	ROCKLAND

Type of property conveyed (check applicable box)

1 <input type="checkbox"/> One- to three-family house 2 <input type="checkbox"/> Residential cooperative 3 <input type="checkbox"/> Residential condominium 4 <input checked="" type="checkbox"/> Vacant land	5 <input type="checkbox"/> Commercial/Industrial 6 <input type="checkbox"/> Apartment building 7 <input type="checkbox"/> Office building 8 <input type="checkbox"/> Other _____	Date of conveyance <table style="border: 1px solid black; width: 100%; text-align: center;"> <tr> <td style="width: 33%;">12</td> <td style="width: 33%;"> </td> <td style="width: 33%;">2016</td> </tr> <tr> <td>month</td> <td>day</td> <td>year</td> </tr> </table>	12		2016	month	day	year	Percentage of real property conveyed which is residential real property <u>100</u> % (see instructions)
12		2016							
month	day	year							

Condition of conveyance (check all that apply)

- | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. <input checked="" type="checkbox"/> Conveyance of fee interest

b. <input type="checkbox"/> Acquisition of a controlling interest (state percentage acquired _____ %)

c. <input type="checkbox"/> Transfer of a controlling interest (state percentage transferred _____ %)

d. <input type="checkbox"/> Conveyance to cooperative housing corporation

e. <input type="checkbox"/> Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E) | f. <input type="checkbox"/> Conveyance which consists of a mere change of identity or form of ownership or organization (attach Form TP-584.1, Schedule F)

g. <input type="checkbox"/> Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G)

h. <input type="checkbox"/> Conveyance of cooperative apartment(s)

i. <input type="checkbox"/> Syndication

j. <input type="checkbox"/> Conveyance of air rights or development rights

k. <input type="checkbox"/> Contract assignment | l. <input type="checkbox"/> Option assignment or surrender

m. <input type="checkbox"/> Leasehold assignment or surrender

n. <input type="checkbox"/> Leasehold grant

o. <input type="checkbox"/> Conveyance of an easement

p. <input type="checkbox"/> Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part III)

q. <input type="checkbox"/> Conveyance of property partly within and partly outside the state

r. <input type="checkbox"/> Conveyance pursuant to divorce or separation

s. <input type="checkbox"/> Other (describe) _____ |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

For recording officer's use	Amount received Schedule B., Part I \$ _____ Schedule B., Part II \$ _____	Date received	Transaction number
-----------------------------	----------------------------------------------------------------------------------	---------------	--------------------

Schedule B — Real estate transfer tax return (Tax Law, Article 31)

Part 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) **Exemption claimed**
- 2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)
- 3 Taxable consideration (subtract line 2 from line 1)
- 4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3
- 5 Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)
- 6 Total tax due* (subtract line 5 from line 4)

1.		
2.		
3.		
4.		
5.		
6.		

Part 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)
- 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))

1.		
2.		
3.		

Part III — Explanation of exemption claimed on Part I, line 1 (check any boxes that apply)

The 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 instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) a
- 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..... c
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts d
- e. Conveyance is given in connection with a tax sale..... e
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F..... f
- 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 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 where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment..... 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.

Schedule C – Credit Line Mortgage Certificate (Tax Law, Article 11)

Complete the following only if the interest being transferred is a fee simple interest.

I (we) 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.

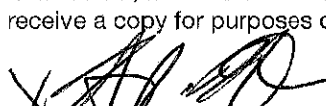
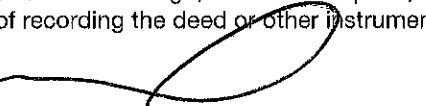
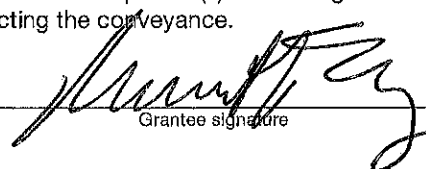
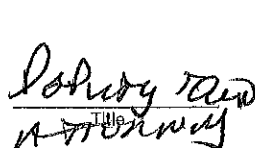
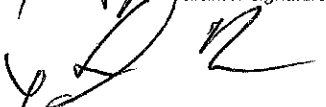
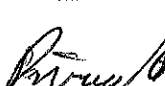
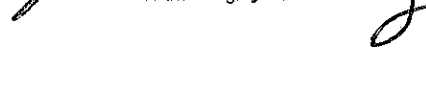

Please note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

Other (attach detailed explanation).

