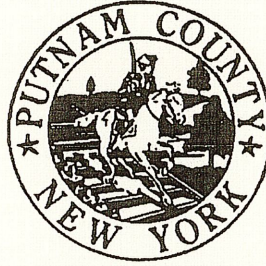


THE PUTNAM COUNTY LEGISLATURE

40 Gleneida Avenue  
Carmel, New York 10512  
(845) 808-1020 Fax (845) 808-1933

Paul E. Jonke *Chairman*  
Amy E. Sayegh *Deputy Chair*  
Diane Schonfeld *Clerk*  
Robert Firriolo *Counsel*



Nancy Montgomery	Dist. 1
William Gouldman	Dist. 2
Toni E. Addonizio	Dist. 3
Ginny Nacerino	Dist. 4
Greg E. Ellner	Dist. 5
Paul E. Jonke	Dist. 6
Joseph Castellano	Dist. 7
Amy E. Sayegh	Dist. 8
Erin L. Crowley	Dist. 9

**AGENDA**

**PHYSICAL SERVICES COMMITTEE**

**TO BE HELD IN ROOM 318**

**PUTNAM COUNTY OFFICE BUILDING**

**CARMEL, NEW YORK 10512**

**(Chairman Ellner, Legislators Castellano & Crowley)**

**(Mtg. Rescheduled Due to Power Outage on 7-17-2024)**

**Tuesday**

**6:00p.m.**

**July 23, 2024**

**(The Protective Services Meeting Will Immediately Follow)**

1. Pledge of Allegiance
2. Roll Call
3. Acceptance/ Physical Services Meeting Minutes/ June 10, 2024
4. Approval/ Recommendations - 2024 Agricultural Inclusion of Parcels into the Putnam County Agriculture & Farmland Protection Board/ Interim Director of Soil & Water-Agricultural District Neal Tomann
5. Discussion/ Approval/ Disposal of County-Owned Property TM#45.-1-60 100 Zimmer Road, Brewster/ Commissioner Planning, Development & Public Transportation Barbara Barosa
  - a. Discussion/Approval/ Offer County Property for Sale Utilizing at Public Auction Pursuant to Chapter 31 of the PC Code/ 100 Zimmer Road Town of Southeast
  - OR**
  - b. Discussion/ Approval/ Offer County Property for Sale Utilizing Real Estate Broker & MLS Pursuant to Chapter 31 of the PC Code/ 100 Zimmer Road, Town of Southeast

6. **Approval/ SEQRA/ Negative Declaration/ County Office Building ADA Ramp and Entry Door Project/ Town of Carmel/ Commissioner Planning, Development & Public Transportation Barbara Barosa**
7. **Discussion/ Budgetary Amendment Request for Maybrook Bikeway II Phase A (Bridge 5)/ Commissioner Planning, Development & Public Transportation Barbara Barosa**
8. **Approval/ Budgetary Amendment 24A065/ Guardrail Damage Compensation/ Insurance Recoveries/ Four (4) Separate Accidents which Resulted in Guardrail Damage on County Roads/ Risk Manager Mat Bruno**
9. **Approval/ The Implementation and Funding of 100% of the Costs of a Transportation Project, (*Croton Falls Road/Mud Pond Outlet Culvert Rehabilitation- Carmel*) of Which Qualified Costs May Be Reimbursed from Bridge NY Funds/ Commissioner of Department of Public Works Thomas Feighery**
10. **Approval/ Budgetary Amendment 24A069/ Use of NYS Dept. of Transportation- Bridge NY Funds/ Croton Falls Road/Mud Pond Outlet Culvert Rehabilitation in Town of Carmel/ Commissioner of Department of Public Works Thomas Feighery**
11. **Approval/ The Implementation and Funding of 100% of the Costs of a Transportation Project, (*Peekskill Hollow Rd./Peekskill Hollow Creek Culvert Replacement - Kent*) of Which Qualified Costs May Be Reimbursed from Bridge NY Funds/ Commissioner of Department of Public Works Thomas Feighery**
12. **Approval/ Budgetary Amendment 24A072/ Use of NYS Dept. of Transportation- Bridge NY Funds/ Peekskill Hollow Rd./Peekskill Hollow Creek Culvert Replacement - Kent / Commissioner of Department of Public Works Thomas Feighery**
13. **Approval/ Authorizing the Implementation and Funding in the First Instance 100% of Federal – Aid and State “Marchiselli” Program-Aid Eligible Costs, of a Transportation Federal-Aid Project, and Appropriating Funds Therefore (Fair St. Reconstruction Project)/ Commissioner of Department of Public Works Thomas Feighery**
14. **Approval/ Budgetary Amendment 24A070/ Repurposing of Funds to the Fair Street Reconstruction Project (*From the Farmers Mill Road Bridge Project*)/ Commissioner of Department of Public Works Thomas Feighery**
15. **Approval/ Ratification of the 2024 Real Property Tax Sale (*PC Public Auction held July 10, 2024*)/ Commissioner Finance Michael Lewis**
16. **Other Business**
17. **Adjournment**

July 7-1724  
Prop.  
#3

**PHYSICAL SERVICES COMMITTEE MEETING**  
**40 Gleneida Avenue Room #318**  
**Carmel, NY 10512**

**Committee Members: Chairman Ellner, Legislators Castellano & Crowley**

**Monday**

**June 10, 2024**

(Immediately Followed the Rules Mtg.)

The meeting was called to order at 7:15p.m. by Chairman Ellner who led in the Pledge of Allegiance. Upon roll call, Legislators Castellano, Crowley, and Chairman Ellner were present.

**Item #3 - Acceptance/ Physical Services Meeting Minutes/ May 16, 2024**

Chairman Ellner stated the minutes were accepted as submitted.

**Item #4 - Approval/ Adopt Putnam County's Proposed Disadvantaged Business Enterprise (DBE) Program Plan in Conformance with and as Required by the U.S. Department of Transportation (USDOT) 49 CFR Part 26/ Commissioner of Planning Commissioner Planning, Development & Public Transportation Barbara Barosa**

Commissioner Planning, Development & Public Transportation Barbara Barosa stated the reason for this item is strictly to update a personnel component. She explained that she had been the DBE Liaison Officer. She stated now that she is Commissioner of the Planning, Development and Public Transportation Department, she can no longer serve in that position. She stated the plan itself states how the County handles Federal Funds in terms of contracting. She spoke to it briefly.

Chairman Ellner questioned the reference of "goals", have the goals been determined.

Commissioner Planning, Development & Public Transportation Barbara Barosa stated every three (3) years, referred to as the Tri-Annual Goal Methodology. She stated that has been recently completed. She stated the public review process will now begin. She stated the period upcoming is 2026 – 2028 and they are looking at an 8.79% goal. She continued to speak to the main County project, which will be the bridge work on the Putnam County Rail Trail.

Chairman Ellner questioned the estimated value of that project.

Commissioner Planning, Development & Public Transportation Barbara Barosa stated it is \$12 million. She continued to speak to the DBA.

Chairman Ellner made a motion to Approve/ Putnam County's Proposed Disadvantaged Business Enterprise (DBE) Program Plan in Conformance with and as Required by the U.S. Department of Transportation (USDOT) 49 CFR Part 26; Seconded by Legislator Crowley. All in favor.

**Item #5 - Approval/ Ratification of Applications Submitted for Grant Funding Available Through the 2024 Consolidated Funding Application Program Aimed to Increase Local Economic Development and Encourage Growth in Putnam County/ Commissioner of Planning Commissioner Planning, Development & Public Transportation Barbara Barosa**

Commissioner Planning, Development & Public Transportation Barbara Barosa stated basically all of the State Agencies have their funding in one application. She stated they are looking to fund the three (3) projects listed in the back-up: the 1. Historic Courthouse Column Replacement and Façade Restoration, 2. Terry Hill Road and Route 311 Roadway Improvements and 3.Strategic Plan for County Owned Buildings.

Chairman Ellner made a motion to Approve/ Ratification of Applications Submitted for Grant Funding Available Through the 2024 Consolidated Funding Application Program Aimed to Increase Local Economic Development and Encourage Growth in Putnam County; Seconded by Legislator Castellano. All in favor.

**Item #6 – Other Business – None**

**Item #7 - Adjournment**

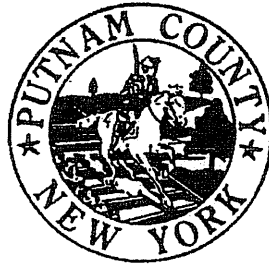
There being no further business at 7:23 P.M. Chairman Ellner made a motion to adjourn; Seconded by Legislator Crowley. All in favor.

Respectfully submitted by Deputy Clerk Diane Trabulsy.

THE PUTNAM COUNTY LEGISLATURE

40 Gleneida Avenue  
Carmel, New York 10512  
(845) 808-1020 Fax (845) 808-1933

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Amy E. Sayegh *Deputy Chair*  
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Nancy Montgomery	Dist. 1
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Joseph Castellano	Dist. 7
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Erin L. Crowley	Dist. 9

**AGENDA**

**PHYSICAL SERVICES COMMITTEE**

**TO BE HELD IN ROOM 318**

**PUTNAM COUNTY OFFICE BUILDING**

**CARMEL, NEW YORK 10512**

**(Chairman Ellner, Legislators Castellano & Crowley)**

**Monday**

**June 10, 2024**

**(Immediately Following the 6:30p.m. Health Meeting)**

- 1. Pledge of Allegiance**
- 2. Roll Call**
- 3. Acceptance/ Physical Services Meeting Minutes/ May 16, 2024**
- 4. Approval/ Adopt Putnam County's Proposed Disadvantaged Business Enterprise (DBE) Program Plan in Conformance with and as Required by the U.S. Department of Transportation (USDOT) 49 CFR Part 26/ Commissioner of Planning Commissioner Planning, Development & Public Transportation Barbara Barosa**
- 5. Approval/ Ratification of Applications Submitted for Grant Funding Available Through the 2024 Consolidated Funding Application Program Aimed to Increase Local Economic Development and Encourage Growth in Putnam County/ Commissioner of Planning Commissioner Planning, Development & Public Transportation Barbara Barosa**
- 6. Other Business**
- 7. Adjournment**

Putnam County  
Agriculture & Farmland Protection Board  
842 Fair Street, Carmel, NY 10512  
Phone: 845-878-7918 ~ Fax: 845-808-1908  
Email: neal.tomann@putnamcountyny.gov

cc:all  
Phys. 7-17-24

APPROVAL  
#4

LEGISLATURE  
PUTNAM COUNTY  
CARMEL, NY

2024 JUN 20 PM 4: 32

MEMORANDUM

**Date:** June 20, 2024  
**To:** Diane Schonfeld, Putnam County Clerk of the Legislature  
**From:** The Putnam County Agriculture & Farmland Protection Board  
**Re:** 2024 Agricultural District Inclusion Recommendations

During April 2024, the Putnam County Agriculture and Farmland Protection Board (PCAFPB) received nine (9) applications for inclusion into the Putnam County Agricultural District. Application review and site visits were conducted during the month of May 2024. On May 29, 2024, the PC AFPB voted on the applications. All eleven (11) voting members were present. The results are as follows:

1.

**Town of Kent; 169 Dean Road.  
Robert Lena / Angry Goose Farm**

-Parcel #10.-2-6.-1 (115.26 acres)  
-Parcel #10.-1-38.-1 (39.66 acres): Total Acreage: 154.92

Applicant seeks inclusion as a commercial horse boarding operation.

In 2001 the Agriculture and Markets Law (AML) was amended to include commercial horse boarding operations in the definition of a "farm operation" under AML §301(11). This amendment recognized that commercial horse boarding operations are farm operations and as such should receive AML §305(a) protection from unreasonably restrictive local laws. In 2011 AML §301(11) was amended to include commercial equine operations in the definition of a "farm operation."

Both parcels in this application are subject to an easement by the DEP that prevented the board from recommending inclusion in the agricultural district.

Under AML §301(13) the term "commercial horse boarding operation" is defined as "...an agricultural enterprise, consisting of at least seven acres and boarding at least ten horses."

The parcels seeking to be included in the Agricultural district are subject to 'The City of New York Department of Environmental Protection Conservation Easement Deed' dated October 19, 2001, between (former owner) Michael and Rosemary Fossati and The City of New York. The present owner / applicant took the property subject to this easement.

§3.4(B) of this document limits the allowable number of 'horses or other livestock' to 6 (six).

Given this conflict between the conditions of the easement and the requirements of AML §301, the AFPB voted to not recommend this application for inclusion to the Agricultural District.

**(x) The PCAFPB voted (0 yes; 11 no) to not recommend this parcel for inclusion in 2024.**

2.

**Town of Putnam Valley; Rush Drive.**

**Frank Rush**

-Parcel #83.20-1-6 (33 acres)

Total acreage: 33

Applicant Frank Rush seeks inclusion in the Putnam County Agricultural District as a Christmas tree farm.


NYS Article 25AA - Agricultural Districts, Section 303-b requires the county agricultural and farmland protection board develop recommendations as to whether the land that has petitioned to be included in the agricultural district consists of predominantly of "viable agricultural land" and the inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the district.

Under Putnam County Legislature Resolution #139 (July 12,2007), one of the factors to be considered when determining the 'viability' of the parcel(s) is, "Are the parcels currently being farmed".

In reviewing Parcel # 83.20-1-6, the Putnam County Agricultural and Farmland Protection Board felt the property showed potential as a Christmas tree farm but had not been sufficiently developed for inclusion into the Agricultural district.

Due to the requirements stated above the PCAFPB does not recommend the property for inclusion into the Putnam County Agricultural District .

(x) **The PCAFPB voted (3 yes, 8 no) to not recommend this parcel for inclusion in 2024.**

*See Attached*  


3.

**Town of Patterson; 276 Quaker Road**

**Daniel Honovich / Ridge Ranch**

-Parcel # 15.-1-46 (68.04 acres)

-Parcel # 15.-1-49 (45.03 acres)

-Parcel # 15.1-48 (.45)

Total acreage: 113.52

Applicants are operating a breeding program for Scottish Highland breeds and crosses, donkeys, goats, and rabbits.

Under Putnam County Legislature Resolution #139 (July 12,2007), one of the factors to be considered when considering the inclusion of a parcel into the Agricultural District 'Each Parcel must be free and clear of Town, State and Federal violations.'

The applicant currently has an outstanding violation with the Town of Patterson.  
The application was not voted on.

**(x) The PCAFPB did not vote on this application and does not recommend inclusion in the Agricultural District.**

4.

**Town of Carmel, 241 Washington Road  
Eric Hadbrouck / Cascade Enterprises**

-Parcel # 54.-1-36

Total acreage: 28.32 acres

Applicant seeks inclusion as a commercial horse boarding operation.

A majority of the board supported the application citing a use consistent with the neighboring parcel(s) and the reputation of the applicant.

Other members of the board cited concerns over the absence of existing infrastructure or horse boarding activity.

**(+) The PCAFPB voted (6 yes, 5 no) to recommend this parcel for inclusion in 2024.**

5.

**Town of Southeast, 300 Foggintown Road.**

**Jessica & Andrew Jarrett / Lobster Hill Farm**

-Parcel #35.-1-10 (56.13 acres) (Southeast)

- Parcel #35.-4-56 (22.49) (Patterson)

Total acreage: 78.62

Applicant seeks inclusion to the Agricultural District as a farm raising 'free range pasture raised protein.' The application has two parcels, one in Patterson and one in Southeast.

Under Putnam County Legislature Resolution #139 (July 12,2007), the 'agricultural viability' of the parcel is gauged by several factors. (see page 2 of the resolution)

Here the board felt that the parcels "Are currently being farmed" and were satisfied that the farm operations were 'following agricultural best management practices.'

Opposition to the application was based primarily on the (Resolution #139) consideration that the parcel was 'adjacent to a sensitive natural resource' without a storm water protection plan on file.

This was a reference to the parcel containing a class 'c' stream tributary to the Bog Brook Reservoir.

**(+) The PCAFPB voted (9 yes, 2 no) to recommend both parcels for inclusion in 2024.**

6.

**Town of Putnam Valley, 221 Oscawanna Lake Rd.**

**Joey Mancuso / Big Red Barn Farm**

-Parcel # 72.16-1-1 (67.05 acres)

Total acreage: 67.05

Applicant seeks inclusion as a commercial horse boarding operation.

The board was generally supportive of the application citing use consistent with the previous owner and the neighboring parcels and having demonstrated an adequate boarding capacity of ten (10) horses.

Questions were raised about the proposed development being inconsistent with existing zoning laws and inadequate turn – out area for the horses. There were 3 horses being boarded at the time of the site visit.

**(+) The PCAFPB voted (9 yes, 2 no) to recommend both parcels for inclusion in 2024.**



7.

**Town of Patterson, 550 Route 164.**

**Shannon & Eric Nitti / Hidden Hope Farm**

-Parcel #24.-1-62 (18.61 acres)

Total acreage: 18.61

Applicant seeks inclusion with a combination of agricultural activities including vegetable gardening, orchards, horticulture, and beekeeping.

Under Resolution #139 (1<sup>st</sup> bullet point), one of the factors to be considered when determining the 'viability' of the parcel(s) is, "Are the parcels currently being farmed".

The parcel contains a working garden area however much of the property has yet to be developed. The majority voted the property was not sufficiently developed for inclusion in the agricultural district.

Citing Resolution #139 (2<sup>nd</sup> bullet point) other board members felt the enterprise qualified as a start-up farm and should be recommended for inclusion.

**(x) The PCAFPB voted (4 yes, 7 no) to not recommend both parcels for inclusion in 2024.**

8.

**Town of Patterson, 187 Tammany Hall Road**

**Peter Clarke / Mother Farm**

- Parcel #34.-3-1.41 (15.5 acres)

Total acreage: 15.5

Applicant seeks inclusion as a tree farm. The business plan stating the applicant is growing seedling out to larger trees and supplying them to clients.

The area identified in the application for the grow operation was 3 acres. Under AML Art.25AA §301(4) 'land used in agricultural production' means an area of not less than seven (7) acres of land used for the preceding two (2) years for the production for sale of crops.

A majority of board members felt the area was too small to be considered 'viable agricultural land' and that it lacked adequate scale to be included in the agricultural district.

Some board members felt the scale was sufficient.

**(x) The PCAFPB voted (4 yes, 7 no) to not recommend this parcel for inclusion in 2024.**

9.

**Town of Philipstown, 250 Old Stone Road**

**George Whipple / Pine View Farm**

-Parcel # 71.-1-34 (2.60 acres)

-Parcel #71.-1-35 (2.21 acres)

-Parcel #71.-1-27 (15.08 acres)

-Parcel #71.-1-24 (17.40 acres)

Total acreage: 37.29

Applicant seeks to incorporate four (4) new parcels into an existing agricultural enterprise.

Board members were satisfied with the scale of the existing agricultural activity and voted to recommend

inclusion into the agricultural district.

**(+) The PCAFPB voted (9 yes: 2 no) to recommend this parcel for inclusion in 2024.**

**Total acreage in petitions: 546.83**

**Total Acreage Recommended: 211.28**

Cc:

Neal Tomann, Interim Director PCSWD  
Barbara Barosa Commissioner of Planning  
Patricia Mcloughlin  
Members of the PCAFPB

Putnam County  
Agriculture & Farmland Protection Board  
842 Fair Street, Carmel, NY 10512  
Phone: 845-878-7918 ~ Fax: 845-808-1908  
Email: neal.tomann@putnamcountyny.gov

cc: all  
Phys

Revised #3  
Parcel - Agr Brd  
voted again  
on this.

#4

MEMORANDUM

**Date:** June 27, 2024  
**To:** Diane Schonfeld, Putnam County Clerk of the Legislature  
**From:** The Putnam County Agriculture & Farmland Protection Board - Neal Tomann  
**Re:** 2024 Agricultural District Inclusion Recommendations

During April 2024, the Putnam County Agriculture and Farmland Protection Board (PCAFPB) received nine (9) applications for inclusion into the Putnam County Agricultural District. Application review and site visits were conducted during the month of May 2024. On May 29, 2024, the PC AFPB voted on the applications.

At that time, application #3 submitted by Honovich / Ridge Ranch of 276 Quaker Road was not voted on and not recommended for inclusion due to an outstanding violation with the Town of Patterson.

Under Putnam County Legislature Resolution #139 (July 12, 2007), one of the factors to be considered when considering the inclusion of a parcel into the Agricultural District is 'Each Parcel must be free and clear of Town, State and Federal violations.'

On June 20, 2024, notice was received from the Town of Patterson that the violation had been lifted. On June 26, 2024, the Putnam County Agricultural and Farmland Protection Board held a regular meeting and voted on the Honovich / Ridge Ranch application. The results are offered here as an update to the original memorandum.

3.  
**Town of Patterson; 276 Quaker Road**  
**Daniel Honovich / Ridge Ranch**  
-Parcel # 15.-1-46 (68.04 acres)  
-Parcel # 15.-1-49 (45.03 acres)  
-Parcel # 15.1-48 (.45)

Total acreage: 113.52

2024 JUN 27 PM 3:37  
LEGISLATURE  
PUTNAM COUNTY  
CARMEL, NY

Applicants are operating a breeding program for Scottish Highland breeds and crosses, donkeys, goats, and rabbits.

Under Putnam County Legislature Resolution #139 (July 12, 2007), the 'agricultural viability' of the parcel is gauged by several factors. (see page 2 of the resolution)

Here, a majority of the board felt that the parcels "Are currently being farmed" and were satisfied that the farm operations were 'following agricultural best management practices.'

Questions were raised concerning the applicability of the (Resolution #139) requirement that 'Each parcel must contain at least 50% of Prime Farmland and / or Statewide important soils which are in the NYS Agriculture & Markets agricultural land soil groups 1-6.'

**(+) The PCAFPB voted (9 yes; 2 no) to recommend inclusion in the Agricultural District.**

## Diane Schonfeld

---

**From:** Neal Tomann  
**Sent:** Thursday, June 27, 2024 3:30 PM  
**To:** Diane Schonfeld  
**Subject:** Honovich violation scan  
**Attachments:** scan\_neal.tomann\_2024-06-27-15-25-34.pdf

Here's the notice that the violation had been lifted.  
Thank you.  
NT

**From:** Neal Tomann <Neal.Tomann@putnamcountyny.gov>  
**Sent:** Thursday, June 27, 2024 3:26 PM  
**To:** Neal Tomann <Neal.Tomann@putnamcountyny.gov>  
**Subject:** Your scan (Scan to My Email)



TOWN OF PATTERSON  
CODE ENFORCEMENT OFFICE  
PUTNAM COUNTY  
P.O. Box 470  
Patterson, NY 12563

ROBERT MCCARTHY  
Director of Codes Enforcement

Tel (845) 878-6319  
Fax (845) 878-2019

June 12, 2024

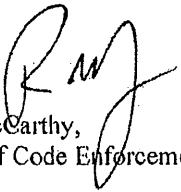
Daniel and Arielle Honovich  
Ridge Ranch  
276 Quaker Road  
Patterson, NY 12563

RE: TM-15.-1-49  
Ridge Ranch  
276 Quaker Road  
Patterson, NY 12563

Dear Mr. and Mrs. Honovich,

Pursuant to Patterson Town Code Chapter 154, Section 154-17: Construction trailers and our conversation on June 6, 2024, the shipping containers on your property will be permitted to remain on the site for up to 18 months from today's date (December 10, 2025), after which they will need to be removed from the site or otherwise legalized.