- 3. 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 _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. (Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City but not in Richmond County, make check payable to the **NYC Department of Finance**.)

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

 _____ Grantor signature	 _____ Title	 _____ Grantee signature	 _____ Title
 _____ 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).
Date Date
- 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 #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 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 22.3 (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:

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, distributees, 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 [Signature]
 SEAN M KEENAN
 HMK CONTRACTING, LLC

By: [Signature]
 HAROLD HILDEBRAND

STATE OF NEW YORK
 COUNTY OF ROCKLAND, } ss.

On the 20th day of December in the year 2016, before me, the undersigned, a notary public in and for said state, personally appeared Sean M. Keenan & Harold Hildebrand, 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.

[Signature]
 Notary Public

Robert S. Knoebel, Jr.
 Notary Public, State of New York
 No. 02KN4985007
 Qualified in Rockland County
 Commission Expires August 13, 2017

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
2. 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. S 87°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**

Project Location: Hawks View Estates Subdivision -- Lot #2

Site Status:

Date:

Time:

Inspector:

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		
6. Silt accumulation at sump		
7. Condition of piping in / out		
8. When sediment build-up reaches 1" depth, cleaning must be done; provide depth in comment column		

Comments:

Actions to be Taken:

Maintenance Item	Satisfactory / Unsatisfactory	Comments
B. Swales / Berms (Annual, After Major Storms)		
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:

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)		
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:



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, Instructions for Form TP-584, before completing this form. Print or type.

Schedule A – Information relating to conveyance

Grantor/Transferor <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input checked="" type="checkbox"/> Other	Name (if individual, last, first, middle initial) (<input checked="" type="checkbox"/> check if more than one grantor) SMK HOME BUILDERS, INC. and HMK CONTRACTING, LLC	Social security number
	Mailing address 24 WATERS EDGE	Social security number
	City State ZIP code CONGERS NY 1020	Federal EIN 13-3998630
	Single member's name if grantor is a single member LLC (see instructions)	Single member EIN or SSN 46-1558078
Grantee/Transferee <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input checked="" type="checkbox"/> Other	Name (if individual, last, first, middle initial) (<input type="checkbox"/> check if more than one grantee) TOWN OF ORANGETOWN	Social security number
	Mailing address 26 ORANGEBURG ROAD	Social security number
	City State ZIP code ORANGEBURG NY 10962	Federal EIN
	Single member's name if grantee is a single member LLC (see instructions)	Single member EIN or SSN

Location and description of property conveyed

Tax map designation – Section, block & lot (include dots and dashes)	SWIS code (six digits)	Street address	City, town, or village	County
71.05-1-22.3			ORANGETOWN	ROCKLAND

Type of property conveyed (check applicable box)

1 <input type="checkbox"/> One- to three-family house 2 <input type="checkbox"/> Residential cooperative 3 <input type="checkbox"/> Residential condominium 4 <input checked="" type="checkbox"/> Vacant land	5 <input type="checkbox"/> Commercial/Industrial 6 <input type="checkbox"/> Apartment building 7 <input type="checkbox"/> Office building 8 <input type="checkbox"/> Other _____	Date of conveyance <table style="border: 1px solid black; width: 100%; text-align: center;"> <tr> <td style="width: 33%;">12</td> <td style="width: 33%;"> </td> <td style="width: 33%;">2016</td> </tr> <tr> <td>month</td> <td>day</td> <td>year</td> </tr> </table>	12		2016	month	day	year	Percentage of real property conveyed which is residential real property <u>100</u> % (see instructions)
12		2016							
month	day	year							