Sincerely,

  
Robert McCarthy,  
Director of Code Enforcement

**SUPERVISOR**  
Richard Williams Sr.  
Tel. (845) 878-6500  
Fax. (845) 878-6343  
supervisor@pattersonny.org

Susan Brown  
Aide to the Town Board

**TOWN COUNSEL**  
Hogan & Rossi  
Tel. (845) 279-2986  
Fax (845) 278-6135



**TOWN OF PATTERSON**  
1142 Route 311  
P.O. Box 470  
Patterson, New York 12563  
www.pattersonny.org

Phup 7-17-24

CR: 411

**TOWN BOARD**  
Peter Muentener  
Shawn Rogan  
Mary E. Smith

(#4)

**TOWN CLERK**  
Donna Ramos  
Tel. (845) 878-6500  
Fax (845) 878-6343  
townclerk@pattersonny.org

May 13, 2024

Mr. Neal Tomann  
Putnam County Soil and Water  
842 Fair Street  
Carmel, NY 10512

Re: Putnam County Agricultural District  
2024 Patterson Properties

Dear Mr. Tomann:

As per our discussion today, the Town would request that the application for Ridge Ranch (276 Quaker Road) be held until the Town can meet with, and resolve certain event related activities occurring on the site which are not in compliance with the Town's Zoning Code. We also need to ensure that any expansion of activities is in compliance with State and federal requirements.

I have reviewed the application for Lobster Hill Farms (300 Foggintown Road, Tax Map No. 34.-4-56) and have no objections.

Sincerely yours,

Richard Williams Sr.  
**SUPERVISOR**

cc: Putnam County Legislature

2024 MAY 13 PM 3:57  
LEGISLATURE  
PUTNAM COUNTY  
CARMEL, NY

Phup. 7-17-24

cc: all

**SUPERVISOR**

Richard Williams Sr.  
Tel. (845) 878-6500  
Fax. (845) 878-6343  
supervisor@pattersonny.org



**TOWN BOARD**

Peter Muentener  
Shawn Rogan  
Mary E. Smith

(#4)

Susan Brown  
Aide to the Town Board

**TOWN CLERK**

Donna Ramos  
Tel. (845) 878-6500  
Fax (845) 878-6343  
townclerk@pattersonny.org

**TOWN COUNSEL**

Hogan & Rossi  
Tel. (845) 279-2986  
Fax (845) 278-6135

**TOWN OF PATTERSON**

1142 Route 311  
P.O. Box 470  
Patterson, New York 12563  
www.pattersonny.org

May 8, 2024

Mr. Neal Tomann  
Putnam County Soil and Water  
842 Fair Street  
Carmel, NY 10512

Re: Putnam County Agricultural District  
2024 Patterson Properties

2024 MAY 13 PM 3:57  
LEGISLATURE  
PUTNAM COUNTY  
CARMEL, NY

Dear Mr. Tomann:

The Town of Patterson encourages and supports individuals using their lands for home farming, or homesteading. We also support most commercial farm enterprises as long as it is in the right location. Often individuals purchase land that is unsuitable for their intended use and then seek entry into Putnam County's Agricultural District as a means to avoid local regulations which may affect their desired use of their property, and which invariably leads to constant conflicts between the Town and the property owner. If the criteria that is used for a property's inclusion in the agricultural district is whether the business plan supports the creation of a *commercial* farm operation, and is realistic, it would avoid many of the conflicts that occur.

- Peter Clarke**  
**185 Tammany Hall Road**  
**Tax Map No. 34.-3-1.41**

This property was included in Putnam County's Agricultural District in 2003. He was removed during the first eight year review. Mr. Clarke reapplied in 2011 but was denied entry. Over the years Mr. Clarke has sought to challenge any aspect of the Town's regulations over his property, particularly as it relates to the extensive wetland on his property. Mr. Clarke has attempted a number of farm activities over the years, and each time has claimed he is a farm and exempt from Town rules. But none of the farm activities have been for more than for his own personal use and enjoyment. This particular property owner has gone through raising of goats, raising of chickens for

eggs, and having a few cattle. Now he is proposing to buy and grow tree slips to 36". Does this property owner have any past horticultural experience upon which to base his proposed commercial enterprise. Exactly what is a tree slip?

This is a residential lot created as part of the Laurent Subdivision. The 15.53± acre lot is covered by a hardwood forest dominated by American Red Maple. A 6.31± acre wetland bisects the site, with an additional 2± acres of the lot located in the 100' buffer. The remaining contiguous 6.5± acres has been developed with two residential structures; a four bedroom single-family residence, and a second one bedroom accessory dwelling. Topography of the site varies from 8% to 16%. Soils on the site are 25% Charlton-Chatfield near the single family homes, 25% Charlton-Hollis along the western property, and 50% Leicester Loam across the center of the property. Each of these soils have a fair to poor rating for crops.

**2. Ridge Ranch**  
**276 Quaker Road**  
**Tax Map No. 15.-1-46, 15.-1-48, 15.-1-49**

The Business Plan provided by Property Owner stated they are seeking to breed and sell a variety of livestock including scottish highland cows, mini donkeys, goats and lionhead rabbits. Breeding and selling of livestock would be a legitimate farm practice allowed on the property under the Town's Zoning Code as a farm. However, the business plan that was submitted did not include any of the actual activities that are being advertised on their website, which includes "Parties & Events", "Paint Night", "Cows 'n Coffee", "Goats 'n Coats", "Goat Yoga", and many more. Does the Property Owner wish to farm the property, or is the farm being used as a pretense for holding events on the property which otherwise may not be permitted under the Town's Zoning.

Use of the property for events is something that needs to be reviewed to ensure that the activities will not produce an unfavorable condition to the surrounding area such as excessive noise, hours of operation, insufficient parking or insufficient highway access to the site. For example, if Cows 'n Coffee is held with ten participants there would not be much of an impact on the local roads or adjacent residential properties. However if a wedding event with two hundred attendees is held weekly, there would be a very different set of impacts that may require some mitigation. Is the local system of roads adequate to handle the traffic? Is there sufficient parking on the site? These are questions that would be answered by the Planning Board, who could set thresholds for the activities for the use of this property. Without said review the events could become a nightmare for the surrounding property owners.

**3. Shannon & Eric Nitti**  
**542-554 Route 164**  
**Tax Map No. 24.-1-62**

This property is a residential home with three additional accessory dwelling units. The business plan for this property includes:

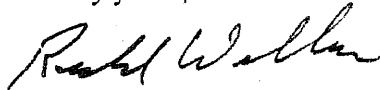


- a very small area for an orchard which does not appear suitable for a commercial orchard.
- 8+ acres of a forested wetland that will be cleared for animals, growing melons, creating a wildflower field for bees and have hydroponic crops.
- tapping trees and growing mushrooms on lands that appears they currently may not own.
- housing ducks in an upland area between the residential driveway and a stone wall running along State Route 164.

We admire the enthusiasm espoused in the narrative, but the plan submitted appears to be wholly unrealistic. There is a 90' difference in grade between the property boundary on Route 164 and the boundary along Route 22, giving the property a somewhat steep grade of 16%. Approximately 50% of the lot is fluvaquent soils - wetland soils associated with State Wetland DP-22 (the Great Swamp). In this area the Property Owner is proposing to clear 8+ acres of a forested wetland area including areas on both sides of the East Branch Croton River. Is the County really going to support clearing 8 acres of the Great Swamp? Are there adequate amenities at the site such as parking to support events such as "pick your own" or workshops on a variety of farm related topics.

We would encourage the Putnam County Farmland Protection Board and the Putnam County Legislature to reject the inclusion of these three properties into the Agricultural District, as the commercial farm aspect of the three business plans are not realistic. These would not prevent these parcels from being used for farming, but would allow the Town to have reasonable restrictions which balances the farming practices with environmental and other concerns.

Sincerely yours,



Richard Williams Sr.  
**SUPERVISOR**

cc: Putnam County Legislature

*All  
7-17 Phys (Parcel #4)  
(Item #4)*

**MICHAEL S. CAZZARI**  
Town Supervisor

**TOWN OF CARMEL**  
TOWN HALL

**ALICE DALY**  
Town Clerk

**FRANK D. LOMBARDI**  
Town Councilman  
Deputy Supervisor



**KATHLEEN KRAUS**  
Receiver of Taxes

**ROBERT KEARNS**  
Town Councilman

60 McAlpin Avenue  
Mahopac, New York 10541  
Tel. (845) 628-1500 • Fax (845) 628-6836  
www.ci.carmel.ny.us

**MICHAEL STERN**  
Superintendent of Highways  
Tel. (845) 628-7474

**SUZANNE MC DONOUGH**  
Town Councilwoman

July 2, 2024

Greg Ellner Chair, Physical Services Committee  
Putnam County Legislature  
40 Gleneida Ave,  
Carmel, New York 10512

2024 JUL -3 AM 11:35  
LEGISLATURE  
PUTNAM COUNTY  
CARMEL, NY

RE: Agricultural District Application TM #54.-1-36

Dear Chair Greg Ellner and Members of the Physical Services Committee,

I hope this message finds you well. I am writing to bring to your attention a matter concerning the property at 241 Washington Rd, Tax Map Number 54.-1-36, which spans 28 acres. Recently, there have been discussions regarding the potential subdivision of the easterly section of this property, which lies entirely within the wetland buffer zone. The owners have expressed interest in creating a horse farm, which would involve adding paddocks and a stable.

A few months ago, the Town of Carmel Engineer, Town Planner, and Building Inspector met with the property owners to discuss their plans. During this meeting, they were advised that their first step should be to apply for subdivision approval. Once this approval is nearing completion, they were instructed to apply for classification under the agricultural activities section of our town code, specifically under section 156-17:

§ 156-17 Agricultural activities.

A. Farms, truck gardens, nurseries, and other agricultural activities shall be permitted as principal uses, provided certain criteria are met.

It has come to our attention that the property owners have already applied to be added to the Agricultural District, which is intended to protect existing farms in our community. However, it is important to note that there is currently no active farm on the property that requires protection under the Agricultural District designation.

Furthermore, the proposed development will require crossing a stream located within the wetland buffer zone. As such, approvals from the Department of Environmental Conservation (DEC), Department of Environmental Protection (DEP), and the Environmental Conservation Board (ECB) will be necessary.

Additionally, according to AML §305-a, subdivision 1 of the Agriculture & Markets Law, the Department of Agriculture and Markets issues orders to protect farm operations from overly restrictive regulations. Given the absence of an existing farm on the property, it is crucial to ensure that any agricultural district designation aligns with the intended purpose of protecting active agricultural lands.

In conclusion, while we recognize and value the importance of protecting agricultural lands within our community, it is imperative that any designation or approval granted by the Agricultural and Farmland Protection Board reflects the current status of the property. We appreciate your careful consideration of this matter and look forward to your guidance on how best to proceed.

Thank you for your attention to this important issue.

Sincerely,

A handwritten signature in cursive script that reads "Michael Cazzari".

Michael Cazzari  
Town Supervisor

1

# Putnam County Agricultural District Enrollment Form

Enrollment Form to be completed by landowners who wish to include parcel(s) of predominantly viable agricultural land within a certified New York State Agricultural District.  
Annual Enrollment period is April 1 through April 30.

diane.schaefel@putnamcountyny.gov

## Part I - Landowner Identification

### Landowner Contact

Owner Name: Robert Lena / Toro Realty LLC Farm name: Angry Goose Farm

Mailing Address: 169 Veau Rd  
Stormville NY 12582

Town farm is located in Kent, N.Y. Email: BLena420@ADL.com

Daytime Phone: - Cell Phone: 914-497-6538

### Emergency Contact:

Landline Phone: \_\_\_\_\_ Cell Phone: 914-497-6538  
(This is needed for any natural or "other" disaster that might occur. This is extremely important for animal and food safety).

## Part II - Farm Operation Description

Number of Acres Owned: <b>155</b>	Number of Acres Farmed: <b>10</b>	Number of Acres Rented: <b>10</b>
Principal Farm Operation (check all that apply)	Estimated Annual Gross Farm Income (check one)	Capital Investment over Past 5 Years (check one)
<input type="checkbox"/> Dairy (goat or cow) <input type="checkbox"/> Cash Crop (grain) <input type="checkbox"/> Cash Crop (vegetable) <input type="checkbox"/> Orchard (fruit) <input type="checkbox"/> Vineyard <input type="checkbox"/> Poultry (eggs) <input type="checkbox"/> Poultry (meat) <input type="checkbox"/> Livestock (type: _____) <input checked="" type="checkbox"/> Equine <input type="checkbox"/> Horticulture/Greenhouse <input type="checkbox"/> Sugarbush <input type="checkbox"/> Christmas Trees <input type="checkbox"/> Hay <input type="checkbox"/> Apiary <input type="checkbox"/> Aquaculture <input type="checkbox"/> Other _____	<input type="checkbox"/> Below \$10,000 <input checked="" type="checkbox"/> \$10,000 to \$49,999 <input type="checkbox"/> \$50,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> \$200,000 to \$499,999 <input type="checkbox"/> Over \$500,000	<input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 to \$39,999 <input type="checkbox"/> \$40,000 to \$99,999 <input checked="" type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> Over \$200,000

2024 APR -5 PM 2:23  
LEGISLATURE  
PUTNAM COUNTY  
CARMEL NY

### Part III - Parcel Identification

Please list the tax map parcel numbers, acreage, town/rent and town it is located in for each parcel that you wish to be included in the Agricultural District. Please note there will be a site inspection of the farm operation. The owner is required to be available to meet with representatives of the County during the inspection. (Attach additional sheet if needed).

Parcel ID #	Town	Acreage	Own/Rent
37220010-2-6-1	Kent	115.26	Own
37220010-1-35-1	Kent	39.66	Own

### Part IV - Business Description

Please briefly describe the business that is operated or will be operated on the property that is proposed to be added to the Agricultural District. (Please attach a business plan describing in detail the operation, realized or anticipated gross sales value for each major element of the operation and future plans).

Equine, Horse lessons, Boarding

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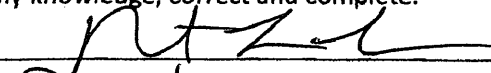


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- \* Is this property currently receiving Agricultural Assessment?  Yes  No
- \* Identify any outstanding Town/County/State Violations: NA
- \* List any Deed Restrictions or Easements: DEP
- \* Has the property been subdivided or is proposed to be subdivided?  Yes  No
- \* If the farm operation is being proposed, new operation, or is in the construction phase, please provide a copy of the site plan maps and if recently subdivided or is proposed, please provide the subdivision map.

### Part V - Signature

I hereby certify that I am either the owner of record or am duly authorized by the owner of record to file an application to include additional land within the Putnam County Agricultural District for the subject property as described above, and I hereby swear that all information submitted as part of this Enrollment Form is, to the best of my knowledge, correct and complete.

Signature:  Date: 10/17/23

Print Name: Robert Leva Are you the landowner?  Yes  No

**Return this Enrollment Form and attachments during the month of April to:**  
**Putnam County Legislature**  
**40 Gleneida Avenue**  
**Carmel, NY 10512**

2

New York State  
Department of Agriculture and Markets

AGRICULTURAL DISTRICT CREATION WORKSHEET

This form is to be completed by agricultural landowners whose lands are proposed for inclusion within an agricultural district. The information obtained from this form will be utilized by the County and State in determining the significance and viability of agriculture within the proposed district.

PART I LANDOWNER DESCRIPTION

Name FRANCIS W. RUSH Telephone No. (H) 845 528 9379 <sup>914</sup> (C) 804 8639

Address RUSH DR City POTNAM VALLEY State NY Zip Code 10579

CHECK ONE  Farmer (If checked, please proceed to Parts II and III)  Non farmer (If checked, please proceed to C of Part III)

PART II FARM DESCRIPTION

No. of Acres Owned <u>33</u>	No. Of Acres Cropped <u>18</u>	No. of Acres Rented (from another landowner as part of subject farm) <u>—</u>
---------------------------------	-----------------------------------	--

Principal Farm Enterprise (Check one)	Estimated Annual Gross Farm Sales (Check one)	Capital Investment over Past 7 Years (Check One)
Dairy <input type="checkbox"/>	Below \$10,000	Below \$10,000 <input type="checkbox"/>
Cash Crop (Grain) <input type="checkbox"/>	\$10,000 to \$39,999 <input checked="" type="checkbox"/>	\$10,000 to \$49,999 <input type="checkbox"/>
Cash Crop (Vegetable) <input type="checkbox"/>	\$40,000 to \$99,999	\$50,000 to \$99,999 <input type="checkbox"/>
Orchard <input type="checkbox"/>	\$100,000 to \$199,999	\$100,000 to \$199,999 <input checked="" type="checkbox"/>
Vineyard <input type="checkbox"/>	\$200,000 to \$499,999	Over \$200,000 <input type="checkbox"/>
Livestock (Other than Dairy) <input type="checkbox"/>	Over \$500,000	
Poultry <input type="checkbox"/>		
<del>Apiculture</del> <input checked="" type="checkbox"/>		
<del>Horicultural Specialties</del>		
Sugarbush <input type="checkbox"/>		
Christmas Tree <input checked="" type="checkbox"/>		
Aquaculture <input type="checkbox"/>		
Other (Please specify) <input type="checkbox"/>		

PART III BOUNDARY DESCRIPTION

List Tax Identification Numbers for all parcels within farm unit

A. 83.20-1-5

B. List Tax Identification Numbers for all parcels rented FROM another landowner

C. List Tax Identification Numbers for all parcels rented TO farmers

2024 APR -5 PM 2:23  
LEGISLATURE  
PUTNAM COUNTY  
CARMEL, NY

From: Neal Tomann Neal.Tomann@putnamcountyny.gov  
 Subject: Ag district application  
 Date: Apr 2, 2024 at 12:58:17 PM  
 To: frankrushiii@optonline.net  
 Cc: Diane Schonfeld  
 Diane.Schonfeld@putnamcountyny.gov

Hey Frank.  
 Did you fill out one of these yet?  
 You'll need to fill it out and return it to me and [diane.schonfeld@putnamcountyny.gov](mailto:diane.schonfeld@putnamcountyny.gov).  
 Best  
 NT

New York State  
 Department of Agriculture and Markets

AGRICULTURAL DISTRICT CREATION WORKSHEET

This form is to be completed by agricultural landowners whose lands are proposed for inclusion within an agricultural district. The information obtained from this form will be utilized by the County and State in determining the significance and viability of agriculture within the proposed district.

PART I

LANDOWNER DESCRIPTION

Name FRANCIS W RUSH III Telephone No. (494) 528 9379 (C) 914 804 8639  
 Address RUSH DR City Putnam Valley State NY Zip Code 10579

CHECK ONE  Farmer (If checked, please proceed to Parts II and III)  Non farmer (If checked, please proceed to C of Part III)

PART II

FARM DESCRIPTION

No. of Acres Owned <u>33</u>	No. Of Acres Cropped <u>10</u>	No. of Acres Rented (from another landowner as part of subject farm) <u>—</u>
---------------------------------	-----------------------------------	--

Principal Farm Enterprise (Check one)	Estimated Annual Gross Farm Sales (Check one)	Capital Investment over Past 7 Years (Check One)
Dairy	Below \$10,000	Below \$10,000
Cash Crop (Grain)	\$10,000 to \$39,999 <input checked="" type="checkbox"/>	\$10,000 to \$49,999
Cash Crop (Vegetable)	\$40,000 to \$99,999	\$50,000 to \$99,999
Orchard	\$100,000 to \$199,999	\$100,000 to \$199,999 <input checked="" type="checkbox"/>
Vineyard	\$200,000 to \$499,999	Over \$200,000
Livestock (Other than Dairy)	Over \$500,000	
Poultry <u>Apiculture</u> <input checked="" type="checkbox"/>		
<del>Agricultural Specialties</del>		
Sugarbush		
Christmas Tree <input checked="" type="checkbox"/>		
Aquaculture		
Other (Please specify)		

PART III BOUNDARY DESCRIPTION

List Tax Identification Numbers for all parcels within farm unit

A. 83-20-1-6

Putnam County N.Y. Soil & Water Conservation District  
842 Fair St.  
Carmel, N.Y. 10512

April 4, 2024

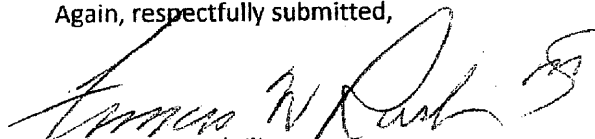
Dear Putnam County N.Y. Soil & Water Conservation District Board members.

My name is Francis W. Rush III and I am the owner of 33 acres, T.M. # 83.20-1-6 in the town of Putnam Valley, N.Y. The above mentioned property has been in my family continuously since 1845. It has supported crops and livestock through the years.

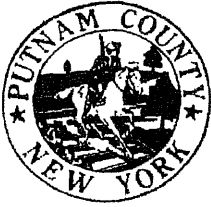
I respectfully request the Agricultural District designation for this property to move forward with farming to include Christmas Trees on the property. Currently there is established pasture to support the start of and would continue with silvo-pasture and apiculture to continue to grow.

My contact information is below and I thank you for this consideration, as it will allow the property support itself through hard work, for the next generation to continue to carry on The Rush Family Farm.

Again, respectfully submitted,

  
Francis W. Rush III





Putnam County
Soil and Water Conservation District

842 Fair Street, Carmel, NY 10512
Phone: (845) 878-7918 E-mail: joseph.raguzin@putnamcountyny.gov

Soil Group Worksheet Request Form
\$50.00 PER TAX PARCEL MUST BE PAID IN FULL AT TIME OF REQUEST

(Please make check payable to "Commissioner of Finance" and mail to address above)

Name (Please Print) FRANCIS W RUSH III Date 4/1/2004
Farm Name RUSH Family Farm
Address RUSH DR Putnam Valley NY 10579
Phone (home) 845 5089378 (work) 914 804 2639 Fax 845 526 1958
Email: FRANKRUSHIII@optonline.net

\*\* ALL FIELDS MUST BE COMPLETED ~ IF ANY ARE BLANK ~ THE REQUEST CAN NOT BE PROCESSED \*\*

Check one: [X] Ag District [ ] Individual Commitment

Check one: [X] New Worksheet [ ] Revised Worksheet

OWNERS NAME: FRANCIS W RUSH III
OWNERS ADDRESS: 15 RUSH DR PUTNAM VALLEY NY 10579
PROPERTY ADDRESS: RUSH DR. PUTNAM VALLEY NY 10579
TOWN OF: Putnam Valley
PARCEL #: 83.20-1-6
TOTAL PROPERTY ACRES: 33

IF YOU DO NOT FARM THE TOTAL PARCEL, DO NOT PUT TOTAL AG ACRES THE SAME AS TOTAL PROPERTY ACRES

Property description ~ Answer all questions ~ Do not leave any blanks

FARM TYPE (S):
Crops [X] Hay [ ] Livestock [ ] Horse [ ] Sheep [ ] Other: Apiculture

OWNER'S HOUSE ACRES +/-: [ ]
TOTAL AG ACRES +/-: 33
TOTAL FARM WOODLAND ACRES +/-: 15
CLEARED LAND OR NEWLY FENCED ACRES +/-: 18
ANY OTHER BUILDINGS? 2 BARNs

Notice: We will contact you when your packet is ready. You will need to come in and sign the document in person. Updated February 2018

Official Use Only:

Amount Collected: \$ [ ] Assisted by: [ ]

# Putnam County Agricultural District Enrollment Form

Enrollment Form to be completed by landowners who wish to include parcel(s) of predominantly viable agricultural land within a certified New York State Agricultural District.  
Annual Enrollment period is April 1 through April 30.