Condition of conveyance (check all that apply)

- | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. <input checked="" type="checkbox"/> Conveyance of fee interest

b. <input type="checkbox"/> Acquisition of a controlling interest (state percentage acquired _____%)

c. <input type="checkbox"/> Transfer of a controlling interest (state percentage transferred _____%)

d. <input type="checkbox"/> Conveyance to cooperative housing corporation

e. <input type="checkbox"/> Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E) | f. <input type="checkbox"/> Conveyance which consists of a mere change of identity or form of ownership or organization (attach Form TP-584.1, Schedule F)

g. <input type="checkbox"/> Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G)

h. <input type="checkbox"/> Conveyance of cooperative apartment(s)

i. <input type="checkbox"/> Syndication

j. <input type="checkbox"/> Conveyance of air rights or development rights

k. <input type="checkbox"/> Contract assignment | l. <input type="checkbox"/> Option assignment or surrender

m. <input type="checkbox"/> Leasehold assignment or surrender

n. <input type="checkbox"/> Leasehold grant

o. <input type="checkbox"/> Conveyance of an easement

p. <input type="checkbox"/> Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part III)

q. <input type="checkbox"/> Conveyance of property partly within and partly outside the state

r. <input type="checkbox"/> Conveyance pursuant to divorce or separation

s. <input type="checkbox"/> Other (describe) _____ |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

For recording officer's use	Amount received Schedule B., Part I \$ _____ Schedule B., Part II \$ _____	Date received	Transaction number
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Schedule B – Real estate transfer tax return (Tax Law, Article 31)

Part 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) **Exemption claimed**
- 2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)
- 3 Taxable consideration (subtract line 2 from line 1)
- 4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3
- 5 Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)
- 6 Total tax due* (subtract line 5 from line 4)

1.		
2.		
3.		
4.		
5.		
6.		

Part 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)
- 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))

1.		
2.		
3.		

Part III – Explanation of exemption claimed on Part I, line 1 (check any boxes that apply)

The 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 instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) a
- 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..... c
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts d
- e. Conveyance is given in connection with a tax sale..... e
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F..... f
- 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 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 where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment..... 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.

Schedule C – Credit Line Mortgage Certificate (Tax Law, Article 11)

Complete the following only if the interest being transferred is a fee simple interest.

I (we) 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.


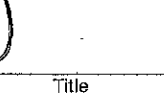

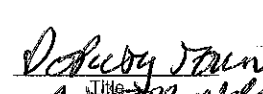



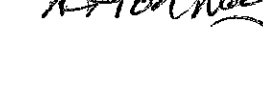
Please note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

Other (attach detailed explanation).

3. 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 _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. (Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City but not in Richmond County, make check payable to the **NYC Department of Finance**.)

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

 _____ Grantor signature	 _____ Title	 _____ Grantee signature	 _____ Title
 _____ 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 _____ Date to _____ Date (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 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 22.2 (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, distributees, 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 [Signature]
 SEAN M. KEENAN
 HMK CONTRACTING, LLC

By: [Signature]
 HAROLD HILDEBRAND

STATE OF NEW YORK
 COUNTY OF ROCKLAND, } ss.

On the 28th day of December in the year 2016, before me, the undersigned, a notary public in and for said state, personally appeared SEAN M. KEENAN HAROLD HILDEBRAND, 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.

[Signature]
 Notary Public

Robert S. Knoebel, Jr.
 Notary Public, State of New York
 No. 02KN4985007
 Qualified in Rockland County
 Commission Expires August 13, 2017

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, After 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		
8. When sediment build-up reaches 1" depth, cleaning must be done; provide depth in comment column		

Comments:

Actions to be Taken:

Maintenance Item	Satisfactory / Unsatisfactory	Comments
B. Swales / Berms (Annual, After Major Storms)		
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:

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)		
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:



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

See Form TP-584-I, Instructions for Form TP-584, before completing this form. Print or type.