## Part I - Landowner Identification

### Landowner Contact

Owner Name: Daniel Honovich Farm Name: Ridge Ranch  
Mailing Address: 276 Quaker Rd Farm Address: 276 Quaker Rd  
Patterson NY 12563 Patterson NY 12563  
Town farm is located in Patterson/Putnam Email: ridgeranchny@gmail.com  
Daytime Phone: 914 907 9082 Cell Phone: 914 907 9082

### Emergency Contact:

Landline Phone: 914 447 2600 Cell Phone: 914 907 9082  
(This is needed for any natural or "other" disaster that might occur. This is extremely important for animal and food safety).

## Part II - Farm Operation Description

Number of Acres Owned:	Number of Acres Farmed:	Number of Acres Rented:
114		0
Principal Farm Operation (check all that apply)	Estimated Annual Gross Farm Income (check one)	Capital investment over Past 8 Years (check one)
<input checked="" type="checkbox"/> Dairy (goat or cow) <input type="checkbox"/> Cash Crop (grain) <input type="checkbox"/> Cash Crop (vegetable) <input type="checkbox"/> Orchard (fruit) <input type="checkbox"/> Vineyard <input checked="" type="checkbox"/> Poultry (eggs) <input type="checkbox"/> Poultry (meat) <input checked="" type="checkbox"/> Livestock (type: <u>cattle</u> ) <input checked="" type="checkbox"/> Equine <u>donkeys</u> <input type="checkbox"/> Horticulture/Greenhouse <input type="checkbox"/> Sugarbush <input type="checkbox"/> Christmas Trees <input type="checkbox"/> Hay <input type="checkbox"/> Apiary <input type="checkbox"/> Aquaculture <input type="checkbox"/> Other _____	<input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 to \$49,999 <input type="checkbox"/> \$50,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> \$200,000 to \$499,999 <input type="checkbox"/> Over \$500,000	<input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 to \$39,999 <input type="checkbox"/> \$40,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> Over \$200,000

2024 APR -4 AM 10:40  
LEGISLATURE  
PUTNAM COUNTY  
CARMEL, NY

### Part III - Parcel Identification

Please list the tax map parcel numbers, acreage, town/rent and town it is located in for each parcel that you wish to be included in the Agricultural District. Please note there will be a site inspection of the farm operation. The owner is required to be available to meet with representatives of the County during the inspection. (Attach additional sheet if needed).

Parcel ID #	Town	Acreage	Own/Rent
15.1.46 178 Brimstone Rd	Patterson	68.04	own
15.-1.-49 276 Quaker Rd	Patterson	43.41	own
15.1.48 226 Quaker Rd	Patterson	.45	own

### Part IV - Business Description


Please briefly describe the business that is operated or will be operated on the property that is proposed to be added to the Agricultural District. (Please attach a business plan describing in detail the operation, realized or anticipated gross sales value for each major element of the operation and future plans).

We breed and sell ~~min~~ a variety of scottish Highland cows, mini donkeys, various goat breeds and Lionhead rabbits.  
Business plan attached.

- \* Is this property currently receiving Agricultural Assessment?  Yes  No
- \* Identify any outstanding Town/County/State Violations: N/A
- \* List any Deed Restrictions or Easements: N/A
- \* Has the property been subdivided or is proposed to be subdivided?  Yes  No
- \* If the farm operation is being proposed, new operation, or is in the construction phase, please provide a copy of the site plan maps and if recently subdivided or is proposed, please provide the subdivision map.

### Part V- Signature

I hereby certify that I am either the owner of record or am duly authorized by the owner of record to file an application to include additional land within the Putnam County Agricultural District for the subject property as described above, and I hereby swear that all information submitted as part of this Enrollment Form is, to the best of my knowledge, correct and complete.

Signature:  Date: 3/26/24

Print Name: Daniel Honovich Are you the landowner?  Yes  No

**Return this Enrollment Form and attachments during the month of April to:**

Putnam County Legislature  
40 Gleneida Avenue  
Carmel, NY 10512

## **1. Executive Summary:**

- Ridge Ranch has a focus on quality breeding programs for micro, mini and mid sized Scottish Highlands and crosses, mini donkeys, micro and mini Zebus, Nigerian dwarfs, mini Nubian, Nubian goats and Lionhead rabbits.

## **2. Business Description:**

- Ridge Ranch keeps a breeding male for each species to help with biosecurity of the farm and allow for natural breeding. Males are kept with females to ensure breeding occurs during natural heat cycles. Each species has a different plan for management of new babies. Babies are sold after appropriate time with mom and review their first round of vaccinations and are castrated upon request.

## **3. Products and Services:**

- Micro, mini and mid sized Scottish Highlands
- Micro, mini and mid sized Highlands crossed with high Highland percentage crosses.  
Micro and mini Zebus with future plans to crossbreed Zebus with Brahmans.  
Mini donkeys.  
Nigerian Dwarfs and Mini Nubian and Nubian Goats.  
Lionhead rabbits

## **4. Market Analysis:**

- There is an expanding market for the production of these animals. While we mainly focus on selling livestock within our area we do have transportation services across the country and some of our animals have gone as far as Oklahoma.
- These animals are all sold as pet breeds.

## **5. Sustainability and Community Impact:**

- We would like to bring farming back to communities hoping that more families within the community move towards a farming lifestyle specifically regarding livestock.

Since we keep males for breeding we can sustainably breed all of our species.

## **6. Financial Projections:**

- Our projections are to increase the sale of livestock each year. In 2023 livestock sales came out to about \$66,000 which was a major increase from 2022 at about \$15,000. Given this growth we are working hard towards our goal of \$75,000 for 2024. We also project to add more of a variety of species to our farm to better be able to produce and sell livestock to the community.

# Putnam County Agricultural District Enrollment Form

Enrollment Form to be completed by landowners who wish to include parcel(s) of predominantly viable agricultural land within a certified New York State Agricultural District.  
Annual Enrollment period is **April 1 through April 30.**

## Part I - Landowner Identification

### Landowner Contact

Owner Name: Eric Hasbrouck Farm Name: Kascade Enterprises  
 Mailing Address: PO Box 254 Farm Address: ~~South Shore Farm~~  
North Salem, NY 10560 Carmel, NY 10512

Town farm is located in Putnam County Email: meghankanz89@gmail.com  
 Daytime Phone: 914 649 1437 Cell Phone: 253 651 1046

### Emergency Contact:

Landline Phone: 914 649 1437 Cell Phone: 253 651 1046  
 (This is needed for any natural or "other" disaster that might occur. This is extremely important for animal and food safety).

## Part II - Farm Operation Description

Number of Acres Owned: <u>28.32</u>	Number of Acres Farmed: <u>20</u>	Number of Acres Rented:
<b>Principal Farm Operation</b> (check all that apply)	<b>Estimated Annual Gross Farm Income</b> (check one)	<b>Capital investment over Past 8 Years</b> (check one)
<input type="checkbox"/> Dairy (goat or cow) <input type="checkbox"/> Cash Crop (grain) <input type="checkbox"/> Cash Crop (vegetable) <input type="checkbox"/> Orchard (fruit) <input type="checkbox"/> Vineyard <input type="checkbox"/> Poultry (eggs) <input type="checkbox"/> Poultry (meat) <input type="checkbox"/> Livestock (type: _____) <input checked="" type="checkbox"/> Equine <input type="checkbox"/> Horticulture/Greenhouse <input type="checkbox"/> Sugarbush <input type="checkbox"/> Christmas Trees <input type="checkbox"/> Hay <input type="checkbox"/> Apiary <input type="checkbox"/> Aquaculture <input type="checkbox"/> Other _____	<input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 to \$49,999 <input checked="" type="checkbox"/> \$50,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> \$200,000 to \$499,999 <input type="checkbox"/> Over \$500,000	<input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 to \$39,999 <input type="checkbox"/> \$40,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> Over \$200,000  <div style="text-align: center;"> <p>2024 APR 15 PM 3:44</p> <p>LEGISLATURE PUTNAM COUNTY CARMEL, NY</p> </div>

# Table of Contents

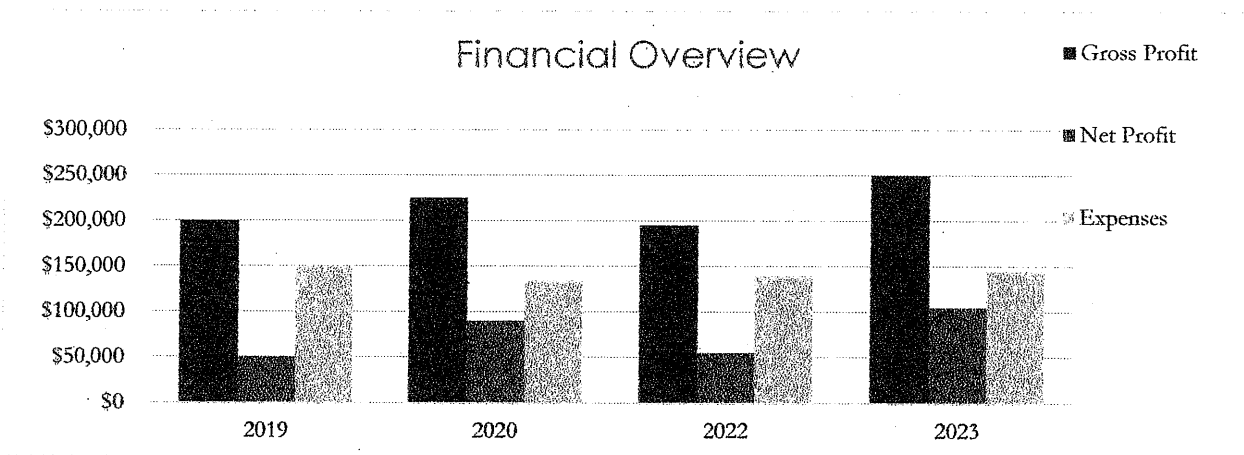
I.	<b>Executive Summary</b> .....	2
	Highlights	
	Objectives	
II.	<b>Description of Business</b> .....	2
	Company Ownership/Legal Entity	
	Hours of Operation	
	Products and Services	

# Executive Summary

*Kascade Enterprises, located in Carmel, NY is a horse boarding facility that focuses on providing high-quality, full care horse boarding for retired horses and ponies.*

## Highlights

*Our most valuable asset is the expertise and experience of its founder, Eric Hasbrouck. Eric has been in the horse boarding and training industry for over 45 years. Eric works along side with his partner, Meghan Kanz, who has over 20 years of experience in the equine industry. The combined experience between these two, allows them to give the best care possible to insure healthy happy horses.*



## Objectives

*To preserve the natural beauty of this land while utilizing its assets and productivity.*

## Description of Business

*We offer a wonderful retirement home to horses that are at the end of their competitive years, while still maintaining the high level of care that they have been accustomed to in their years of showing.*

## Company Ownership/Legal Entity

*Kascade Enterprises is an S Corp that has been established since 1986 with Eric Hasbrouck being the President.*



## Hours of Operation

7:00AM – 4:00PM Daily

## Products and Services

- *Individual stalls with ample bedding (dust free shavings)*
- *Daily turnout*
- *Stall cleaning at least two times daily*
- *Individualized feeding schedule (up to 5 times per day)*
- *Assistance with vet and blacksmith as needed.*
- *Supplements and medication administration*
- *Blanketing as needed*

# Putnam County Agricultural District Enrollment Form

Enrollment Form to be completed by landowners who wish to include parcel(s) of predominantly viable agricultural land within a certified New York State Agricultural District.  
Annual Enrollment period is April 1 through April 30.

## Part I - Landowner Identification

### Landowner Contact

Owner Name: Jessica & Andrew Jarrett Farm Name: LOBSTER HILL FARM  
Mailing Address: 300 FOGGINTOWN RD Farm Address: SAME  
BREWSTER, NY 10509  
Town farm is located in BREWSTER/PATTERSON Email: JESSICA@LOBSTERHILLFARM.COM  
Daytime Phone: Cell only Cell Phone: 845-656-8897

### Emergency Contact:

Landline Phone: \_\_\_\_\_ Cell Phone: 845-656-8897  
(This is needed for any natural or "other" disaster that might occur. This is extremely important for animal and food safety).

## Part II - Farm Operation Description

Number of Acres Owned: <u>75</u>	Number of Acres Farmed: <u>75</u>	Number of Acres Rented:
Principal Farm Operation (check all that apply)	Estimated Annual Gross Farm Income (check one)	Capital investment over Past 8 Years (check one)
<input checked="" type="checkbox"/> Dairy ( <u>goat</u> or cow) <input type="checkbox"/> Cash Crop (grain) <input type="checkbox"/> Cash Crop (vegetable) <input type="checkbox"/> Orchard (fruit) <input type="checkbox"/> Vineyard <input checked="" type="checkbox"/> Poultry (eggs) <input checked="" type="checkbox"/> Poultry (meat) <input checked="" type="checkbox"/> Livestock (type: <u>Goat Hog</u> ) <input type="checkbox"/> Equine <input type="checkbox"/> Horticulture/Greenhouse <input type="checkbox"/> Sugarbush <input type="checkbox"/> Christmas Trees <input type="checkbox"/> Hay <input type="checkbox"/> Apiary <input type="checkbox"/> Aquaculture <input type="checkbox"/> Other _____	<input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 to \$49,999 <input checked="" type="checkbox"/> \$50,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> \$200,000 to \$499,999 <input type="checkbox"/> Over \$500,000	<input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 to \$39,999 <input checked="" type="checkbox"/> \$40,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> Over \$200,000  <div style="text-align: right;">             2024 APR - 8 AM 11:57              LEGISLATURE              PUTNAM COUNTY              CARMEL, NY           </div>

### Part III - Parcel Identification

Please list the tax map parcel numbers, acreage, town/rent and town it is located in for each parcel that you wish to be included in the Agricultural District. Please note there will be a site inspection of the farm operation. The owner is required to be available to meet with representatives of the County during the inspection. (Attach additional sheet if needed).

Parcel ID #	Town	Acreage	Own/Rent
35. - 1 - 10	SOUTHEAST	56.1	OWN
35. - 4 - 56	PATTERSON	22.4	OWN

### Part IV - Business Description

Please briefly describe the business that is operated or will be operated on the property that is proposed to be added to the Agricultural District. (Please attach a business plan describing in detail the operation, realized or anticipated gross sales value for each major element of the operation and future plans).

LOBSTER HILL FARM FOCUSES ON RAISING FREE RANGE PASTURE RAISED PROTEIN FOR THEIR COMMUNITY. PASTURED POULTRY FOR MEAT AND EGGS, FORESTED PORK AND FORESTED GOATS FOR BOTH MEAT AND DAIRY PRODUCTION WE PRIORITIZE ROTATIONAL GRAZING AND UNCAGED HABITATS TO RAISE OUR LIVESTOCK WITHOUT CHEMICAL INPUTS. WE SELL VIA CSA, DIRECT TO CONSUMER, AS WELL AS WHOLESALE

- \* Is this property currently receiving Agricultural Assessment?  Yes  No
- \* Identify any outstanding Town/County/State Violations: N/A
- \* List any Deed Restrictions or Easements: N/A
- \* Has the property been subdivided or is proposed to be subdivided?  Yes  No
- \* If the farm operation is being proposed, new operation, or is in the construction phase, please provide a copy of the site plan maps and if recently subdivided or is proposed, please provide the subdivision map.

### Part V - Signature

I hereby certify that I am either the owner of record or am duly authorized by the owner of record to file an application to include additional land within the Putnam County Agricultural District for the subject property as described above, and I hereby swear that all information submitted as part of this Enrollment Form is, to the best of my knowledge, correct and complete.

Signature: Jessica Jarrett Date: 4/1/24

Print Name: JESSICA JARRETT Are you the landowner?  Yes  No

**Return this Enrollment Form and attachments during the month of April to:**

**Putnam County Legislature  
40 Gleneida Avenue  
Carmel, NY 10512**

Presented By:  
Jessica Jarrett

# LOBSTER HILL FARM BUSINESS PLAN

2024



300 Foggintown Rd Brewster, NY

845-656-8897

[www.LobsterHillFarm.com](http://www.LobsterHillFarm.com)

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# EXECUTIVE SUMMARY

Lobster Hill Farm, located in Brewster, NY, is a first-generation regenerative farm dedicated to prioritizing land stewardship and animal welfare. Specializing in pastured poultry, dairy goats, and forest-raised pork, the farm provides the community with high-quality protein choices.

## Problem Statement:

Existing farming practices often prioritize profit over land stewardship and animal welfare, resulting in unsustainable agriculture methods. The community lacks access to high-quality, ethically raised protein options. A regenerative farm specializing in pastured poultry, dairy goats, and forest-raised pork is needed to address these environmental and ethical concerns while providing the community with healthier protein choices.

## Proposed Solution:

Lobster Hill Farm is a family-owned regenerative farm in Brewster, NY, focusing on pastured poultry, dairy goats, and forest-raised pork. Emphasizing land stewardship and animal husbandry, the farm provides premium options. With a community-focused approach, it offers high-quality, sustainable products.

## Value Proposition:

Lobster Hill Farm offers premium, regeneratively farmed poultry, dairy, and pork, prioritizing land stewardship and animal welfare. With a community-focused approach, the farm ensures quality, sustainable products for customers seeking ethically produced protein.



## BUSINESS DESCRIPTION

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### What Lobster Hill Farm is all about

What sets Lobster Hill Farm apart is its commitment to small-scale farming practices, allowing for daily personalized interaction with the animals to ensure their safety and well-being. Through proper animal husbandry and rotational grazing techniques, the farm maintains healthier animals with less chemical inputs. The emphasis on rotational grazing not only benefits the animals but also improves soil health, leading to the growth of better forage and the production of superior livestock. This holistic approach distinguishes Lobster Hill Farm as a leader in sustainable farming practices within the community.



# THREE YEAR OBJECTIVE

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## Lobster Hill Farm's three-year objectives focus on:

- Establishing the farm as a trusted source for premium, sustainable protein in the community.
- Expanding the product offerings to include a wider range of regenerative farm products.
- Enhancing customer experiences through educational events, farm tours, and community engagement.
- Increasing revenue by attracting more customers and expanding distribution channels.
- Building customer loyalty through transparent practices, high-quality products, and personalized customer service.

## Key's to Success:

- **Regenerative farming practices:** Implementing sustainable methods to enhance soil health and ecosystem resilience.
- **Animal welfare focus:** Prioritizing the well-being of poultry, dairy goats, and pork raised on the farm for premium quality protein.
- **Community engagement:** Foster strong relationships with the local community through events, education, and outreach.
- **High-quality products:** Offer premium, sustainable protein options to meet the demands of discerning customers.
- **Land stewardship:** Demonstrate a commitment to preserving and improving the land for future generations.
- **Diversified product line:** Provide a variety of pastured poultry, dairy, and forest-raised pork products to cater to different preferences.
- **Strong brand and marketing:** Build a recognizable brand that is known throughout the community for its standards in animal welfare and quality products.
- **Online presence:** Enhance visibility and reach a wider audience through an engaging website and active social media presence.



# PRODUCTS/ SERVICES

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## Community Supported Agriculture (CSA)

Pricing varies

The family-owned regenerative farm offers a unique Community Supported Agriculture (CSA) program that provides customers with a personalized experience akin to receiving a care package from home each week. The CSA includes a delightful assortment of pastured poultry, dairy products, freshly made items, farm-fresh produce, flowers, herbs, eggs, and more, all reflecting the farm's commitment to quality and sustainability.

## Pasture Raised Poultry

Pricing varies

The farm specializes in pasture-raised poultry, ensuring the highest quality and most flavorful poultry products for customers. By allowing the poultry to roam freely on pasture and supplementing with locally grown and milled non-GMO feed, the farm promotes animal welfare and produces healthier, more delicious poultry without the need for chemical inputs.

## Forest Raised Pork

Pricing varies

The farm's forest-raised pork is a testament to their dedication to sustainable farming practices. By raising the pigs in a forested environment and practicing proper rotational grazing, the farm ensures that the animals are healthy and the meat is of exceptional quality. This approach not only benefits the animals but also contributes to the farm's commitments to land stewardship.



# MARKET NEEDS

The customer needs for our family-owned regenerative farm focusing on pastured poultry, dairy goats, and forest-raised pork are as follows:

- **Animal Welfare:** Customers seek premium protein products from animals raised in a manner that prioritizes their safety, well-being, and overall health
- **Sustainability:** Customers are increasingly conscious of sustainable farming practices, including proper animal husbandry and rotational grazing, which results in healthier animals and minimal chemical inputs.
- **Quality:** Customers value high-quality products derived from small scale farming that allows for better interaction with the animals, leading to premium protein offerings.
- **Community Engagement:** Customers are drawn to community-focused farms that emphasize land stewardship, resulting in better soil quality, improved forage growth, and ultimately superior livestock.

## Market Trends



The following are the primary market trends relevant to the company:

- **Sustainable Agriculture:** Increasing consumer demand for regenerative farming practices that prioritize land stewardship and animal welfare.
- **Locally Sourced Products:** Growing trend towards supporting local farms that provide high-quality protein options to the community.
- **Animal Welfare Focus:** Heightened awareness and preference for farms that prioritize proper animal husbandry and interaction for the well-being of the animals.
- **Chemical-Free Production:** Rising interest in products from farms that use little to no chemical inputs, ensuring healthier and more natural food options.
- **Soil Health Importance:** Growing recognition of the impact of proper rotational grazing on soil health, leading to better forage growth and ultimately, healthier livestock.

# MARKET SEGMENTATION

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Lobster Hill Farm strategically segments its market based on the following criteria:

- **Demographics:** Health-conscious individuals and families seeking high-quality protein choices, with a preference for locally sourced and sustainably raised products. This includes consumers who prioritize animal welfare and sustainable farming practices.
- **Lifestyle:** Customers who value knowing where their food comes from and are willing to support small-scale farms that prioritize land stewardship and animal well-being. These individuals are likely to be interested in the story behind their food and the farming practices used.
- **Behavioral:** Consumers who actively seek out products that are produced using proper animal husbandry practices and rotational grazing methods. These customers are likely to be loyal to brands that prioritize animal welfare, sustainable farming, and minimal chemical inputs.
- **Psychographics:** Individuals who are environmentally conscious and are looking to support regenerative farming practices that focus on improving soil health, animal welfare, and overall ecosystems sustainability. These consumers are interested in the holistic approach to farming that Lobster Hill Farm provides.

By aligning its product offerings and services with the needs and preferences of these specific market segments, Lobster Hill Farm aims to enhance customer satisfaction and loyalty. The company leverages its target market segmentation to effectively tailor its marketing strategies, ensuring that it attracts customers who value the unique features and values that the farm embodies.

## Competitive Advantage

Lobster Hill Farm's competitive advantage stems from its dedication to regenerative farming practices that prioritize land stewardship and animal welfare. Specializing in pastured poultry, dairy goats, and forest-raised pork, the farm offers high-quality protein options to the community. The unique features of small-scale farming enable better interaction with the animals, ensuring their safety and well-being. Through proper animal husbandry and rotational grazing techniques, Lobster Hill Farm maintains healthier animals with minimal chemical inputs. The emphasis on rotational grazing not only benefits the livestock but also improves soil quality, leading to better forage growth and ultimately, superior livestock. These practices differentiate Lobster Hill Farm in the market by providing sustainable, high-quality products while promoting environmental and animal welfare.

# MARKETING PLAN

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## **Localized Community Events**

Lobster Hill Farm will organize and host a series of community events such as farm tours, workshops on regenerative farming practices, and educational sessions on the benefits of pastured poultry and forest-raised pork. These events will not only attract local residents but also serve as a platform to showcase the farm's commitment to sustainable agriculture and animal welfare.