Schedule A – Information relating to conveyance

Grantor/Transferor <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input checked="" type="checkbox"/> Other	Name (if individual, last, first, middle initial) (<input checked="" type="checkbox"/> check if more than one grantor) SMK HOME BUILDERS, INC. and HMK CONTRACTING, LLC	Social security number
	Mailing address 24 WATERS EDGE	Social security number
	City State ZIP code CONGERS NY 1020	Federal EIN 13-3998630
	Single member's name if grantor is a single member LLC (see instructions)	Single member EIN or SSN 46-1558078
Grantee/Transferee <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input checked="" type="checkbox"/> Other	Name (if individual, last, first, middle initial) (<input type="checkbox"/> check if more than one grantee) TOWN OF ORANGETOWN	Social security number
	Mailing address 26 ORANGEBURG ROAD	Social security number
	City State ZIP code ORANGEBURG NY 10962	Federal EIN
	Single member's name if grantee is a single member LLC (see instructions)	Single member EIN or SSN

Location and description of property conveyed

Tax map designation – Section, block & lot (include dots and dashes)	SWIS code (six digits)	Street address	City, town, or village	County
71.05-1-22.2			ORANGETOWN	ROCKLAND

Type of property conveyed (check applicable box)

1 <input type="checkbox"/> One- to three-family house 2 <input type="checkbox"/> Residential cooperative 3 <input type="checkbox"/> Residential condominium 4 <input checked="" type="checkbox"/> Vacant land	5 <input type="checkbox"/> Commercial/Industrial 6 <input type="checkbox"/> Apartment building 7 <input type="checkbox"/> Office building 8 <input type="checkbox"/> Other _____	Date of conveyance <table style="border: 1px solid black; width: 100%; text-align: center;"> <tr> <td style="width: 33%;">12</td> <td style="width: 33%;"> </td> <td style="width: 33%;">2016</td> </tr> <tr> <td>month</td> <td>day</td> <td>year</td> </tr> </table>	12		2016	month	day	year	Percentage of real property conveyed which is residential real property <u>100</u> % (see instructions)
12		2016							
month	day	year							

Condition of conveyance (check all that apply)

- | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. <input checked="" type="checkbox"/> Conveyance of fee interest

b. <input type="checkbox"/> Acquisition of a controlling interest (state percentage acquired _____ %)

c. <input type="checkbox"/> Transfer of a controlling interest (state percentage transferred _____ %)

d. <input type="checkbox"/> Conveyance to cooperative housing corporation

e. <input type="checkbox"/> Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E) | f. <input type="checkbox"/> Conveyance which consists of a mere change of identity or form of ownership or organization (attach Form TP-584.1, Schedule F)

g. <input type="checkbox"/> Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G)

h. <input type="checkbox"/> Conveyance of cooperative apartment(s)

i. <input type="checkbox"/> Syndication

j. <input type="checkbox"/> Conveyance of air rights or development rights

k. <input type="checkbox"/> Contract assignment | l. <input type="checkbox"/> Option assignment or surrender

m. <input type="checkbox"/> Leasehold assignment or surrender

n. <input type="checkbox"/> Leasehold grant

o. <input type="checkbox"/> Conveyance of an easement

p. <input type="checkbox"/> Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part III)

q. <input type="checkbox"/> Conveyance of property partly within and partly outside the state

r. <input type="checkbox"/> Conveyance pursuant to divorce or separation

s. <input type="checkbox"/> Other (describe) _____ |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

For recording officer's use	Amount received Schedule B., Part I \$ _____ Schedule B., Part II \$ _____	Date received	Transaction number
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Schedule B – Real estate transfer tax return (Tax Law, Article 31)

Part 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) **Exemption claimed**
- 2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)
- 3 Taxable consideration (subtract line 2 from line 1)
- 4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3
- 5 Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)
- 6 Total tax due* (subtract line 5 from line 4)

1.		
2.		
3.		
4.		
5.		
6.		