## **Educational Content Creation**

To position Lobster Hill Farm as a thought leader in regenerative farming, the company will create and share education content on its website and social media platforms. This content will include blog posts, videos, and infographics that highlight the benefits of small-scale farming, proper animal husbandry, and rotational grazing. By providing valuable information, Lobster Hill Farm will engage with its audience and build credibility within the community.

## **Partnerships with Local Restaurants and Markets**

Lobster Hill Farm will establish partnerships with local restaurants, farmers' markets, and grocery stores to supply them with high-quality pastured poultry, dairy goat products, and forest-raised pork. These partnerships will not only expand the farm's reach but also allow customers to access its premium protein choices conveniently. By collaborating with local businesses, Lobster Hill Farm can tap into existing customer bases and attract new clientele.

## **Interactive Social Media Campaigns**

Lobster Hill Farm will engage with its audience through interactive social media campaigns that showcase behind-the-scenes glimpses of daily farm life, introduce the animals, and share stories of sustainable farming practices. By creating a connection between consumers and the farm, Lobster Hill Farm can humanize its brand and differentiate itself in the market.

# MANAGEMENT TEAM

## Jessica Jarrett | Owner/Farmer

Jessica Jarrett is a self-taught farmer with a passion for land stewardship, animal husbandry, and waste reduction. Her commitment to sustainable farming practices and community-focused approach sets Lobster Hill Farm apart in the industry.

### Key Responsibilities:

- Managing the day-to-day operations of the regenerative farm to ensure smooth functioning.
- Implementing sustainable farming practices for pastured poultry, dairy goats, and forest-raised pork.
- Overseeing animal husbandry practices to ensure the well-being of the livestock.
- Developing and maintaining relationships with the local community and customers.
- Ensuring that Lobster Hill Farm delivers high-quality, premium protein options to its customers.



### Mission:

Lobster Hill Farm's mission is to lead the way in regenerative agriculture, placing a strong emphasis on land stewardship and animal welfare. Specializing in pastured poultry, dairy goats, and forest-raised pork, the company is dedicated to providing the community with high-quality protein options. By prioritizing sustainable practices and ethical treatment of animals, Lobster Hill Farm aims to contribute to a healthier ecosystem and promote responsible farming methods.

### Vision:

Lobster Hill Farm is dedicated to revolutionizing the agricultural industry by championing regenerative farming practices that prioritize land stewardship and animal welfare. Specializing in pastured poultry, dairy goats, and forest-raised pork, the company aims to provide the community with high-quality protein choices while promoting sustainability and ethical farming methods. Lobster Hill Farm envisions a future where farming harmonizes with nature, creating a healthier ecosystem for generations to come.

### Values:

Lobster Hill Farm is guided by the values of regenerative agriculture, animal welfare, and community nourishment, emphasizing sustainable land management practices and ethical animal care. The company is committed to providing the community with high-quality, locally sourced protein options while prioritizing the least of the land and animals.

# SWOT ANALYSIS

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## Strengths

- Unique value proposition centered on regenerative farming practices prioritizing land stewardship and animal welfare.
- High-quality protein choices provided to the community, meeting the increasing demand for sustainable and ethically sourced food products.
- Small scale farming operations allowing for better interaction with animals, ensuring their safety and well-being.

## Weaknesses

- Limited scalability due to the small-scale farming approach, potentially restricting the ability to meet high demand.
- Reliance on weather conditions and other external factors impacting crop yields and livestock production.
- Higher production costs associated with proper animal husbandry and rotational grazing practices.

## Opportunities

- Growing consumer interest in sustainable and ethically produced food products, creating opportunities for marketing expansion.
- Potential partnerships with local restaurants, markets, and community-supported agriculture programs to increase brand visibility.
- Diversification of product offerings or expansion into value-added products like charcuterie or apothecary products.

## Threats

- Competition from larger industrial farms offering lower-priced products.
- Regulatory challenges related to food safety standards and animal welfare regulations.
- Market fluctuations and consumer preferences shifting towards alternative protein sources.

# PESTLE ANALYSIS

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## **Social:**

- The trend towards sustainable and ethical food production is on the rise, with consumers showing a preference for products that prioritize animal welfare and environmental stewardship. According to Impact Analytix, the global market for organic, regenerative, and grass-fed products is projected to reach \$1.2 trillion by 2027.
- There is a growing interest in supporting local agriculture and knowing where food comes from, with consumers increasingly valuing transparency in the food supply chain.

## **Technological:**

- Technological advancements in agriculture, such as precision farming tools, can enhance farm management practices, improve animal welfare monitoring, and optimize grazing patterns for better land stewardship.
- Innovation in alternative energy sources, such as solar panels and wind turbines, can help reduce the farm's carbon footprint and operational costs.

## **Environmental:**

- Climate change and environmental degradation are driving the need for regenerative farming practices that focus on soil health, biodiversity, and carbon sequestration. Proper rotational grazing and holistic land management at Lobster Hill Farm can contribute to carbon sequestration and biodiversity conservation.
- Regenerative farming practices can help mitigate the negative impacts of conventional agriculture, such as soil erosion, water pollution, and greenhouse emissions, by promoting soil regeneration and ecosystem resilience.

## **Political:**

- Governmental policies and initiatives that support sustainable agriculture, such as conservation programs, organic farming subsidies, and carbon offset markets can create opportunities for Lobster Hill Farm to access funding, resources, and market incentives.
- Regulations related to animal welfare, food safety, and environmental protection may influence the farm's operations and marketing strategies, requiring compliance with standards and certifications to meet consumer expectations.

## **Economics:**

- The demand for high-quality, ethically produced food products is creating market opportunities for regenerative farms like Lobster Hill Farm, as consumers are willing to pay premium prices for products that align with their values.
- Local food systems and direct-to-consumer sales channels can help the farm capture a larger share of the market value by reducing distribution costs, increasing price transparency, and fostering community engagement.

# FINANCIALS

## 2023 - \$17,000 (actual)

\$6,000 - CSA program: 10 members

\$5,000 - On-farm activities: Baby goat snuggling, Hiking with goats, Cheesemaking classes

\$6,000 - Direct to consumer sales: Farmers Markets, On-farm sales

## 2024 - \$64,200 (projected)

\$18,000 - CSA program: 20 members

\$13,700 - On-farm activities: Baby goat snuggling, Hiking with goats, Goat Yoga, Cheesemaking classes, Farm Camp

\$32,500 - Direct to consumer sales: Farmers Markets, On-farm sales

## 2025 - \$126,500 (projected)

\$18,000 - CSA program: 20 members

\$43,500 - On-farm activities: Baby goat snuggling, Hiking with goats, Goat Yoga, Cheesemaking classes, Farm Camp, Farm Stays

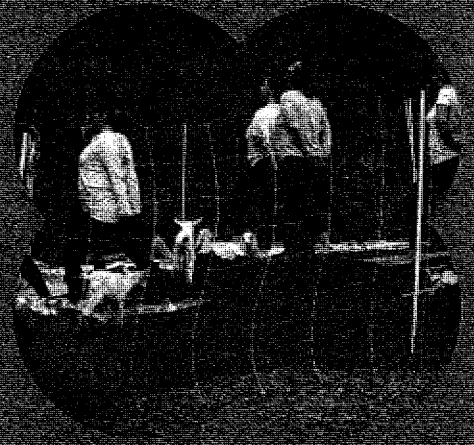
\$65,000 - Direct to consumer sales: Farmers Markets, On-farm sales

## 2026 - \$171,500 (projected)

\$18,000 - CSA program: 20 members

\$63,500 - On-farm activities: Baby goat snuggling, Hiking with goats, Goat Yoga, Cheesemaking classes, Farm Camp, Farm Stays

\$90,000 - Direct to consumer sales: Farmers Markets, On-farm sales





6

# Putnam County Agricultural District Enrollment Form

Enrollment Form to be completed by landowners who wish to include parcel(s) of predominantly viable agricultural land within a certified New York State Agricultural District.  
Annual Enrollment period is April 1 through April 30.

## Part I - Landowner Identification

### Landowner Contact

Owner Name: Joey Mancuso Farm Name: Big Red Barn Farm  
 Mailing Address: 221 Oscawana Ck Rd Farm Address: Same  
Putnam Valley, NY 10579  
 Town farm is located in Putnam Valley Email: immomoak@aol.com  
 Daytime Phone: \_\_\_\_\_ Cell Phone: 631-807-5569

### Emergency Contact:

Landline Phone: \_\_\_\_\_ Cell Phone: 845-490-1190 Stephanie Pelluc  
 (This is needed for any natural or "other" disaster that might occur. This is extremely important for animal and food safety).

## Part II - Farm Operation Description

Number of Acres Owned: <u>67.05</u>	Number of Acres Farmed: <u>6</u>	Number of Acres Rented: <u>0</u>
<b>Principal Farm Operation</b> (check all that apply)	<b>Estimated Annual Gross Farm Income</b> (check one)	<b>Capital Investment over Past 8 Years</b> (check one)
<input type="checkbox"/> Dairy (goat or cow) <input type="checkbox"/> Cash Crop (grain) <input type="checkbox"/> Cash Crop (vegetable) <input type="checkbox"/> Orchard (fruit) <input type="checkbox"/> Vineyard <input type="checkbox"/> Poultry (eggs) <input type="checkbox"/> Poultry (meat) <input type="checkbox"/> Livestock (type: _____) <input checked="" type="checkbox"/> Equine <input type="checkbox"/> Horticulture/Greenhouse <input type="checkbox"/> Sugarbush <input type="checkbox"/> Christmas Trees <input type="checkbox"/> Hay <input type="checkbox"/> Apiary <input type="checkbox"/> Aquaculture <input type="checkbox"/> Other _____	<input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 to \$49,999 <input type="checkbox"/> \$50,000 to \$99,999 <input checked="" type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> \$200,000 to \$499,999 <input type="checkbox"/> Over \$500,000	<input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 to \$39,999 <input type="checkbox"/> \$40,000 to \$99,999 <input checked="" type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> Over \$200,000  <div style="text-align: right;">         2024 APR - 5 11:3:47          LEGISLATURE          PUTNAM COUNTY          CARMEL, NY       </div>

### Part III - Parcel Identification

Please list the tax map parcel numbers, acreage, town/rent and town it is located in for each parcel that you wish to be included in the Agricultural District. Please note there will be a site inspection of the farm operation. The owner is required to be available to meet with representatives of the County during the inspection. (Attach additional sheet if needed).

Parcel ID #	Town	Acreage	Own/Rent
72.16-1-1	Putnam Valley	67.05	Own

### Part IV - Business Description

Please briefly describe the business that is operated or will be operated on the property that is proposed to be added to the Agricultural District. (Please attach a business plan describing in detail the operation, realized or anticipated gross sales value for each major element of the operation and future plans).

please see attachment

- Is this property currently receiving Agricultural Assessment?  Yes  No
- Identify any outstanding Town/County/State Violations: \_\_\_\_\_
- List any Deed Restrictions or Easements: \_\_\_\_\_
- Has the property been subdivided or is proposed to be subdivided?  Yes  No
- If the farm operation is being proposed, new operation, or is in the construction phase, please provide a copy of the site plan maps and if recently subdivided or is proposed, please provide the subdivision map.

### Part V- Signature

I hereby certify that I am either the owner of record or am duly authorized by the owner of record to file an application to include additional land within the Putnam County Agricultural District for the subject property as described above, and I hereby swear that all information submitted as part of this Enrollment Form is, to the best of my knowledge, correct and complete.

Signature: \_\_\_\_\_

Date: 4/1/24

Print Name: Joey Mancuso

Are you the landowner?  Yes  No

**Return this Enrollment Form and attachments during the month of April to:**

**Putnam County Legislature  
40 Gleneida Avenue  
Carmel, NY 10512**

**BUSINESS PLAN**

**Big Red Barn Farm, LLC**

221 OSCAWANA LAKE RD, Putnam Valley NY 10579

February 19, 2024

## **Executive Summary**

### ***The Company***

Small, private equine facility catering to equestrians and their love for horses.

### ***The Ownership***

The Company will be structured as a limited liability company (L.L.C.).

### ***The Management***

The company will be managed by Joey Melissa Mancuso.

### ***The Goals and Objectives***

BRB aims to accomplish the following goals: erect an indoor arena, complete the outdoor arena, expand and develop paddock sites and landscaping to attract equestrians to the facility.

### ***The Services***

BRB is a full service boarding facility that offers access to trails, indoor and outdoor arenas. Specialty services such as grooming and clipping will also be available.

### ***The Target Market***

The Company 's target market has the following characteristics:

- Occupation: Equestrian.

### ***Pricing Strategy***

The Company will use a premium pricing strategy.

### ***The Competitors***

There are several equestrian facilities within the area that offer boarding and other services in a standard fashion.

## **Business Plan - Big Red Barn Farm, LLC**

### **The Company**

#### *Business Sector*

The Member would like to start a business in the art, entertainment, and recreation sector.

#### *Company Background*

Small, private equine facility catering to equestrians and their love for horses.

#### *Company Goals and Objectives*

BRB aims to accomplish the following goals: erect an indoor arena, complete the outdoor arena, expand and develop paddock sites and landscaping to attract equestrians to the facility.

#### *Company Ownership Structure*

The Company will be structured as a limited liability company (L.L.C.).

#### *Ownership Background*

- Member: Joey Melissa Mancuso

Experience and training: Joey Melissa Mancuso is an anesthesiologist by trade but avid horse enthusiast who has been enamored with horses since childhood. Upon her first encounter with horses she knew this was to be a part of her life forever. Life circumstances at that period of time did not enable Joey to pursue her love of horses. However, as Joey completed her training as a physician she became able to realize her dream in a way she never thought possible. The development of Big Red Barn Farm is her dream come true and wishes to help others achieve their equestrian dream as well.

#### *Company Management Structure*

The Company will be managed by Joey Melissa Mancuso.

Other management details: Stephanie Pellicci will be co-manager of the business with Joey Mancuso as an employee.

#### *Company Assets*

The Company has the following assets:

- Real Property, with an estimated value of \$1,500,000.00.
- Equipment, with an estimated value of \$25,000.00.

## **The Services**

### *The Services*

BRB is a full service equine boarding facility that offers access to trails, indoor and outdoor arenas. Specialty services such as grooming and clipping will also be available.

## **Marketing Plan**

### *The Target Market*

The Company's target market has the following characteristics:

- Occupation: Equestrian.

### *Location Analysis*

BRB is located in the heart of Putnam Valley and is just minutes from the parkway and stores.

### *Pricing*

The Company will use a premium pricing strategy.

### *Advertising*

The Company will promote the business through:

- Online channels (website, Google ads, etc.);
- Social media; and
- Print (magazines, flyers, etc.).

## **Competitor Analysis**

### *The Competitors*

There are several equestrian facilities within the area that offer boarding and other services in a standard fashion.

## **SWOT Analysis**

### *Strengths*

BRB offers a unique opportunity for the equestrian to truly engage with their equine companion in a semi-private facility where there is ample support. The staff are life-long horse owners and recognize the value and importance of facilitating that bond.

### *Weaknesses*

Though situated on 66 acres, we are currently limited to 10 stalls. There is need for development of more paddocks that can hopefully be achieved as the company grows.

### *Opportunities*

As the company grows there will be opportunities to expand our range of services to include lesson programs and possibly horse rescue services.

### *Threats*

BRB is not a traditional barn and may not appeal to every equestrian. However, we are confident that we have a market for like minded individuals. Additionally, as inflation continues to rise, the cost of hay, feed and shavings has the potential to become challenging.

## **Operations**

### *Daily Operations*

The barn manager, Stephanie Pelicci arrives to the farm at 8 am to begin caring for each horse. The horses are provided their breakfast which includes grain, hay and refilling water. Weather permitting the horse is then turned out to the paddock for the day. Each stall is thoroughly mucked (cleaned and refilled with shavings) and hay nets and water buckets refilled. For evening care the horses are brought back to their stall fed grain, hay and water. Blanketing will be provided as needed. Stephanie will also ensure that each horse is of a sound nature and will report any concerns to the clients in a prompt manner.

The paddocks and arenas will be groomed and maintained by Stephanie on a daily basis. Any additional maintenance or repairs will be the responsibility of the owner, Joey Mancuso. Business hours are from 9am - 5 pm and clients are able to visit the facility and engage with their horses as deemed appropriate. Stephanie is available during all business hours to assist in any manner. Night check of the horses and facility will be done by the Joey and/or Stephanie.

### *Operational Facilities*

BRB is situated on 66 beautiful acres. There are 10 individualized horse stalls, large paddocks an outdoor arena, and plans for an indoor arena.

There are also trails located within the wooded area of the farm and a lovely pond.

### *Suppliers*

There are several suppliers for the farm. Tristate Hay provides hay and shavings, Sweet Peat provides manure management system, Tractor Supply supplies grain and supplements.



**Financials**

**Big Red Barn Farm, LLC**

**Projected Income Statement:**

For the year ending the 31st day of December: (USD - US Dollars)

	2024
<b>Revenues:</b>	
Gross Sales:	120,000.00
Less Cost of Goods Sold:	(0.00)
<b>Gross Profit:</b>	<b>\$120,000.00</b>
<b>Expenses:</b>	
Marketing/R and D	0.00
Insurance	10000.00
Legal and Professional Services 0.00	1200.00
Rent / Utilities	0.00
Repairs and Maintenance	5,000.00
Licenses/Permits	3000.00
Bank Fees	0.00
Miscellaneous Expenses (hay, grain etc.)	54,600.00
<b>Total Expenses:</b>	<b>73,800.00</b>
<hr/>	
NET INCOME (Before Tax):	<b>\$46,200.00</b>

# Putnam County Agricultural District Enrollment Form

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Enrollment Form to be completed by landowners who wish to include parcel(s) of predominantly viable agricultural land within a certified New York State Agricultural District.  
Annual Enrollment period is **April 1 through April 30.**

## Part I - Landowner Identification

### Landowner Contact

Owner Name: Shannon + Eric Nitti Farm name: Hidden Hope

Mailing Address: 550 Route 164  
Brewster, NY 10509

Town farm is located in Above Address Email: NittiFarm5@gmail.com

Daytime Phone: 914-584-2175 Cell Phone: 914-584-2175

### Emergency Contact:

Landline Phone: \_\_\_\_\_ Cell Phone: 914-584-2175

(This is needed for any natural or "other" disaster that might occur. This is extremely important for animal and food safety).

## Part II - Farm Operation Description

Number of Acres Owned: <u>18.7</u>	Number of Acres Farmed: <u>17</u>	Number of Acres Rented: <u>0</u>
Principal Farm Operation (check all that apply)	Estimated Annual Gross Farm Income (check one)	Capital investment over Past 8 Years (check one)
<input type="checkbox"/> Dairy (goat or cow) <input type="checkbox"/> Cash Crop (grain) <input checked="" type="checkbox"/> Cash Crop (vegetable) <input checked="" type="checkbox"/> Orchard (fruit) <input type="checkbox"/> Vineyard <input type="checkbox"/> Poultry (eggs) <input type="checkbox"/> Poultry (meat) <input type="checkbox"/> Livestock (type: _____) <input type="checkbox"/> Equine <input checked="" type="checkbox"/> Horticulture/Greenhouse <input type="checkbox"/> Sugarbush <input type="checkbox"/> Christmas Trees <input type="checkbox"/> Hay <input type="checkbox"/> Apiary <input type="checkbox"/> Aquaculture <input checked="" type="checkbox"/> Other <u>Bees, tree tapping</u> <u>Animal sanctuary</u>	<input type="checkbox"/> Below \$10,000 <input checked="" type="checkbox"/> \$10,000 to \$49,999 <input type="checkbox"/> \$50,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> \$200,000 to \$499,999 <input type="checkbox"/> Over \$500,000	<input type="checkbox"/> Below \$10,000 <input checked="" type="checkbox"/> \$10,000 to \$39,999 <input type="checkbox"/> \$40,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> Over \$200,000  <div style="text-align: right;"> <p>2024 APR 22 AM 11:02 LEGISLATURE PUTNAM COUNTY CARMEL, NY</p> </div>

### Part III - Parcel Identification

Please list the tax map parcel numbers, acreage, town/rent and town it is located in for each parcel that you wish to be included in the Agricultural District. Please note there will be a site inspection of the farm operation. The owner is required to be available to meet with representatives of the County during the inspection. (Attach additional sheet if needed).

Parcel ID #	Town	Acreage	Own/Rent
372400 24-1-62	Brewster	18.7	own

### Part IV - Business Description

Please briefly describe the business that is operated or will be operated on the property that is proposed to be added to the Agricultural District. (Please attach a business plan describing in detail the operation, realized or anticipated gross sales value for each major element of the operation and future plans).

*Hidden Tree is a Homestead style farm allowing the land to dictate the usage. Currently entering its third year we have completed the traditional crop fields, and orchard and mushrooms are currently being started this spring. Wild-flower fields will also be cleaned and starting planting this spring to get a growing cycle in prior to introducing the bees next year. We aim to provide our produce in a*

- \* Is this property currently receiving Agricultural Assessment?  Yes  No
- \* Identify any outstanding Town/County/State Violations: none
- \* List any Deed Restrictions or Easements: decommissioned old Rt 22 section through property.
- \* Has the property been subdivided or is proposed to be subdivided?  Yes  No
- \* If the farm operation is being proposed, new operation, or is in the construction phase, please provide a copy of the site plan maps and if recently subdivided or is proposed, please provide the subdivision map.

### Part V- Signature

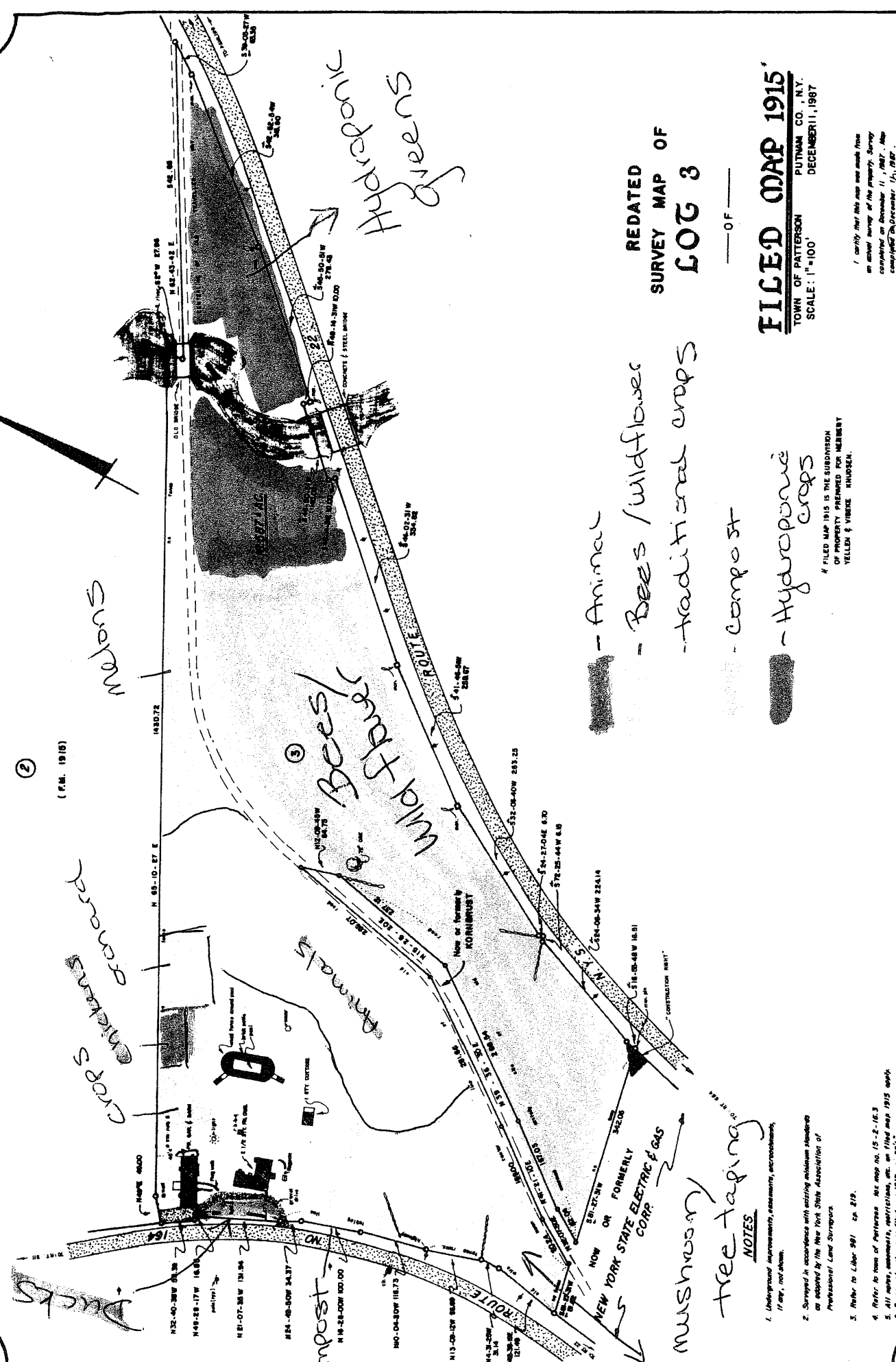
I hereby certify that I am either the owner of record or am duly authorized by the owner of record to file an application to include additional land within the Putnam County Agricultural District for the subject property as described above, and I hereby swear that all information submitted as part of this Enrollment Form is, to the best of my knowledge, correct and complete.