Part 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)
- 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))

1.		
2.		
3.		

Part III – Explanation of exemption claimed on Part I, line 1 (check any boxes that apply)

The 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 instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) a
- 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..... c
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts d
- e. Conveyance is given in connection with a tax sale..... e
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F..... f
- 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 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 where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment..... 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.

Schedule C – Credit Line Mortgage Certificate (Tax Law, Article 11)

Complete the following only if the interest being transferred is a fee simple interest.

I (we) 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.

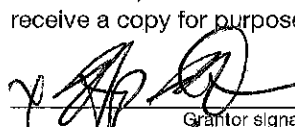
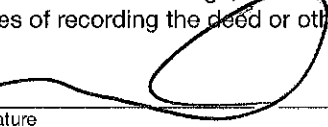
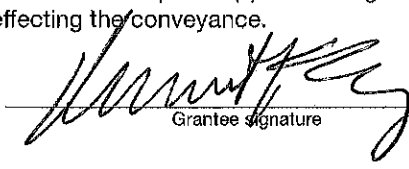
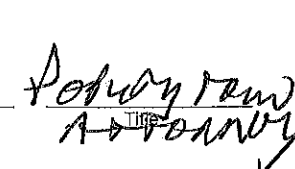
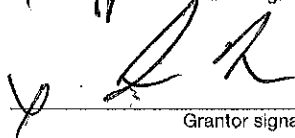
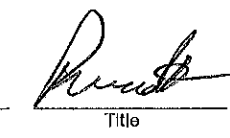
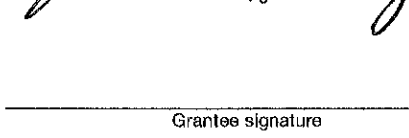
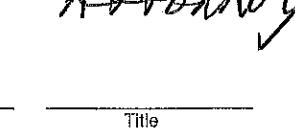
Please note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

Other (attach detailed explanation).

- 3. 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 _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. (Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City but not in Richmond County, make check payable to the **NYC Department of Finance**.)

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

			
Grantor signature	Title	Grantee signature	Title
			
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 _____ Date to _____ Date (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 #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 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 22.1 (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, distributees, 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


SEAN M. KEENAN

HMK CONTRACTING, LLC

By:


HAROLD HILDEBRAND

STATE OF NEW YORK
COUNTY OF ROCKLAND } ss.

On the 20th day of December in the year 2016, before me, the undersigned, a notary public in and for said state, personally appeared SEAN M. KEENAN & HAROLD HILDEBRAND, 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. 02KN4965007
Qualified in Rockland County
Commission Expires August 13, 2017

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:

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		
8. 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, After 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		
8. When sediment build-up reaches 1" depth, cleaning must be done; provide depth in comment column		

Comments:

Actions to be Taken:

Maintenance Item	Satisfactory / Unsatisfactory	Comments
C. Swales / Berms (Annual, After Major Storms)		
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:

Maintenance Item	Satisfactory / Unsatisfactory	Comments
D. Level Spreader (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:**



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-I, Instructions for Form TP-584, before completing this form. Print or type.

Schedule A – Information relating to conveyance

Grantor/Transferor <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input checked="" type="checkbox"/> Other	Name (if individual, last, first, middle initial) (<input checked="" type="checkbox"/> check if more than one grantor) SMK HOME BUILDERS, INC. and HMK CONTRACTING, LLC	Social security number
	Mailing address 24 WATERS EDGE	Social security number
	City State ZIP code CONGERS NY 1020	Federal EIN 13-3998630
	Single member's name if grantor is a single member LLC (see instructions)	Single member EIN or SSN 46-1558078
Grantee/Transferee <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input checked="" type="checkbox"/> Other	Name (if individual, last, first, middle initial) (<input type="checkbox"/> check if more than one grantee) TOWN OF ORANGETOWN	Social security number
	Mailing address 26 ORANGEBURG ROAD	Social security number
	City State ZIP code ORANGEBURG NY 10962	Federal EIN
	Single member's name if grantee is a single member LLC (see instructions)	Single member EIN or SSN