Signature: *[Signature]* Date: \_\_\_\_\_

Print Name: Shannon Nitti Are you the landowner?  Yes  No

**Return this Enrollment Form and attachments during the month of April to:**  
**Putnam County Legislature**  
**40 Gleneida Avenue**  
**Carmel, NY 10512**

PREPARED FOR: ELENA GABAN MILL



REDATED  
SURVEY MAP OF  
LOG 3

FILED MAP 1915'  
TOWN OF PATTERSON PUTNAM CO., N.Y.  
SCALE: 1"=100'  
DECEMBER 11, 1987

- animal
- Bees / wildflower
- traditional crops
- compost
- Hydroponic crops

FILED MAP 1915 IS THE SUBDIVISION  
OF PROPERTY PREPARED FOR MEMBERT  
YELLEN & VIBESKE HUNDSEH.

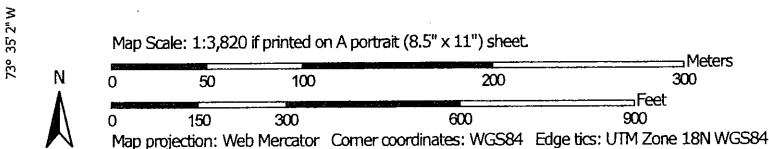
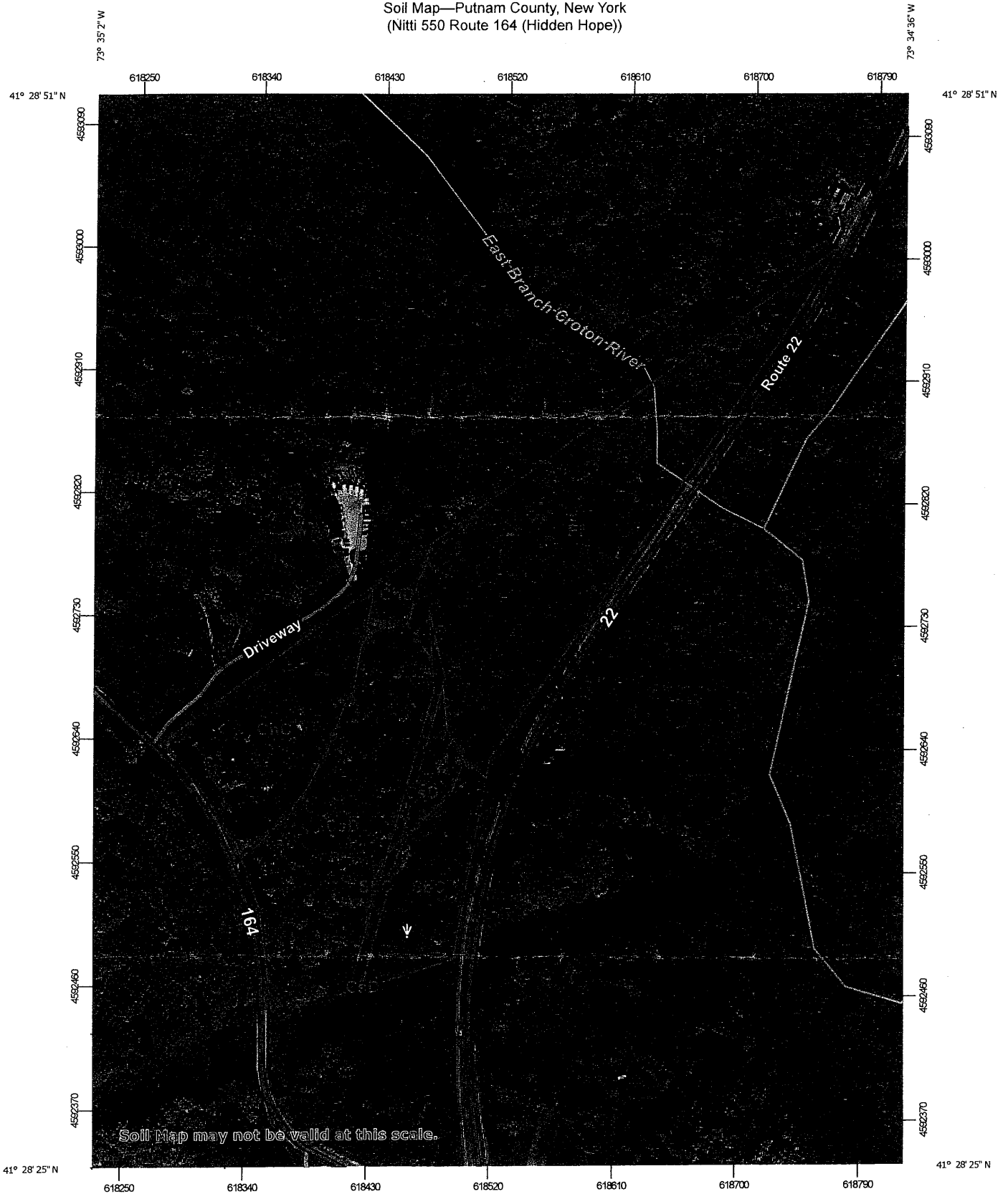
1. Underground improvements, easements, encroachments, if any, not shown.
2. Surveyed in accordance with existing minimum standards as adopted by the New York State Association of Professional Land Surveyors.
3. Refer to Labor 981 of 219.
4. Refer to town of Patterson. See map no. 15-2-16.3
5. All notes, monuments, metes and bounds, filed map 1915 apply.
6. All notes, monuments, metes and bounds, filed map 1915 apply.
7. Subject to easements, encroachments, conditions, etc., of record / map.

1116 - 484

I certify that this map was made from  
an actual survey of the property. Survey  
completed on December 11, 1987. Map  
completed December 11, 1987.

*Burgess & Behr*  
**BURGESS & BEHR**  
PROFESSIONAL LAND SURVEYING  
HORSEPOUND RD. - CANNEL, N.Y. E.L.S. No. 37707

Soil Map—Putnam County, New York  
(Nitti 550 Route 164 (Hidden Hope))



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ChC	Charlton fine sandy loam, 8 to 15 percent slopes	3.2	17.0%
ChD	Charlton fine sandy loam, 15 to 25 percent slopes	0.3	1.8%
CsD	Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky	5.3	28.2%
Ff	Fluvaquents-Udifuvents complex, frequently flooded	8.0	43.0%
SbC	Stockbridge silt loam, 8 to 15 percent slopes	1.9	10.0%
<b>Totals for Area of Interest</b>		<b>18.7</b>	<b>100.0%</b>

New York State  
Department of Agriculture and Markets  
Division of Land and Water Resources  
10B Airline Drive  
Albany, NY 12235

SECTION A: WORKSHEET  
INFORMATION

Page \_\_\_\_\_ of \_\_\_\_\_  
 New Worksheet  
 Revised Worksheet

SOIL GROUP WORKSHEET

SECTION B. LANDOWNER NAME AND PROPERTY IDENTIFICATION						
Landowner Name	Last Nitti	First Shannon & Eric	Middle Initial			
Mailing Address	Street/Road No. and Name 550 Route 164	City, Town, Village Brewster	State	Zip Code 10509		
Property Location Same as Mailing Address	<input checked="" type="checkbox"/>	Street/Road No. and Name				
County	Town/City		Village			
Filing Status:	<input type="checkbox"/> Agricultural District <input type="checkbox"/> Individual Commitment		SECTION D: PARCEL ACREAGE SUMMARY *			ACRES
			(1) Agricultural and Silvopasture Land			6.7
SWIS Code (six digits) 373001			(2) Farm Woodland (up to 50 acres)			11
Tax Map Identifier section block lot 24.-1-62			(3) Excess Farm Woodland			
Roll Identifier (if different)			(4) Non-Agricultural Land			1
Total Parcel Acres 18.7			TOTAL ACREAGE			18.7
SECTION E: SOIL MAP BREAKDOWN OF AGRICULTURAL AND SILVOPASTURING LAND					SECTION F: AGRICULTURAL AND SILVOPASTURING LAND SOIL GROUP SUMMARY	
SOIL MAP SYMBOL	SOIL MAP UNIT NAME	SOIL GROUP	Scale: 1" = _____ No. of Grid Points	NUMBER ACRES		
ChC	Charlton fine sandy loam, 8 to 15 percent slopes	5		3.2	Mineral Soil Group	Acres
					1	a
ChD	Charlton fine sandy loam, 15 to 25 percent slopes	6		.3		b
					2	a
CsD	Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky	8		5.3		b
					3	a
Ff	Fluvaquents-Udifuvents complex, frequently flooded	9		8		b
					4	a
SbC	Stockbridge silt loam, 8 to 15 percent slopes	5		1.9		b
					5	a
						b
					6	a
						b
					7	
					8	5.3
					9	8
					10	
					Organic (muck) Soil Group	
					A	
					B	
					C	
					D	
* SEE EXPLANATION OF TERMS ON BACK				Total group 1-6 acres	SOIL GROUP	5.4
SECTION G: DATE AND SIGNATURES					TOTAL ACRES	18.7
Jointly Reviewed and Concurred:						
Landowner Signature _____			Date: 4/11/2024 Completed by: <i>Neal A. Tomann</i> Signature _____			

Distribution: Submit Original Copy to the Assessor and copies to SWCD and Landowner

4/11/24

# Putnam County Agricultural District Enrollment Form

Enrollment Form to be completed by landowners who wish to include parcel(s) of predominantly viable agricultural land within a certified New York State Agricultural District.

Annual Enrollment period is April 1 through April 30.

## Part I - Landowner Identification

### Landowner Contact

Owner Name: Peter Clarke MARTHA O'Hara Farm Name: Mother

Mailing Address: 187 TAMMANY HALL RD Farm Address: \_\_\_\_\_  
CARMEL NY 10512

Town farm is located in PATTERSON N.Y. Email: \_\_\_\_\_

Daytime Phone: 845 222 9073 Cell Phone: 845 225 0268

### Emergency Contact:

Landline Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
(This is needed for any natural or "other" disaster that might occur. This is extremely important for animal and food safety).

## Part II - Farm Operation Description

Number of Acres Owned: <u>15.5 ACRES</u>	Number of Acres Farmed: <u>3</u>	Number of Acres Rented: <u>0</u>
Principal Farm Operation (check all that apply)	Estimated Annual Gross Farm Income (check one)	Capital investment over Past 8 Years (check one)
<input type="checkbox"/> Dairy (goat or cow) <input type="checkbox"/> Cash Crop (grain) <input type="checkbox"/> Cash Crop (vegetable) <input type="checkbox"/> Orchard (fruit) <input type="checkbox"/> Vineyard <input type="checkbox"/> Poultry (eggs) <input type="checkbox"/> Poultry (meat) <input type="checkbox"/> Livestock (type: _____) <input type="checkbox"/> Equine <input type="checkbox"/> Horticulture/Greenhouse <input type="checkbox"/> Sugarbush <input type="checkbox"/> Christmas Trees <input type="checkbox"/> Hay <input type="checkbox"/> Apiary <input type="checkbox"/> Aquaculture <input checked="" type="checkbox"/> Other <u>TREE FRUIT</u> <u>CEVIFERS</u>	<input type="checkbox"/> Below \$10,000 <input checked="" type="checkbox"/> \$10,000 to \$49,999 <input type="checkbox"/> \$50,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> \$200,000 to \$499,999 <input type="checkbox"/> Over \$500,000	<input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 to \$39,999 <input checked="" type="checkbox"/> \$40,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> Over \$200,000

2021 APR 30 PM 4:36  
LEGISLATURE  
PUTNAM COUNTY  
CARMEL, NY



### Part III - Parcel Identification

Please list the tax map parcel numbers, acreage, town/rent and town it is located in for each parcel that you wish to be included in the Agricultural District. Please note there will be a site inspection of the farm operation. The owner is required to be available to meet with representatives of the County during the inspection. (Attach additional sheet if needed).

Parcel ID #	Town	Acreage	Own/Rent
34.-3-1.41	PATTERSON	15.5	OWN

### Part IV - Business Description

Please briefly describe the business that is operated or will be operated on the property that is proposed to be added to the Agricultural District. (Please attach a business plan describing in detail the operation, realized or anticipated gross sales value for each major element of the operation and future plans)

BUYING TREES LIPS GROWING THEM OUT TO 36 INCH AND SELLING  
 ALSO USING PROPAGATION TO INCREASE STOCK ECONOMY  
 WIFE AND TWO ADULT CHILDREN HELP OUT

- \* Is this property currently receiving Agricultural Assessment?  Yes  No
- \* Identify any outstanding Town/County/State Violations: 0
- \* List any Deed Restrictions or Easements: 0
- \* Has the property been subdivided or is proposed to be subdivided?  Yes  No
- \* If the farm operation is being proposed, new operation, or is in the construction phase, please provide a copy of the site plan maps and if recently subdivided or is proposed, please provide the subdivision map.

### Part V - Signature

I hereby certify that I am either the owner of record or am duly authorized by the owner of record to file an application to include additional land within the Putnam County Agricultural District for the subject property as described above, and I hereby swear that all information submitted as part of this Enrollment Form is, to the best of my knowledge, correct and complete.

Signature: Peter A. Clarke

Date: 4.10.2024

Print Name: Peter A. Clarke

Are you the landowner?  Yes  No

**Return this Enrollment Form and attachments during the month of April to:**

Putnam County Legislature  
 40 Gleneida Avenue  
 Carmel, NY 10512

---

Mother Daughter Farm business plan.

Starting a tree farm (fourth year of having one, actively)

Grossing \$11-12 thousand per year.

Specialize in arborvitae and apple trees.

Tree slips bought at wholesale, using propagation to keep cost down.

Each year, variety will be added to stock to challenge and keep up with consumer interest.

Growing and creating additional space on my property to grow stock.

Brief sales plan.

Slips bought- then grown out to 36 inches and sold market value.

# Putnam County Agricultural District Enrollment Form

9

Enrollment Form to be completed by landowners who wish to include parcel(s) of predominantly viable agricultural land within a certified New York State Agricultural District.

Annual Enrollment period is **April 1 through April 30.**

## Part I - Landowner Identification

### Landowner Contact

Owner Name: GEORGE WILKAPLE Farm Name: PINE VIEW FARM  
 Mailing Address: 250 OLD STONE ROAD Farm Address: MAN FARM ALREADY IN AG DISTRICT  
PINE VIEW FARM  
520 GLASSY TRAIL ROAD  
 Town farm is located in KENT / PHILPSTON Email: GEORGE@GEORGEWILKAPLE.COM  
 Daytime Phone: 212-333-7333 Cell Phone: 212 333 2666

### Emergency Contact:

Landline Phone: 212-333 7333 Cell Phone: 212 333 2666  
 (This is needed for any natural or "other" disaster that might occur. This is extremely important for animal and food safety).

## Part II - Farm Operation Description

Number of Acres Owned: <u>51</u>	Number of Acres Farmed: <u>96</u>	Number of Acres Rented: <u>45</u>
Principal Farm Operation (check all that apply)	Estimated Annual Gross Farm Income (check one)	Capital investment over Past 8 Years (check one)
<input checked="" type="checkbox"/> Dairy (goat or cow) <input type="checkbox"/> Cash Crop (grain) <input type="checkbox"/> Cash Crop (vegetable) <input checked="" type="checkbox"/> Orchard (fruit) <input type="checkbox"/> Vineyard <input checked="" type="checkbox"/> Poultry (eggs) <input type="checkbox"/> Poultry (meat) <input checked="" type="checkbox"/> Livestock (type: <u>COWS</u> ) <input checked="" type="checkbox"/> Equine <input type="checkbox"/> Horticulture/Greenhouse <input type="checkbox"/> Sugarbush <input type="checkbox"/> Christmas Trees <input type="checkbox"/> Hay <input type="checkbox"/> Apiary <input type="checkbox"/> Aquaculture <input type="checkbox"/> Other _____	<input type="checkbox"/> Below \$10,000 <input checked="" type="checkbox"/> \$10,000 to \$49,999 <input type="checkbox"/> \$50,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> \$200,000 to \$499,999 <input type="checkbox"/> Over \$500,000	<input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 to \$39,999 <input type="checkbox"/> \$40,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input checked="" type="checkbox"/> Over \$200,000

2024 APR 22 AM 11:00  
 LEGISLATURE  
 PUTNAM COUNTY  
 CARMEL, NY

### Part III - Parcel Identification

Please list the tax map parcel numbers, acreage, town/rent and town it is located in for each parcel that you wish to be included in the Agricultural District. Please note there will be a site inspection of the farm operation. The owner is required to be available to meet with representatives of the County during the inspection. (Attach additional sheet if needed).

Parcel ID #	Town	Acreage	Own/Rent
71.-1-34	PHILPSTOWN	3	OWN
71.-1-35	PHILPSTOWN	3	OWN
71.-1-27	PHILPSTOWN	13	OWN
71.-1-24	PHILPSTOWN	17	OWN

### Part IV - Business Description

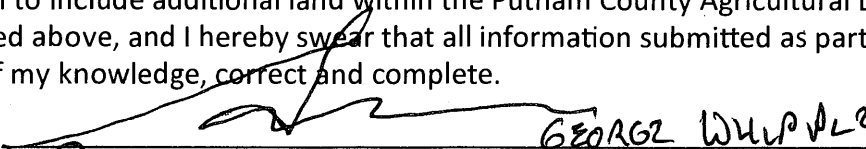
Please briefly describe the business that is operated or will be operated on the property that is proposed to be added to the Agricultural District. (Please attach a business plan describing in detail the operation, realized or anticipated gross sales value for each major element of the operation and future plans).

COW OPERATION BREEDING CRITICALLY ENDANGERED  
 RANDOLPH LINZBACH COWS FOR CONTINUITY OF THIS  
 GENETICALLY CRITICALLY ENDANGERED COW AND FOR  
 MEAT AND MILK

- \* Is this property currently receiving Agricultural Assessment?  Yes  No
- \* Identify any outstanding Town/County/State Violations: NONE
- \* List any Deed Restrictions or Easements: NONE
- \* Has the property been subdivided or is proposed to be subdivided?  Yes  No
- \* If the farm operation is being proposed, new operation, or is in the construction phase, please provide a copy of the site plan maps and if recently subdivided or is proposed, please provide the subdivision map.

### Part V- Signature

I hereby certify that I am either the owner of record or am duly authorized by the owner of record to file an application to include additional land within the Putnam County Agricultural District for the subject property as described above, and I hereby swear that all information submitted as part of this Enrollment Form is, to the best of my knowledge, correct and complete.

Signature:  Date: APRIL 17 2024

Print Name: GEORGE WHIPPLE Are you the landowner?  Yes  No

+ 22052402922

**Return this Enrollment Form and attachments during the month of April to:**

Putnam County Legislature  
 40 Gleneida Avenue  
 Carmel, NY 10512

**BARBARA BAROSA, AICP**  
COMMISSIONER



*7/11/24*

**KEVIN M. BYRNE**  
PUTNAM COUNTY EXECUTIVE

*Discussion/APPRA*

*# 5*

## MEMORANDUM

To: Chairman Greg Ellner, Physical Services Committee  
From: Barbara Barosa AICP, Commissioner  
Date: July 10, 2024  
Re: **Discussion Regarding Disposal of County-owned property**  
**TM # 45.-1-60 , 100 Zimmer Road Brewster, NY 10509**

The County has been approached regarding the potential purchase of the subject property by the adjoining property owner. After careful consideration of the subject property, the Administration has determined that there would be significant value in selling the property.

For your information, the surrounding property is currently proposed as a sports complex referred to as Brewster Yards. Please see the attached link for more information on the proposed facility: <https://www.brewsteryards.com>.

I respectfully request placement on your next Physical Services Committee Meeting for discussion purposes. Please find attached for your convenience, the appraisal report for the property along with two resolutions for consideration if the Legislature is amenable to the property disposition.

2024 JUL 10 PM 3:57  
LEGISLATURE  
PUTNAM COUNTY  
CARMEL, NY

PHYS. 7.17.24

#5a.

**RESOLUTION**

APPROVAL/OFFER COUNTY PROPERTY FOR SALE UTILIZING AT PUBLIC AUCTION PURSUANT TO CHAPTER 31 OF THE PUTNAM COUNTY CODE/100 ZIMMER ROAD, TOWN OF SOUTHEAST

**WHEREAS**, the County is in title to the property listed in the attached Schedule "A"; and

**WHEREAS**, an unimproved parcel of real property identified as Town of Southeast Tax Map No.: 45.-1-60 was acquired by the County by bargain and sale deed from the Town of Southeast, which was recorded in the Office of the Putnam County Clerk on March 3, 2011, in Liber 1871 at Page 291; and

**WHEREAS**, said property is not needed for use by the County or another municipality; and

**WHEREAS** the Commissioner of Finance and Commissioner of Planning recommend that said parcels be offered for sale at public auction pursuant to Section 31-4(A)(4) of the Putnam County Code; and

**WHEREAS**, the Putnam County Legislature has reviewed this matter and has determined that the property is not needed for use by the County or another municipality; and

**WHEREAS**, the Putnam County Legislature has further determined that it would be most beneficial to offer said property for sale at public auction; now therefore be it

**RESOLVED**, that said property is not needed for use by the County or another municipality; and be it further

**RESOLVED**, that pursuant to the authority vested in the Putnam County Legislature in Section 31-4 of the Putnam County Code, it is the further determination of the Putnam County Legislature that it would be most financially advantageous to the County to offer the property for sale at public auction utilizing the services of an auction house under contract with the County; and be it further

**RESOLVED**, that the Putnam County Legislature accepts the attached appraisal, which is attached hereto and made a part hereof as Schedule "A"; and be it further

**RESOLVED**, that the County Executive is authorized to offer the Property for sale at public auction utilizing the services of an auction house under contract with the County; and be it further

**RESOLVED**, that pursuant to Section 31-4 of the Putnam County Code the initial offer amount of the Property shall be hereinafter determined by the Putnam County Executive based

on the appraisal and comparative market analysis, and with the advice and recommendation of the Legislature; and be it further

**RESOLVED**, that this Resolution shall take effect immediately.

Phyp. 7-17-24

#56

**RESOLUTION**

APPROVAL/OFFER COUNTY PROPERTY FOR SALE UTILIZING REAL ESTATE BROKER & MLS PURSUANT TO CHAPTER 31 OF THE PUTNAM COUNTY CODE/100 ZIMMER ROAD, TOWN OF SOUTHEAST

**WHEREAS**, the County is in title to the property listed in the attached Schedule "A"; and

**WHEREAS**, an unimproved parcel of real property identified as Town of Southeast Tax Map No.: 45.-1-60 was acquired by the County by bargain and sale deed from the Town of Southeast, which was recorded in the Office of the Putnam County Clerk on March 3, 2011, in Liber 1871 at Page 291; and

**WHEREAS**, said property is not needed for use by the County or another municipality; and

**WHEREAS** the Commissioner of Finance and Commissioner of Planning recommend that said parcels be offered for sale through the applicable multiple listing service pursuant to Section 31-4(A)(4) of the Putnam County Code; and

**WHEREAS**, the Putnam County Legislature has reviewed this matter and has determined that the property is not needed for use by the County or another municipality; and

**WHEREAS**, the Putnam County Legislature has further determined that it would be most beneficial to offer said property for sale through the applicable multiple listing service rather than at public auction; now therefore be it

**RESOLVED**, that said property is not needed for use by the County or another municipality; and be it further

**RESOLVED**, that pursuant to the authority vested in the Putnam County Legislature in Section 31-4 of the Putnam County Code, it is the further determination of the Putnam County Legislature that it would be most financially advantageous to the County to offer the property for sale through the applicable Multiple Listing Service utilizing the services of a licensed real estate broker under contract with the County; and be it further

**RESOLVED**, that the Putnam County Legislature accepts the attached appraisal, which is attached hereto and made a part hereof as Schedule "A"; and be it further

**RESOLVED**, that the County Executive is further authorized to offer the Property for sale through the applicable Multiple Listing Service utilizing the services of a licensed real estate broker under contract with the County, pursuant to an exclusive right to sell agreement as shall be approved by the County Attorney; and be it further



**RESOLVED**, that pursuant to Section 31-4 of the Putnam County Code the initial offer amount of the Property shall be hereinafter determined by the Putnam County Executive based upon the appraisal and comparative market analysis, and with the advice and recommendation of the Legislature and the licensed real estate broker; and be it further

**RESOLVED**, that this Resolution shall take effect immediately.

**MCGRATH & CO**  
REAL ESTATE APPRAISERS

*Phyp. 7-17-24  
#5*  
**APPRAISAL**

COMMERCIAL REAL ESTATE

MCGRATH FILE #: C2402043

**REAL PROPERTY APPRAISED**

Property of County of Putnam  
100 Zimmer Road, Brewster, NY 10509  
Southeast, Putnam County, NY  
Primary Tax ID: 45.-1-60



**SUBMITTED TO**

County of Putnam  
% Patricia McLoughlin, Director of Real Property Tax Services  
40 Gleneida Avenue  
Carmel, NY 10512

**APPRAISAL DATES**

Effective Date: March 26, 2024  
Date of Report: April 2, 2024  
Inspection Date: March 26, 2024

**APPRAISERS**

Salvatore DeSiena  
State Certified General Real Estate Appraiser No. 46-51319  
sal@mcgrathandco.com  
Office: 914-234-9332

Al DeKrey  
State Certified General Real Estate Appraiser No. 46-08839  
al@mcgrathandco.com  
Office: 845-896-5777

McGrath & Company, Inc.  
PO Box 514, Fishkill, NY 12524  
info@mcgrathandco.com | (845) 896-5333

# MCGRATH & CO

REAL ESTATE APPRAISERS

McGrath & Company, Inc.  
PO Box 514, Fishkill, NY 12524  
info@mcgrathandco.com  
(845) 896-5333

April 2, 2024

County of Putnam  
% Patricia McLoughlin, Director of Real Property Tax Services  
40 Gleneida Avenue  
Carmel, NY 10512

Re: 100 Zimmer Road, NY 10509  
Tax ID: 45.-1-60  
Town of Southeast  
Putnam County, New York

Dear Ms. McLoughlin:

In accordance with your request, we have prepared an appraisal report for the captioned property, comprised of 10.03 acres of vacant "RC; Rural Commercial" zoned land, situated at the terminus of Zimmer Road, 915 feet from its intersection with Pugsley Road.

The purpose of this appraisal report is to develop an opinion of the market value of the fee simple interest in the subject property, as of March 26, 2024. The report describes the scope of the appraisal, the techniques of valuation and the reasoning leading to the opinion of value. This letter does not in itself constitute an appraisal. Rather, it serves to transmit the following appraisal report.

We have conducted an analysis of the physical aspects of the property and reviewed relevant market and economic considerations. This report contains detailed descriptions of the approaches relied upon in arriving at our opinion of market value for the subject property.

The subject property is more fully described within the attached appraisal report. The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

## OPINION OF MARKET VALUE

The results of this appraisal report are presented as follows:

PROPERTY RIGHTS APPRAISED	Fee Simple
EFFECTIVE DATE	March 26, 2024
OPINION OF VALUE	\$290,000
PER ACRE	\$29,000

This appraisal has been prepared to conform to the Uniform Standards of Professional Appraisal Practice (USPAP), adopted by the Appraisal Standard Board of the Appraisal Foundation, and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. The opinions of value expressed herein, are subject to the assumptions and limiting conditions, definitions, market research, analysis of data, and conclusions contained in the attached appraisal report.

If there are any questions regarding this appraisal report, please do not hesitate to contact the office. We appreciate having had this opportunity to be of service to you in this matter.

Sincerely,



Salvatore DeSiena  
NY State Certified General Real Estate Appraiser No. 46-51319



Al DeKrey, MAI  
State Certified General Real Estate Appraiser No. 46-08839

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## Assumptions & Limiting Conditions

ASSUMPTIONS & LIMITING CONDITIONS

The certification of the appraiser appearing in this report is subject to the following assumptions and limiting conditions:

1. No responsibility is assumed for the legal description or for matters pertaining to legal or title considerations. We assume that the title is good and marketable unless otherwise stated.
2. We appraised the property free and clear of any liens or encumbrances, unless otherwise stated.
3. We have assumed that the property is under responsible ownership and management.
4. We believe that information furnished by others is reliable, but I give no warranty for its accuracy.
5. We assume that no hidden or unapparent conditions of the property, subsoil, and structures would cause an increase or decrease in property value. We assume no responsibility for such conditions, or for obtaining the engineering studies that might be required to discover such factors.
6. We assume the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in this appraisal report. We assume the property contains no hazardous waste or materials.
7. We assume the property complies with all applicable zoning requirements, use regulations, and other restrictions, unless a lack of conformity has been stated, defined, and considered in the appraisal report.
8. We assume all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value opinion contained in the report is based.
9. We assume that the use of the site and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
10. We will not appear or give testimony in court in connection with this appraisal unless prior arrangements have been made.
11. Any allocation of the total value opinion stated in this report between the site and improvements applies only under the stated program of use. The separate values allocated to the site and improvements may not be used in conjunction with any other appraisal and are invalid if so used.
12. Disclosure of the contents of the appraisal report is governed by the Code of Professional Ethics of the Appraisal Institute and is subject to peer review.
13. No part of the appraisal report (nor any copy of it) shall be used for any purpose by any party except the client without the previous written consent of the appraiser. No portion of the appraisal report may be reproduced. The report shall not be used for advertising, public relations, news, or other media without the consent and approval of the author.
14. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
15. The existence of hazardous materials was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, toxic chemicals, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
16. Unless otherwise stated in this report, we did not make a survey and analysis of the property to determine whether or not it is in conformity with the various detailed requirements of the Americans with Disabilities Act (ADA).
17. Acceptance and/or use of this appraisal report by the client or any third party constitutes acceptance of the previously stated assumptions and limiting conditions. Our liability extends only to the stated client, not to subsequent parties or uses of the report.
18. Possession of this report, or copy thereof, does not carry with it the right of publication.
19. This appraisal is of the real estate only, and excludes the value of any personal property, fixtures and intangible items.

**Subject Photographs**



100 Zimmer Road, Brewster, NY 10509



100 Zimmer Road, Brewster, NY 10509  
County of Putnam

# Executive Summary

EXECUTIVE SUMMARY

## PROPERTY DETAILS

ADDRESS 100 Zimmer Road  
POST OFFICE Brewster, NY 10509  
MUNICIPALITY Town of Southeast  
COUNTY Putnam County  
TAX ID 45.-1-60  
OWNER ON RECORD County of Putnam  
MOST RECENT SALE 03/03/2011  
SALE PRICE \$200,000  
LIBER/PAGE 1871/291  
PREVIOUS OWNER Town of Southeast



## APPRAISAL DETAILS

TYPE OF VALUE	Market Value	EFFECTIVE DATE	March 26, 2024
RIGHTS APPRAISED	Fee Simple	HIGHEST & BEST USE	Recreational
DATE OF REPORT	April 1, 2024	EXPOSURE TIME	6-12 months

## SITE INFORMATION

LAND ACRES	10.03± acres	ZONING CODE	RC
LAND SF	436,907± square feet	ZONING DISTRICT	Rural Commercial
FLOODPLAIN	None	WATER	None
NWI WETLANDS	1.8% of the site	SEWER	None
DEC WETLANDS	11.7% of site	UTILITIES	Electric
TOPOGRAPHY	Level and sloping, 15.6% steep slopes	FRONTAGE	27± feet of frontage along Zimmer Road

## ASSESSMENT & TAX DATA

TOTAL AV \$80,000  
EQUALIZED AV \$80,000  
AV PER ACRE \$7,976  
REAL ESTATE TAXES Exempt  
RE TAXES PER ACRE Exempt

## VALUE OPINIONS

SALES APPROACH \$290,000  
INCOME APPROACH Not Applicable  
COST APPROACH Not Applicable  
FINAL OPINION \$290,000  
PER ACRE \$29,000



# Appraisal Details

APPRAISAL REPORT

**PURPOSE OF THE APPRAISAL** We have been retained to estimate the market value of the fee simple interest in the subject property. This appraisal will address the physical, economic, governmental and marketing considerations affecting its market value.

**APPRAISAL STANDARDS** This appraisal has been prepared to conform to the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP), adopted by the Appraisal Standard Board of the Appraisal Foundation, and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

**INTENDED USERS** County of Putnam, 40 Gleneida Avenue, Carmel, NY 10512

**INTENDED USE** This appraisal is intended to be used for decision making purposes.

**COMPETENCY** The appraiser performing this assignment is competent to complete this report, in accordance with the competency provision in USPAP.

**VALUE PERSPECTIVE** Current as of the effective date of appraisal.

<b>CURRENT OWNERSHIP &amp; SALES HISTORY</b>	Owner of Record	County of Putnam
	Most Recent Sale	03/03/2011
	Sale Price	\$200,000
	Liber/Page	1871/291
	Previous Owner	Town of Southeast

As of the effective date of appraisal, the subject property is not actively listed for sale on the open market nor under contract to be sold.

**PROPERTY IDENTIFICATION (LEGAL DESCRIPTION)** The subject property is identified as follows:  
Address: 100 Zimmer Road, Brewster, NY 10509  
Tax Parcel ID: 45.-1-60

# Definitions

DEFINITION OF MARKET VALUE The value estimates rendered herein are based upon the following definition of Market Value<sup>1</sup>:

“The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and Seller are typically motivated;
- Both parties are well informed or well advised and each is acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

PROPERTY RIGHTS DEFINITIONS Real Estate is the physical land and appurtenances affixed to the land, e.g., structures. Real Property consists of all interests, benefits, and rights inherent in the ownership of physical real estate.

A rental property is not always a complete parcel of real estate, which includes a complete bundle of rights, i.e., “fee simple” rights. When a property is leased, different interests are created, such as the “leased fee” interest and “leasehold” interest.

The various ownership interests are defined as follows:

Fee Simple Interest: *“Absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”*<sup>1</sup>

Leased Fee Interest: *“The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.”*<sup>1</sup>

Leasehold Interest: *“The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.”*<sup>1</sup>

EXPOSURE TIME DEFINITION Exposure time *precedes* the effective date of appraisal, and is as follows:

*“The estimated length of time that the property interest being appraised would have been offered on the open market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.”*<sup>2</sup>

In arriving at an estimate of reasonable exposure time, the appraiser assumes an adequate, sufficient and reasonable effort to sell the real property.

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<sup>1</sup>. All definitions in italics are taken from *The Dictionary of Real Estate Appraisal*, 6<sup>th</sup> ed. Chicago: Appraisal Institute, 2015.

<sup>2</sup>. All definitions in italics are taken from *The Dictionary of Real Estate Appraisal*, 6<sup>th</sup> ed. Chicago: Appraisal Institute, 2015.

**HYPOTHETICAL CONDITION DEFINITION** A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Source: 2024 USPAP,  
Appraisal Foundation

- This appraisal contains no hypothetical conditions.

**EXTRAORDINARY ASSUMPTION DEFINITION** An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

Source: 2024 USPAP,  
Appraisal Foundation

- A physical inspection revealed that some trash/debris has been dumped on the property. The value estimates are predicated on the assumption that there is no hazardous material at the property that would cause a loss in value.

# Scope of the Appraisal

The scope of the appraisal encompasses the research and the extent of the analyses required to prepare an appraisal in accordance with the intended use of the report. The scope of work used in preparing this appraisal is included throughout this report in the various descriptions and analysis. The following gives a general overview of the scope of work, with more detailed descriptions included in the appropriate sections of the report.

## Inspection & Observation

- Physical inspections of the property were undertaken on March 26, 2024. The inspection consisted of photographing the site and the interior and exterior of the improvements. The immediate neighborhood and market area were also observed and surveyed.

## Property Description and Analysis

- Based upon the information included herein regarding the physical condition and appearance of the subject property, we processed and summarized this information in a logical and concise fashion so that the users of the report will be fully familiarized with the subject property.

## Market Research

- Interviews with and surveys provided by market participants, including real estate brokers, developers and property owners who were familiar with and active in the subject market, were made.
- The subject's market was researched resulting in the gathering of information on comparable improved sales. To find appropriate sales and rental data, online sources of the One-Key MLS, Loopnet Inc., Crexi, CoStar, and various other brokerages and County deed records were reviewed. Sufficient comparable data was available in the subject's market.

## Highest & Best Use

- A Highest & Best Use analysis was conducted of the site as-though vacant. Each of the four criteria: Legally Permissible, Physically Possible, Financially Feasible and Maximum Productivity, were investigated to determine the property's highest & best use.

## Cost Approach

- The property represents a vacant parcel of land and the cost approach has been omitted due to its lack of relevance.

## Sales Comparison Approach

- Sales of comparable properties that took place in the 3.5± years preceding the date of valuation were considered in the valuation of the property.
- Each of the sales was adjusted for differences between it and the subject property. Adjustments were quantified using established techniques for improved property valuation.
- The adjusted sales were in a reasonably tight range, and each was weighed in comparison to the subject property.
- A conclusion of the value of the property was made supported by the summarized comparable sales and quantified adjustments.

## Income Capitalization Approach

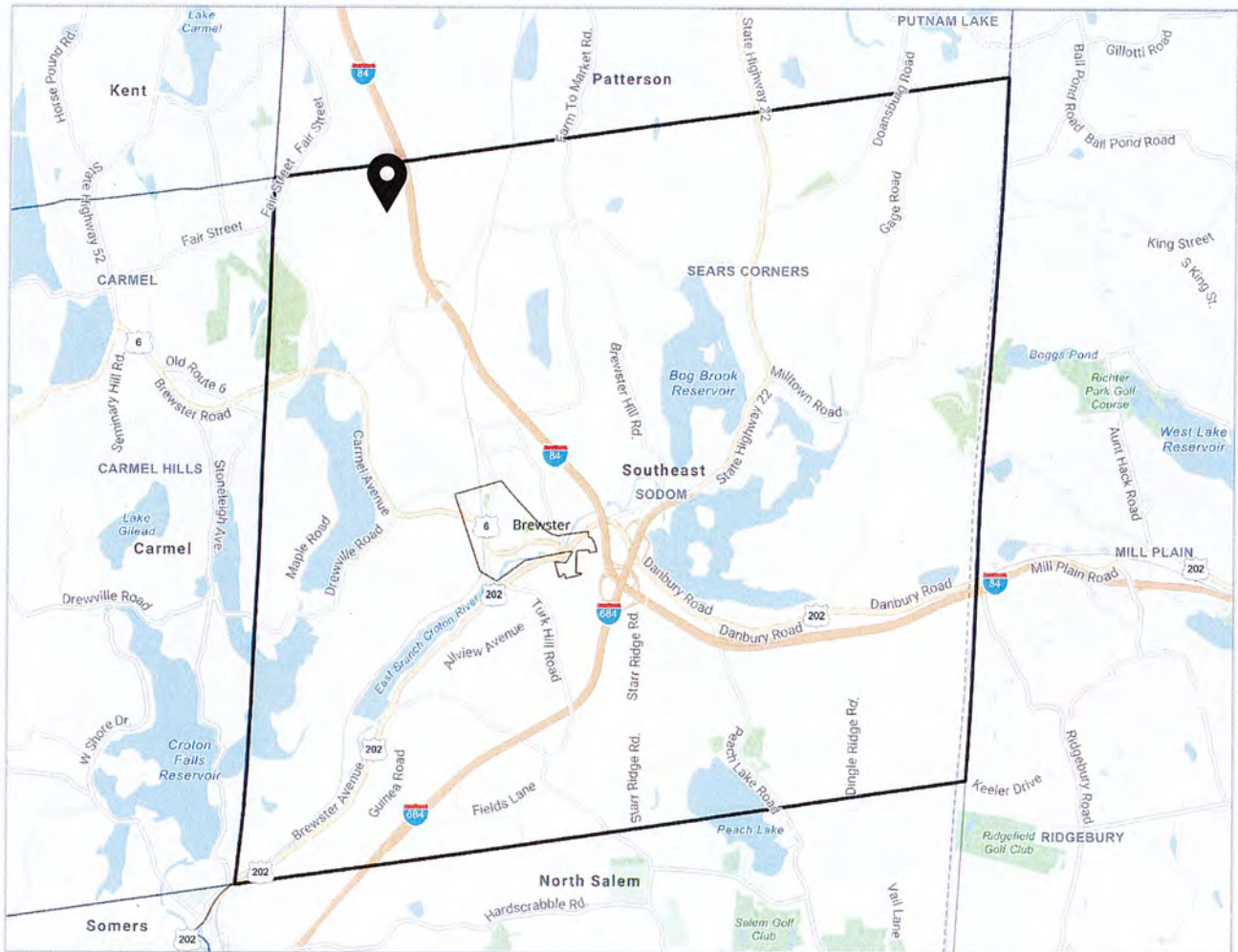
- The property represents a vacant parcel of land, and the income approach has been omitted due to its lack of relevance.

## Reconciliation

- Only one approach to value was relied upon in developing an opinion of market value and, as such, a reconciliation of approaches was not required.

# Town of Southeast, Putnam County, New York

Southeast is a designated town within Putnam County, providing a certain level of governmental services. The town is located within the southeastern portion of the county and encompasses a total area of 35± square miles. The town is served by 3 school districts (Brewster CSD, Carmel CSD and North Salem CSD). The New York State Police and Putnam County Sheriff's Department provide law enforcement, while the village of Brewster has a designated policing unit. The Village of Brewster encompasses 1.5 square miles and is officially designated as a separate municipality within the Town of Southeast. Brewster is centrally located within the Town and, consequently, is bordered on all sides by the Town. The village has its own government that includes a Mayor, Board of Trustees, and Village Clerk and Treasurer among others. Only the school, sewer and fire districts extend beyond the village borders. The function of the town government is to provide all essential services for the areas outside of the village.