Location and description of property conveyed

Tax map designation – Section, block & lot (include dots and dashes)	SWIS code (six digits)	Street address	City, town, or village	County
71.05-1-22.1			ORANGETOWN	ROCKLAND

Type of property conveyed (check applicable box)

1 <input type="checkbox"/> One- to three-family house 2 <input type="checkbox"/> Residential cooperative 3 <input type="checkbox"/> Residential condominium 4 <input checked="" type="checkbox"/> Vacant land	5 <input type="checkbox"/> Commercial/Industrial 6 <input type="checkbox"/> Apartment building 7 <input type="checkbox"/> Office building 8 <input type="checkbox"/> Other _____	Date of conveyance <table style="border: 1px solid black; width: 100%; text-align: center;"> <tr> <td style="width: 33%;">12</td> <td style="width: 33%;"> </td> <td style="width: 33%;">2016</td> </tr> <tr> <td>month</td> <td>day</td> <td>year</td> </tr> </table>	12		2016	month	day	year	Percentage of real property conveyed which is residential real property <u>100</u> % (see instructions)
12		2016							
month	day	year							

Condition of conveyance (check all that apply)

- | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. <input checked="" type="checkbox"/> Conveyance of fee interest

b. <input type="checkbox"/> Acquisition of a controlling interest (state percentage acquired _____ %)

c. <input type="checkbox"/> Transfer of a controlling interest (state percentage transferred _____ %)

d. <input type="checkbox"/> Conveyance to cooperative housing corporation

e. <input type="checkbox"/> Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E) | f. <input type="checkbox"/> Conveyance which consists of a mere change of identity or form of ownership or organization (attach Form TP-584.1, Schedule F)

g. <input type="checkbox"/> Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G)

h. <input type="checkbox"/> Conveyance of cooperative apartment(s)

i. <input type="checkbox"/> Syndication

j. <input type="checkbox"/> Conveyance of air rights or development rights

k. <input type="checkbox"/> Contract assignment | l. <input type="checkbox"/> Option assignment or surrender

m. <input type="checkbox"/> Leasehold assignment or surrender

n. <input type="checkbox"/> Leasehold grant

o. <input type="checkbox"/> Conveyance of an easement

p. <input type="checkbox"/> Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part III)

q. <input type="checkbox"/> Conveyance of property partly within and partly outside the state

r. <input type="checkbox"/> Conveyance pursuant to divorce or separation

s. <input type="checkbox"/> Other (describe) _____ |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

For recording officer's use	Amount received Schedule B., Part I \$ _____ Schedule B., Part II \$ _____	Date received	Transaction number
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Schedule B – Real estate transfer tax return (Tax Law, Article 31)

Part 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) <input type="checkbox"/> 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.	
4 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 Total tax due* (subtract line 5 from line 4)	6.	

Part 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.	

Part III – Explanation of exemption claimed on Part I, line 1 (check any boxes that apply)

The 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 instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada)..... a
- 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..... c
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts d
- e. Conveyance is given in connection with a tax sale..... e
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F..... f
- 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 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 where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment..... 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.

Schedule C – Credit Line Mortgage Certificate (Tax Law, Article 11)

Complete the following only if the interest being transferred is a fee simple interest.

I (we) 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.

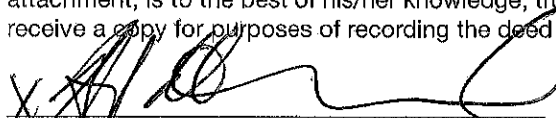
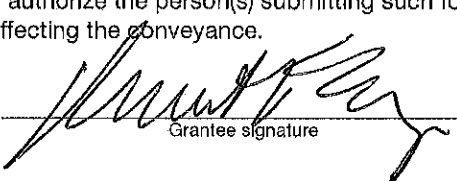
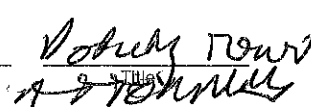
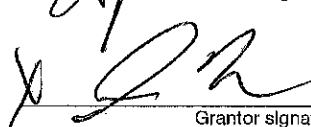


Please note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

Other (attach detailed explanation).

- 3. 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 _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. (Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City but not in Richmond County, make check payable to the **NYC Department of Finance**.)

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

 _____ Grantor signature	_____ Title	 _____ Grantee signature	 _____ Title
 _____ 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 _____ Date to _____ Date (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

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!

Sincerely,



Joseph Luciano

RECEIVED

MAR - 7 2017

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

TOWN OF ORANGETOWN
SPECIAL USE PERMIT FOR USE OF TOWN PROPERTY 17-57-08
PERMIT # _____

EVENT 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 CELL # _____ FAX # _____
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
914-623-5679

Signature of Applicant: Antoinette Flynn Date: 3-5-17

GENERAL INFORMATION REQUIRED: (HIGHWAY/PARKS)

Letter of Request to Town Board requesting aid for event - Received On: 3.17.17
Certificate of Insurance - Received On: 7.19.17

FOR HIGHWAY DEPARTMENT USE ONLY:

Road Closure Permit: N - Received On: 3.7
Rockland County Highway Dept. Permit: N - Received On: _____
NYS DOT Permit: N - Received On: X
Route/Map/Parking Plan: Y / N - Received On: _____

RIS #: 38573 BARRICADES: Y / N CONES: Y / N TRASH BARRELS: Y / N OTHER: Message Board

APPROVED: [Signature] DATE: 7.31.17
Superintendent of Highways

FOR PARKS & RECREATION DEPARTMENT USE ONLY:

Showmobile: Y / N - Application Required: _____ Fee Paid - Amount/Check # _____
Port-o-San: Y / N: _____ Other: _____

APPROVED: _____ DATE: _____
Superintendent of Parks & Recreation

FOR POLICE DEPARTMENT USE ONLY:

APPROVED: _____ DATE: _____
Chief of Police

** (Please return to the Highway AND/OR Parks Department to be placed on the Town Board Agenda) **

Workshop Agenda Date: _____ Approved On: _____ TBR #: _____

RECEIVED

MAR - 7 2017

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

Superintendent of Highways
Roadmaster I

Orangetown Representative:
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 10962
(845) 359-6500 • Fax: (845) 359-6062
E-Mail • www.highway@otownhwy.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
TELEPHONE 914-806-5455
(INCLUDE 24 HOUR EMERGENCY NUMBERS)

ABOVE MENTIONED PARTY REQUESTS PERMISSION TO CLOSE:

William Street
(Address number and name of road)
from E. Washington to 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 —
TIME ROAD WILL BE CLOSED 7am - 9pm
WILL ROAD BE OPEN TO LOCAL TRAFFIC? NO
WILL ROAD BE OPEN TO EMERGENCY VEHICLES? NO

PLEASE PROVIDE A DETAILED MAP AND DESCRIPTION OF DETOUR, IF TRAVEL WILL BE RESTRICTED.

PRELIMINARY APPROVAL [Signature] 7-31-17
JAMES J. DEAN DATE
SUPERINTENDENT OF HIGHWAYS

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.

8-13-02hjd

HAMLETS: PEARL RIVER • BLAUVELT • ORANGETOWN • TAPPAN • SPARKILL • PALISADES • UPPER ORANGETOWN

RECEIVED **ROCKLAND COUNTY HIGHWAY DEPARTMENT**

JUL 25 2017 **APPLICATION FOR PERMIT TO CLOSE A COUNTY ROAD**

TOWN OF ORANGETOWN **UNDER SECTION 104 OF THE HIGHWAY LAW**
HIGHWAY DEPARTMENT

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.