## KEY FACTS

	STATE	NEW YORK	RANKINGS (IN)	PUTNAM COUNTY	NEW YORK
COUNTY	Putnam		LARGEST POPULATION	2 of 7	124 of 881
METRO AREA	New York Area		HIGHEST MEDIAN INCOME	5 of 7	105 of 881
ZIP CODES	10509, 10512		HIGHEST MEDIAN AGE	5 of 7	555 of 881
SCHOOL DISTRICTS	Brewster, Carmel, North Salem				
NEIGHBORING TOWNS	Carmel, Danbury, Kent, New Fairfield, North Salem, Patterson, Ridgefield, Somers				
NEARBY TOWNS	Bedford, Bethel, Brookfield, East Fishkill, Lewisboro, Pawling, Pound Ridge, Putnam Valley, Redding, Sherman				

100 Zimmer Road, Brewster, NY 10509  
County of Putnam

**MCGRATH & CO**  
REAL ESTATE APPRAISERS

## Brewster, NY 10509: Population Comparison

### Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

- 2022
- 2027 (Projected)



### Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

- 2022
- 2027 (Projected)



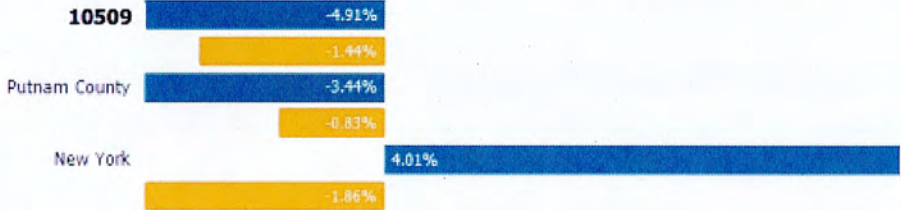
### Population Change Since 2010

This chart shows the percentage change in area's population from 2010 to 2022, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

- 2022
- 2027 (Projected)



### Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2022

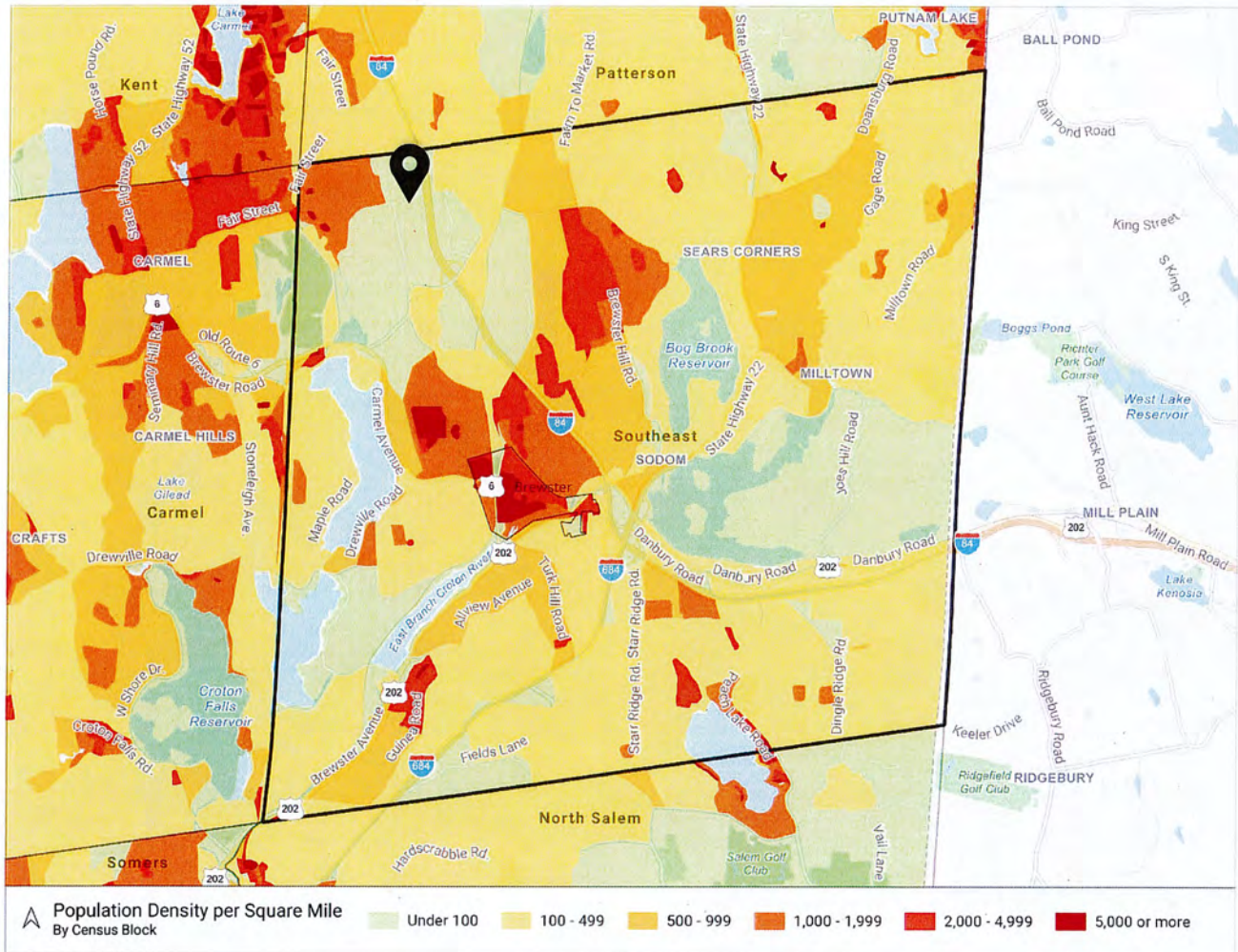
Update Frequency: Annually

- 10509



POPULATION DENSITY

AREA DATA



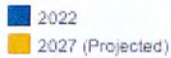
## Brewster, NY 10509: Economic Comparison

### Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



### Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

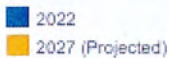


### Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



### Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

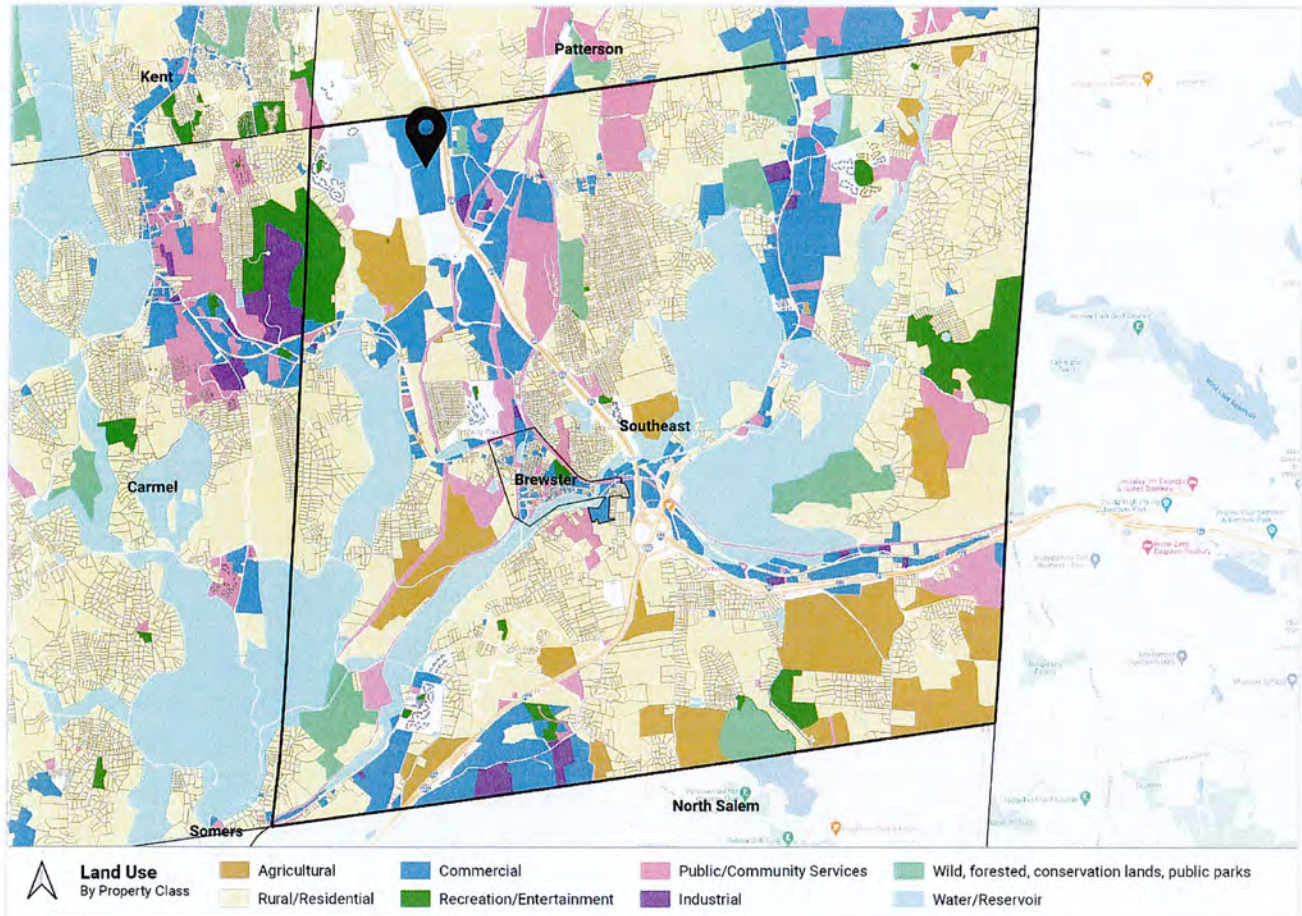
Update Frequency: Annually





## LAND USE/GEOGRAPHY

Much like the rest of the county, land use and development with Southeast is often constrained by the topographical and geological features of the Hudson Highlands mountain range, that include among others, steep slopes, rocky terrain, wetlands and lakes. Another factor contributing to the preponderance of open space and vacant tracts of land within the town is due to its location within the Croton Watershed of the New York City water supply. Several major reservoirs located within the town are the Middle Branch, Bog Brook, East Branch and Diverting Reservoirs. Public and private land holdings, including not-for-profit organizations and several state, county and town parks and preserves also account for a significant amount of open space within the town. Single-family residences represent the second largest land use followed by commercial/industrial uses. Commercial and industrial development is primarily concentrated along Interstate 84 and Routes 22 and 312.



## TRANSPORTATION

AREA DATA

The town is well served by a network of transportation routes and facilities. North/south thoroughfares include Interstate 684 and Routes 22 and 121. Route 22 also connects to Interstate 684 in Brewster. Interstate 84 and Routes 6 and 312 traverse the town in an east/west direction. Interstate-84 provides access to the greater Hudson Valley and States of Connecticut and Pennsylvania. The town of Southeast has two station stops (Brewster and Southeast) on the Harlem Line of the Metro-North Commuter Rail. Travel time to New York City is approximately 75-85 minutes. The Harlem Line also provides transportation to parts of Westchester and Dutchess Counties as well as parts of Connecticut.

### Brewster, NY 10509: Commute Comparison

#### Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 10509



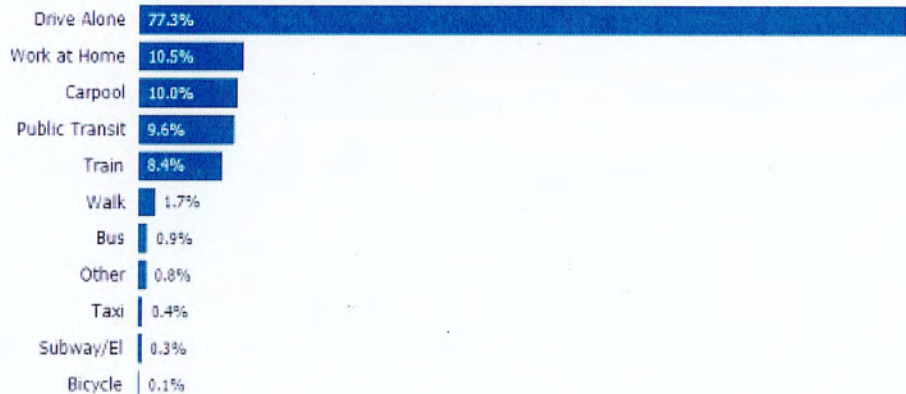
#### How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 10509



## Brewster, NY 10509: Commute Comparison

### Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.  
 Data Source: U.S. Census American Community Survey via Esri, 2022  
 Update Frequency: Annually

■ 10509



### How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2022  
 Update Frequency: Annually

■ 10509



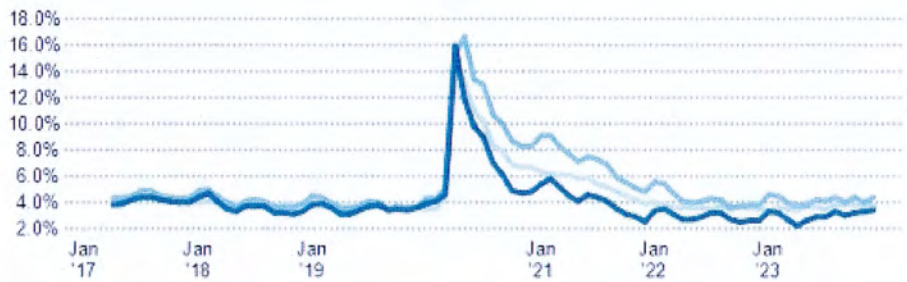
## UNEMPLOYMENT RATES, COUNTY AND NEW YORK STATE

### Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap  
 Update Frequency: Monthly

■ Putnam County  
 ■ New York  
 ■ USA



SINGLE FAMILY HOME STATS – BREWSTER, NY 10509

AREA DATA

	10509	Putnam County	New York	USA
Median Estimated Home Value	\$523K	\$533K	\$538K	\$380K
Estimated Home Value 12-Month Change	+6.6%	+7.2%	+6.2%	+5.3%
Median List Price	\$597K	\$585K	\$699K	-
List Price 1-Month Change	-13%	+1.7%	+6.1%	-
List Price 12-Month Change	-15.5%	+6.6%	+16.7%	-
Median Home Age	49	56	59	43
Own	80%	83%	54%	65%
Rent	20%	17%	46%	35%
\$ Value of All Buildings for which Permits Were Issued	-	\$10.6M	\$6.41B	\$307B
% Change in Permits for All Buildings	-	-13%	-2%	+13%
% Change in \$ Value for All Buildings	-	-53%	-17%	+10%

Median Sales Price vs. Sales Volume

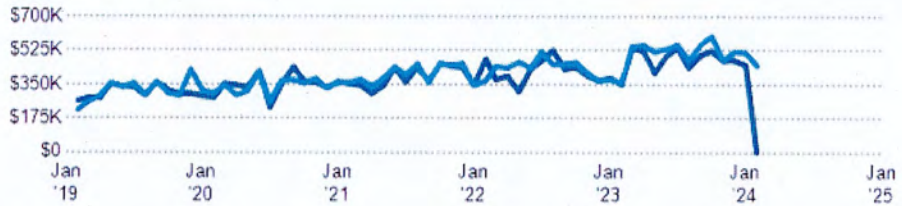
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

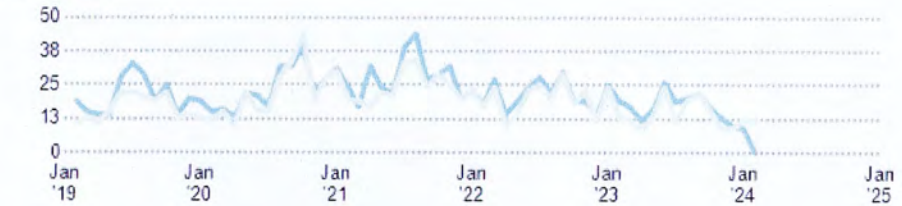
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

- Sales Count By Price Range



## COMMERCIAL MARKET

AREA DATA

Southeast has benefited from substantial commercial and industrial growth. The industrial growth has been concentrated near interchanges of Interstates 84 and 684.

Retail development is primarily located on the Route 22 corridor. A variety of shopping centers (Town Centre, Clock Tower Commons and Lakeview Shopping Center) have been constructed or expanded along this corridor. Retail uses are narrowly focused with the majority of businesses being supermarkets or offering personal services. The Highlands Center, a regional "Power Center" situated at the intersection of Route 312 and Independence Way, near the interchange of I-84, comprises 377,000± square feet of space in multiple buildings, anchored by *Home Depot*, *Kohl's* and *Marshall's*.

Some of the projects proposed or under construction within the town are summarized as follows:

### Commercial Campus at Fields Corner/Lincoln Logistics (F/K/A Northeast Logistics Center)

Development of a 326.92-acre property with two warehouse buildings and associated car and trailer parking areas. The buildings have footprints of 303,100± square feet and 618,000± square feet. The project also includes stormwater management improvements, utility infrastructure, landscaping and lighting, and roadway improvements at Pugsley Road, Barret (Zimmer) Road, and a portion of NYS Route 312.

### Ace Endico Expansion

Approved expansion of existing 176,349 square foot food distribution facility to 216,802 square feet with additional parking.

### Brewster Yards (Pro Swing)

The applicant proposes to construct a commercial recreation complex to include a 47,686-square foot recreation building; various smaller concession/restroom, batting cage, and maintenance buildings of 5,000 square feet or less each; nine synthetic turf fenced and lighted baseball fields with amenities, one synthetic turf multi-sport field, and associated utilities including two or more wells, a septic system, and stormwater management areas (the "Project") on a +/- 82-acre property located at 160 and 132 Pugsley Road (the "Project Site") within the RC Zoning District (Tax Map ID 45.-1-10 and 11).

### EE Brewster

The applicant proposes to redevelop the property located at 1534 and 1550 NYS Route 22 in Southeast. The property resides in SR-22 zoning district and is approximately 64.5 acres. The proposed development includes the construction of two residential buildings accommodating 100 units of senior housing, two self-storage buildings totaling 32,400± square feet, associated parking areas, stormwater management practices, lighting, and landscaping.

### 2 Geneva Road

The applicant, Vanguard Investors Ltd., wishes to construct a two-story office warehouse building on their 3.16+/- acre parcel located at 2 Geneva Road in the OP-1 Zoning District. The building is proposed with a 30,000 SF +/- footprint, 44,650 SF +/- overall with no tenants proposed at this time. The project also includes the construction of parking and loading areas, lighting, landscaping, stormwater management and associated infrastructure. A sewer service connection to the existing sewer main to proposed as part of the project along with a proposed well.

### 45 Holmes Road

The applicant, PLDC, LLC, wishes to develop the property located at 45 Holmes Road in Southeast. The property resides in OP-2 zoning district and is approximately 10.6 AC±. The intended use onsite is general business, office, and warehousing. The proposed development includes the construction of three warehouse buildings, associated parking areas, stormwater management practices, lighting, and landscaping.

### Orchard Hill Logistics Center

The applicant Hardscrabble North Salem Holdings, LLC proposes a 200,000± square foot logistics center/distribution facility with associated parking and loading at 151 Fields Lane (Tax Map ID 78.-02-87).

### Terravest Phase III

Terravest III Residential, LLC proposes 60-units of senior housing off Zimmer Road and will be serviced by public water and sewer, stormwater improvements and new roadways.

# Neighborhood Data

A neighborhood is a “group of complementary land uses”, affected by similar operation of the four outside forces that affect value, i.e., social, economic, governmental, and environmental. The area most closely surrounding the subject property, whether it contains residential properties only or a mixture of commercial and residential properties is called a neighborhood. A neighborhood is often defined by fairly specific geographic and land use boundaries.

NEIGHBORHOOD	Brewster Hill	CHARACTERISTICS	Semi Rural
BOUNDARIES	North – Town Border South – Prospect Hill/Tonetta Lake Rd East – NYS RT-22 West – John Simpson Road	ADJACENT LAND USE	North – Proposed Recreation Complex South – Proposed Recreation Complex East – Interstate 84 West – Proposed Recreation Complex
ACCESS/LINKAGES	NYS RT-312 – 0.75 Miles I-84 – 1 Mile U.S. 6 – 1.5 Miles	MAJOR EMPLOYERS	Ace Endico NYSEG Optum
NEIGHBORHOOD ASSESSMENT	There are two significant projects in the immediate vicinity of the subject off Pugsley Road and Fields Corner Road. The Commercial Campus at Fields Corner (Northeast Interstate Logistics Center) is currently under construction with 933,100 square feet of warehouse space situated on over 300 acres of land to the west. Surrounding the subject are 82± acres of land proposed for development with a commercial recreation complex including a 47,686± square foot fieldhouse, ancillary support buildings, nine synthetic turf fenced and lighted baseball fields with amenities, one synthetic turf multi-sport field, and associated utilities including two or more wells, a septic system, and stormwater management areas. The applicant is currently seeking final approvals.		

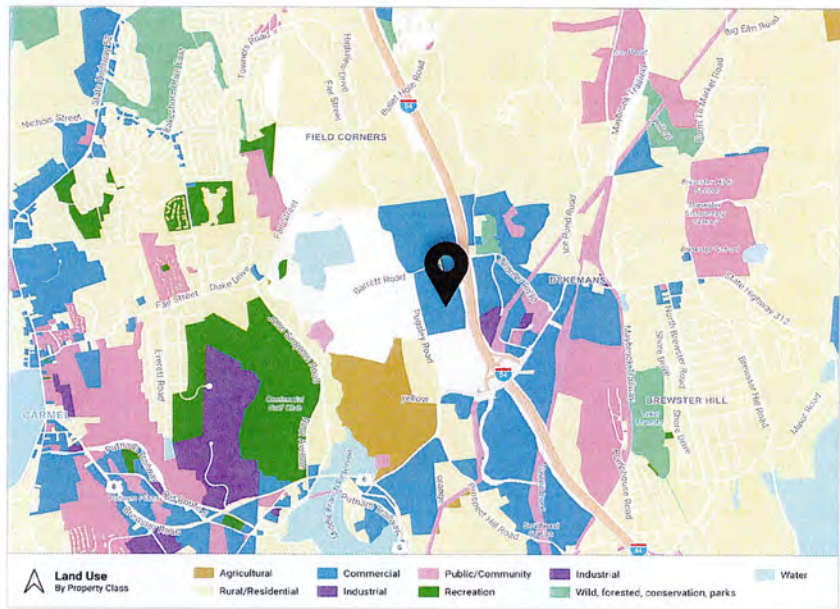
A short distance south of the subject along NYS RT 312 is The Highlands Center, a regional “Power Center” comprising 377,000± square feet of space anchored by Home Depot, Kohl’s and Marshall’s. East of Interstate 84 is Terravest Corporate Park, a multi building complex housing Putnam County Department of Motor Vehicles, Unilock, NYSEG, and Ace Endico, the largest food distributor in Westchester and Putnam Counties, supplying the entire tri-state area.



Street Scene 1



Street Scene 2



Neighborhood Land Use Map

100 Zimmer Road, Brewster, NY 10509  
County of Putnam

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# Neighborhood Map

IREN DATA



100 Zimmer Road, Brewster, NY 10509  
County of Putnam

**MCGRATH & CO**  
REAL ESTATE APPRAISERS

# Site Data

SITE DATA

## LOCATION & ACCESS

STREET Zimmer Road/Barrett Road  
STREET IMPROVEMENTS Crushed stone  
LANES 1  
GENERAL DIRECTION East-West  
CONDITION Poor/Fair  
AVG. DAILY TRAFFIC COUNT Not Available  
DISTANCE TO INTERSTATE 1 Mile to I-84

## PHYSICAL CHARACTERISTICS

LAND AREA - ACRES 10.03 Acres  
LAND AREA - SF 436,907 SF  
FRONTAGE 27± feet of frontage along Zimmer Road (Barrett Road)  
SHAPE Mostly rectangular  
TOPOGRAPHY According to USGS Mapping, steep slopes (between 15% and 25% grade) cover 15.6% of the property. The central portion of the site has been cleared and mulched.  
SOIL CONDITIONS Assumed Adequate  
DRAINAGE Assumed Adequate

## LEGAL CHARACTERISTICS

ZONING RC; Rural Commercial  
EASEMENTS Non-exclusive easement for ingress and egress of vehicular and pedestrian traffic over other lands of the Town of Southeast shown and designated on certain maps as "Zimmer Road" a former town highway, without undertaking any obligation of maintenance or improvement of such former town highway, easement, or right of way by the Town of Southeast

## FLOOD HAZARD

FEMA COMMUNITY PANEL # 36079C0142E  
DATE 03/04/2013  
ZONE X  
DESCRIPTION Outside flood hazard area

## WETLANDS

NYS DEC WETLANDS 11.7% of the site is encumbered by DEC wetlands  
NWI WETLANDS 1.8% of the site is encumbered by NWI wetlands  
WATERBODIES None

## SITE IMPROVEMENTS

SURFACE IMPROVEMENTS None

## UTILITIES

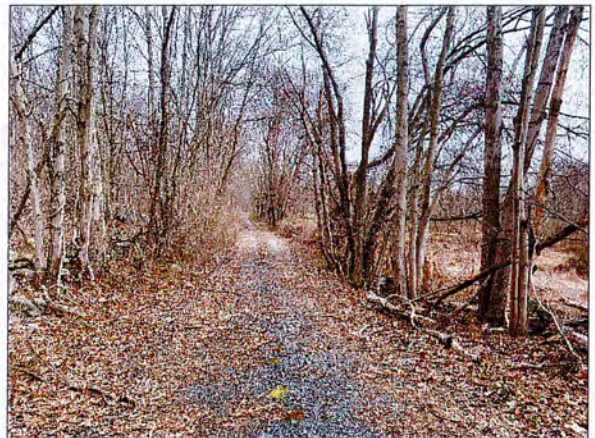
WATER None  
SEWER None  
ELECTRIC NYSEG  
NATURAL GAS NYSEG



Site Photographs



*View of Access Road from Pugsley Road*



*Access Road*



*Looking Toward I-84 from Central Interior*



*Looking South Toward Wetlands*



*Trash/Debris in Central Interior of Property*



*Access Road Looking West to Pugsley Road*

Site Features Map

STEREOTYPED



100 Zimmer Road, Brewster, NY 10509  
County of Putnam

**MCGRATH & CO**  
REAL ESTATE APPRAISERS



# Subject Tax Map



## Site Data Conclusion

The central interior of the subject site is generally level with the access road. The presence of on-site wetlands adversely impacts a portion of the site. There are currently no utilities connected to the site however, connection to utility infrastructure is assumed to be feasible given the recently completed Logistics Center on Pugsley Road, 1,000 feet west of the subject. The property is easily accessible from area highways and is also partially visible from Interstate 84. It is our opinion that the site is marketable given its proximity to the Logistics Center Development off Pugsley Road, and the adjacent Brewster Yards project that is seeking final approvals. The comparable sales utilized within this report are testament to the subject's marketability.