Antoinette 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 detour route, barricades and signs required by the New York State Manual of Uniform Traffic Control Devices.

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

Dated this 5th Day of March, 2017

Address: Pearl River Chamber
P.O. Box 829
Pearl River, NY 10965

Applicant: Antoinette Flynn

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



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

RECEIVED

MAR 17 2017

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

March 8, 2017

Parks

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



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

RECEIVED
MAR 17 2017
TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

Hwy

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 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 10/1⁷ 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



PEARRIV-01

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(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).

RECEIVED
JUL 19 2017

PRODUCER Maury, Donnelly & Parr 24 Commerce St. Baltimore, MD 21202 TOWN OF ORANGETOWN HIGHWAY DEPARTMENT	CONTACT NAME: PHONE (A/C, No, Ext): (410) 685-4625 FAX (A/C, No): (410) 685-3071 E-MAIL ADDRESS:
	INSURER(S) AFFORDING COVERAGE INSURER A: American Casualty Co. of Reading, PA INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED The Pearl River Chamber of Commerce P.O. Box 829 Pearl River, NY 10965	

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 EXCLUSION MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVP	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X	4025932540	07/01/2017	07/01/2018	EACH OCCURRENCE	\$ 1,000,000
						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
						MED EXP (Any one person)	\$ 10,000
						PERSONAL & ADV INJURY	\$ 1,000,000
						GENERAL AGGREGATE	\$ 2,000,000
						PRODUCTS - COMP/OP AGG	\$ 2,000,000
							\$ -
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident)	\$
						BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
						PROPERTY DAMAGE (Per accident)	\$
							\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE	\$
						AGGREGATE	\$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			PER STATUTE	OTH-ER
						E.L. EACH ACCIDENT	\$
						E.L. DISEASE - EA EMPLOYEE	\$
						E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
County of Rockland is named as Additional Insured.

CERTIFICATE HOLDER

County of Rockland
11 New Hempstead Road
New City, NY 10956

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.

AUTHORIZED REPRESENTATIVE



PEARRIV-01

SFISHER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/13/2017

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PRODUCER Maury, Donnelly & Parr 24 Commerce St. Baltimore, MD 21202	CONTACT NAME: PHONE (A/C, No, Ext): (410) 685-4625		FAX (A/C, No): (410) 685-3071
	E-MAIL ADDRESS:		
INSURER(S) AFFORDING COVERAGE			NAIC #
INSURER A : American Casualty Co. of Reading, PA			20427
INSURER B :			
INSURER C :			
INSURER D :			
INSURER E :			
INSURER F :			

RECEIVED
JUL 19 2017

TOWN OF ORANGETOWN
HIGHWAY DEPARTMENT

INSURED
The Pearl River Chamber of Commerce
P.O. Box 829
Pearl River, NY 10965

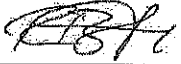
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	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ 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**

Pearly River School District 275 E. Central Avenue Pearl River, NY 10965	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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PEARRIV-01

SFISHER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/13/2017

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		INSURER A: American Casualty Co. of Reading, PA	NAIC # 20427
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

INSURED **TOWN OF ORANGETOWN**
HIGHWAY DEPARTMENT
 The Pearl River Chamber of Commerce
 P.O. Box 829
 Pearl River, NY 10965

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
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	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				PER STATUTE \$ OTHER \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Town of Orangetown is an Additional Insured.

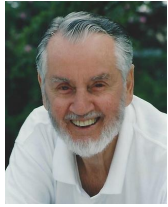
CERTIFICATE HOLDER

CANCELLATION

Town of Orangetown
Orangetown Road
Orangeburg, NY 10962

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

AUTHORIZED REPRESENTATIVE

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

Funeral Home**Moritz Funeral Home**

98 Route 303 South Tappan, NY 10983

(845) 359-0890

Published in the The Journal News from July 27 to July 28, 2017