# Assessment & Tax Data

ASSESSMENT & TAX DATA

## ASSESSMENT

The following is a history of assessments for the subject property.

Tax ID: 45.-1-60	2021	2022	2023
Land	\$80,000	\$80,000	\$80,000
Improvements	\$0	\$0	\$0
Total	\$80,000	\$80,000	\$80,000
Equalization Rate	100.00%	100.00%	100.00%
<b>Equalized Full Value</b>	<b>\$80,000</b>	<b>\$80,000</b>	<b>\$80,000</b>

The current equalized assessment as of the effective date of this appraisal is below our opinion of market value.

## TAX INFORMATION

Following is a three-year history of real estate taxes:

Tax ID: 45.-1-60	Units	Rate	2022	Units	Rate	2023	Units	Rate	2024
County	80,000	3.01683	\$241.35	80,000	2.75422	\$220.34	80,000	2.439557	\$195.16
Town	80,000	2.93950	\$235.16	80,000	2.84325	\$227.46	80,000	2.605644	\$208.45
Brewster Library	80,000	0.18781	\$15.02	80,000	0.17224	\$13.78	80,000	0.159895	\$12.79
Brewster Fire	80,000	0.53025	\$42.42	80,000	0.49862	\$39.89	80,000	0.851571	\$68.13
Valley Central School	80,000	26.67278	\$2,133.82	80,000	24.36525	\$1,949.22	80,000	Est.	\$2,000.00
<b>Total</b>			<b>\$2,667.77</b>			<b>\$2,450.69</b>			<b>\$2,484.53</b>

2024/25 School Tax is Projection

The subject property is owned by Putnam County and holds tax exempt status as of the effective date of this appraisal. The itemized taxes above illustrate what would be incurred if not owned by a tax-exempt entity.

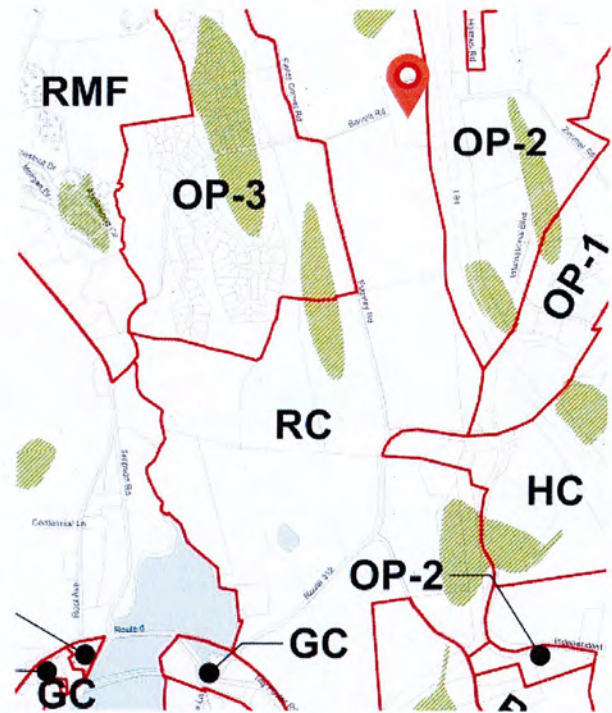
# Zoning Regulations / Compliance

ZONING / HEIGHT & DISTANCE

## ZONING SUMMARY

JURISDICTION Southeast  
 DISTRICT RC - Rural Commercial

CATEGORY	DIMENSIONAL REGS
MIN LOT AREA	200,000 sq. ft.
MIN FRONTAGE	400 ft.
MIN LOT WIDTH	400 ft.
MIN LOT DEPTH	400 ft.
MIN FRONT YARD	100 ft.
MIN SIDE YARD	100 ft.
REAR YARD	100 ft.
MAX BLDG. COVERAGE	15%
MAX F.A.R.	0.15
MAX LOT COVERAGE	45%
OPEN SPACE REQUIRED	55%
MAX BLDG. HEIGHT	3 stories or 35 ft.
PARKING SETBACK - FRONT	100 ft.
PARKING SETBACK - SIDE	100 ft.
PARKING SETBACK - REAR	100 ft.



## PERMITTED USES

- Craft workshop
- Nursery
- Office
- Restaurant
- Recreation
- Kennel
- Single-family residential

## SPECIAL PERMIT USES

- Cemetery
- Hotel/motel/conference facility
- Kennels and animal hospitals
- Public utilities
- Senior housing
- Research labs
- Wood mill
- Shooting range

## CONDITIONAL USES

- Bed-and-breakfast/inn
- Equestrian center
- Farm use
- Telecommunications towers/facilities

## SUBJECT COMPLIANCE

DIMENSIONAL REGS. Pre-existing and legal, but non-conforming

## NOTES

An environmental conservation buffer of 50 feet in width shall be provided on all lots within the Rural Commercial (RC) Zoning District.

## SOURCE

<https://ecode360.com/4167832> - contains full zoning ordinance adopted by Southeast, inclusive of full list of permitted, special use, and accessory uses.

# Highest & Best Use

Highest & Best Use is defined as follows:

**HIGHEST & BEST USE** The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility; and maximum productivity.

*Source The Dictionary of Real Estate Appraisal, 6<sup>th</sup> ed. Chicago: Appraisal Institute, 2015.*

In the analysis of pertinent data, four criteria are applied in the following order to develop adequate support for the appraiser’s highest and best use determination:

- LEGALLY PERMISSIBLE** A property use that is either currently allowed or most probably allowed under zoning codes, building codes, environmental regulations, and other applicable laws and regulations that govern land use.
- PHYSICALLY POSSIBLE** For a land use to be considered physically possible, the parcel of land must be able to accommodate the construction of any building that would be candidate for the ideal improvement. Factors that influence the physical possibility include, among others, the site’s size, configuration, topography, availability of utilities, etc.
- FINANCIALLY FEASIBLE** The capability of a physically possible and legal use of a property to produce a positive return to the land after considering risk and all costs to create and maintain the use.
- MAXIMUM PRODUCTIVITY** The specific land use that yields the highest value, being legally permissible, physically possible, and financially feasible.

These criteria are generally considered sequentially; however, the tests of physical possibility and legal permissibility can be applied in either order, but they both must be applied before the tests of financial feasibility and maximum productivity.

The process for determining the highest and best use of a property has four main steps. The first two are applied in the analysis of highest and best use of the land or site as though vacant; the third and fourth steps are applied in the analysis of the highest and best use of the property as improved.

1. Determine the highest and best use as of the site as though vacant.
2. Determine the ideal improvement for development of the site.
3. Compare the ideal improvement and the existing improvement.
4. Conclude whether the improvements should be maintained as is or be renovated, converted, or demolished.

**H&BU Criteria**

<b>LEGALLY PERMISSIBLE USE</b>	<b>AS THOUGH VACANT</b> Recreational	<b>AS IMPROVED</b> Not Applicable	
LOT SIZE (SF)	436,907		
MAX F.A.R.	<u>0.15</u>	EXISTING F.A.R.	n/a
MAX PERMISSIBLE G.B.A. (SF)	65,536 = Lot Size x F.A.R.	EXISTING G.B.A. (SF)	n/a
MAX BLDG. COVERAGE	<u>15%</u>	EXISTING COVERAGE	n/a
MAX GROUND FLOOR AREA (SF)	65,536 = Lot Size x Bldg. Coverage	EXISTING G.F.A. (SF)	n/a

CONCLUSION – AS THOUGH VACANT As of right, the site can legally be improved with 65,536± square feet of building area. However, sites are rarely built out to their maximum potential as the ground floor area is typically reduced by yard and setback requirements, environmental features, and a certain amount of site area is required for ingress/egress, parking, etc. Uses permitted by right are limited to craft workshop, nursery, office, restaurant, recreation, kennel, and single-family residential.

CONCLUSION – AS IMPROVED Not applicable

**PHYSICALLY POSSIBLE**

TOPOGRAPHICAL Mostly level site, with 15.6% exhibiting steep slopes. No topographical constraints that would preclude development.

ENVIRONMENTAL 11.7% of the parcel is encumbered by DEC wetlands and adjacent 100 ft buffer area, concentrated at the southern portion of the parcel, with some NWI wetlands also.

SOIL/DRAINAGE Assumed Adequate.

UTILITIES Adequate utility infrastructure to support development.

CONCLUSION - AS THOUGH VACANT Site can adequately support improvements.

CONCLUSION – AS IMPROVED Not Applicable

**FINANCIALLY FEASIBLE**

CONCLUSION – AS THOUGH VACANT Based upon a review of the legally permissible and physically possible uses, in conjunction with a review of the immediate neighborhood, and proposed development plans, it is our opinion that development of the site as though vacant is best suited for recreation use.

CONCLUSION – AS IMPROVED Not applicable

**MAXIMALLY PRODUCTIVE**

CONCLUSION – AS THOUGH VACANT In consideration of the legally permissible, physically possible, and financially feasible, it is our opinion that the maximally productive use is for a recreation use.

CONCLUSION – AS IMPROVED Not applicable.

**Conclusion of Highest & Best Use – As Though Vacant**

As though vacant, it is our opinion that the highest and best use is for a recreation use that would be harmonious with the proposed Brewster Yards recreational development adjacent to the subject property.



# Appraisal Methodology

There are three accepted and commonly utilized approaches to estimating value:

- SALES COMPARISON APPROACH** The Sales Comparison Approach is used to estimate the value as improved. The appraiser gathers data on sales of comparable properties and analyzes the nature and condition of each sale, making logical adjustments for dissimilar characteristics. Typically, a unit of comparison is found. For land value, this is usually either a price per square foot or price per acre; for improved properties, the unit of comparison may be price per square foot, price per unit, or a gross rent multiplier. The principle of substitution is particularly applicable to this approach since a prudent purchaser would pay no more for a given property than the price necessary for the acquisition of a substitute property, which offers equal utility. The Sales Comparison Approach provides a good indication of value when sales of similar properties are available. When comparing income producing properties, it is of vital importance that the appraiser has an accurate and full understanding of the financial position of the comparable property. Without verified financial data, the applicability of this approach is severely limited, as meaningful comparison cannot be made.
- INCOME CAPITALIZATION APPROACH** The Income Capitalization Approach is predicated on the assumption that there is a relationship between the amount of cash flow a property generates and its value. The anticipated annual cash flow of the subject property is processed to produce an indication of value. This approach is based on the principle that value is created by the expectation of benefits derived in the future. In the direct capitalization technique, the net cash flow for the first stabilized year is converted into an estimate of value by using an overall capitalization rate.
- COST APPROACH** The Cost Approach is an estimation of market value developed by computing the current cost of replacing a property and deducting any accrued depreciation resulting from one or more of the following factors: physical deterioration, functional obsolescence and external obsolescence. The resultant figure, combined with an adequate return for the entrepreneurial effort, is added to the land value to produce a value estimate for the whole property. The Cost Approach is often best suited to new or recently constructed properties with a minimum amount of accrued depreciation.

To establish the Market Value of the Fee Simple interest in the subject property, we have utilized the Sales Comparison Approach.

## Sales Comparison Approach

The Sales Comparison Approach provides a market value estimate of a particular property through comparison of recent sales and offerings of similar properties. This approach is built upon the premise that value is directly related to prices of comparable and competitive properties. Implied within this premise is the principle of substitution, wherein a prudent investor would pay no more for a particular property than the cost to acquire a similar substitute, equal in desirability and utility. This principle also implies that the reliability of the Sales Comparison Approach is directly related to the comparability of sales available. When recent similar sales have occurred, this approach provides a reliable indication of value. When sufficient income and expense data is available for sales of income-producing properties, the Sales Comparison Approach can also provide overall rates, income and expense ratios and gross income multipliers.

The systematic procedure for the development of the Sales Comparison Approach is outlined as follows:

- RESEARCH Research the market for information on sales transactions, listings, and offers to purchase or sell involving properties that are like the subject property in terms of characteristics such as property type, date of sale, size, physical condition, location, and zoning.
- VERIFICATION Verify the information by confirming that the data obtained is factually accurate and that the transactions reflect arm's length, market considerations. Verification may elicit additional information about the market.
- DEFINE BASIS Select relevant units of comparison (e.g., price per dwelling unit, price per acre, price per square foot, price per front foot, etc...) and develop a comparative analysis for each unit. The most applicable unit of comparison is that which exhibits the lowest coefficient of variance, calculated by dividing the standard deviation by the mean of the sample set.
- COMPARISON Compare comparable sale properties with the subject property using the elements of comparison and adjust the price of each comparable to the subject property or eliminate the sale property as a comparable.
- RECONCILIATION Reconcile the various value indications produced from the analysis of comparable sales into a single value indication or a range of values. In an imprecise market subject to varying occupancies and economies, a range of values may be a better conclusion than a single value estimate. Since there are enough comparable sales within the extended market area, I will derive a single opinion of value for each year at issue.

The Sales Comparison Approach is most applicable when recent sales of similar properties exist. This approach may not provide a reliable value estimate when too few sales exist or when sales reflect strong differences in market conditions due to dated transactions. Omission of this approach altogether may sometimes be necessary when sufficient data does not exist.

In determining comparability of the sales, they should be recent bona-fide, arms-length transactions which reflect similarity to the subject property. Dissimilarities to the subject are usually adjusted based upon, but not limited to, the following elements of comparison:

#### Transactional Adjustments

- Real property rights conveyed
- Financing terms
- Conditions of sale
- Expenditures made immediately after purchase
- Market Conditions

#### Property Adjustments

- Location
- Physical characteristics (size, construction, quality, condition)
- Economic characteristics (operating expenses, lease provisions, management, tenant mix)
- Use (zoning)
- Non-Realty components of value

Various analytical techniques may be used to identify and measure adjustments. Comparative analysis includes the consideration of both quantitative and qualitative factors. Quantitative adjustments are developed as either dollar, percentage, or multiplier amounts. Factors that cannot be quantified are dealt with through qualitative analysis. Quantitative analysis includes the application of paired data analysis, grouped data analysis, secondary data analysis, statistical analysis, graphic analysis, cost-related adjustments, capitalization of income differences and trend analysis.

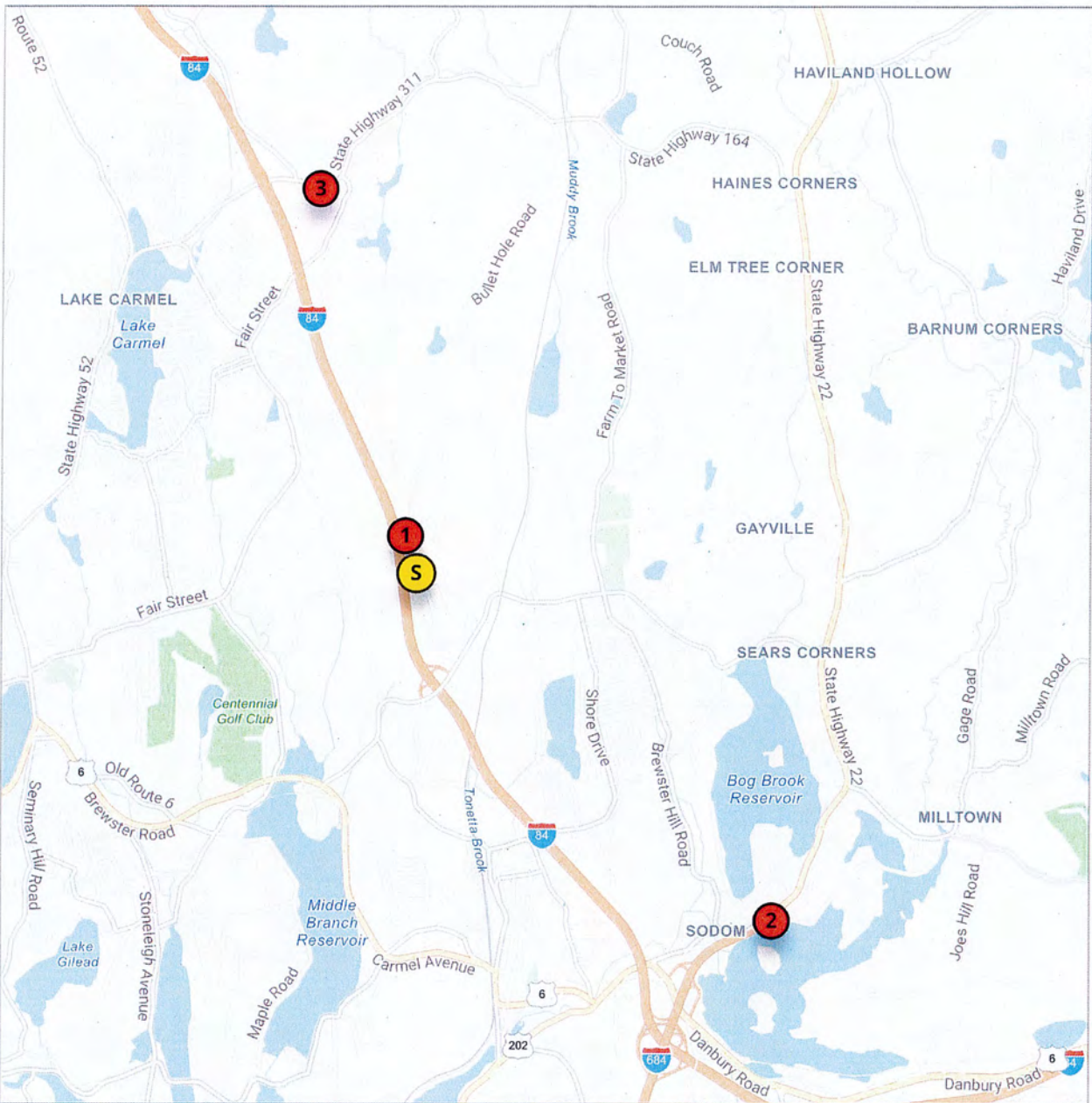
#### Selection of Comparable Sales

The subject's market was researched resulting in the gathering of information on comparable sales. To find appropriate sales data, online sources of the One-Key MLS, Loopnet Inc., Crexi, CoStar, and various other brokerages as well as County deed records were reviewed. Sufficient comparable data in all categories was available in the subject's market. Where it was impossible to contact participants, third-party verification made at the time of sale was relied upon and assumed to be correct.

Details regarding the sales utilized herein are included on the subsequent pages, followed by an adjustment grid to establish the Market Value of the Fee Simple interest in the improved property via the Sales Comparison Approach.

# Comparable Improved Sale Location Map

SALES COMPARISON APPROACH



## Comparable Sales



- Subject Property
- Comparable Sales

Number	Address	City
S	100 Zimmer Road	Brewster
1	45 Holmes Road	Brewster
2	1052 Route 22	Brewster
3	293 Route 311	Patterson

McGrath and Company, Inc. 2024  
 Mapping Sources: OpenStreetMap,  
 Google Maps API

100 Zimmer Road, Brewster, NY 10509  
 County of Putnam

**MCGRATH & CO**  
 REAL ESTATE APPRAISERS

# Comparable Sale #1

45 Holmes Road, Southeast, NY  
Putnam County

Parcel ID: 45.-1-33



## SITE

ACRES	10.6	TOPOGRAPHY	12% Steep Slopes
SQUARE FEET	461,736	WETLANDS	2% NWI Wetlands
SHAPE	Irregular	FLOODPLAIN	None
FRONTAGE	1,803	UTILITIES	Electric
ZONING	OP-2; Office Park	IMPROVEMENTS	None

## SALE DETAILS

BUYER	Pldc, LLC	LIBER/PAGE	2308/214
SELLER	Xolar NY, Corp.	SALE DATE	02/06/2023
PROPERTY RIGHTS	Fee Simple	DEED DATE	02/13/2023
FINANCING	Cash	SALE PRICE	\$450,000
DAYS ON MARKET	212	\$ PER SF	\$42,453

## SALE NOTES

Subsequent to the sale, the buyer proposed developing the property with three light industrial buildings totaling 54,000± square feet.

## Comparable Sale #2

1051 Rt 22, Southeast, NY  
Putnam County

Parcel ID: 68.-1-2



### SITE

ACRES	17.0	TOPOGRAPHY	16% Steep Slopes
SQUARE FEET	740,520	WETLANDS	None
SHAPE	Irregular	FLOODPLAIN	None
FRONTAGE	1,090	UTILITIES	Electric
ZONING	SR-6; Special Route 6	IMPROVEMENTS	None

### SALE DETAILS

BUYER	1051 Route 22, LLC	LIBER/PAGE	2186/78
SELLER	Brewster Development Group	SALE DATE	11/05/2020
PROPERTY RIGHTS	Fee Simple	DEED DATE	11/18/2020
FINANCING	Cash	SALE PRICE	\$800,000
DAYS ON MARKET	N/A	\$ PER ACRE	\$47,059

### SALE NOTES

Subsequent to the sale, the buyer sought approvals for an Enterprise Rent-A-Cat business with accessory parking. Site was wooded at time of sale.

# Comparable Sale #3

293 Rt 311, Patterson, NY  
Putnam County

Parcel ID: 23.13-1-18



## SITE

ACRES	17.06	TOPOGRAPHY	46% Steep Slopes
SQUARE FEET	743,134	WETLANDS	15% NWI Wetlands / 18% DEC Wetlands
SHAPE	Irregular	FLOODPLAIN	None
FRONTAGE	1,010	UTILITIES	Electric
ZONING	I; Industrial	IMPROVEMENTS	None

## SALE DETAILS

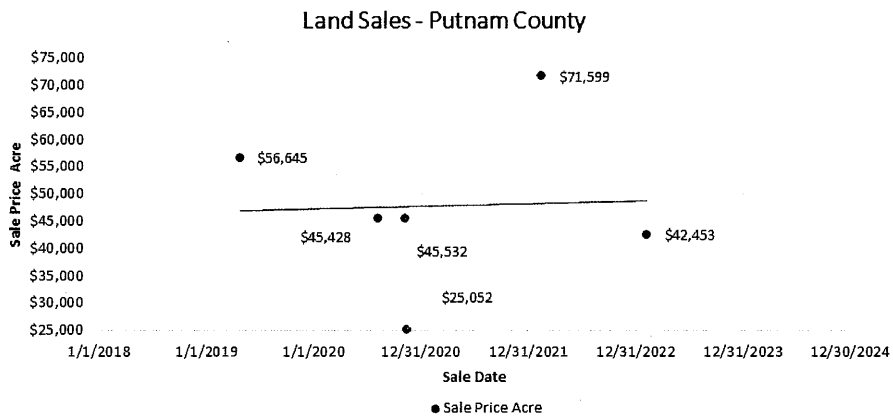
BUYER	Rome American Holding, LLC	LIBER/PAGE	2169/322
SELLER	Eugene Schiavone	SALE DATE	08/06/2020
PROPERTY RIGHTS	Fee Simple	DEED DATE	08/17/2020
FINANCING	Cash	SALE PRICE	\$775,000
DAYS ON MARKET	N/A	\$ PER SF	\$45,428

## SALE NOTES

Actively listed on and off the open market dating back to September 19, 2018, with an asking price of \$999,999

**TRANSACTIONAL ADJUSTMENTS**

- PROPERTY RIGHTS The fee simple interest was transferred. No adjustment is necessary.
- FINANCING TERMS The sales were not affected by atypical financing terms and represent a cash equivalent sale to the seller. No adjustment is necessary.
- CONDITIONS OF SALE No adjustment is necessary.
- EXPENDITURES AFTER PURCHASE None noted. No adjustment is necessary.
- MARKET CONDITIONS Each of the sales have been adjusted upward for market conditions based upon the trendline data from an analysis of comparable sales in the subject’s market area, which indicates nominal appreciation for unapproved land.

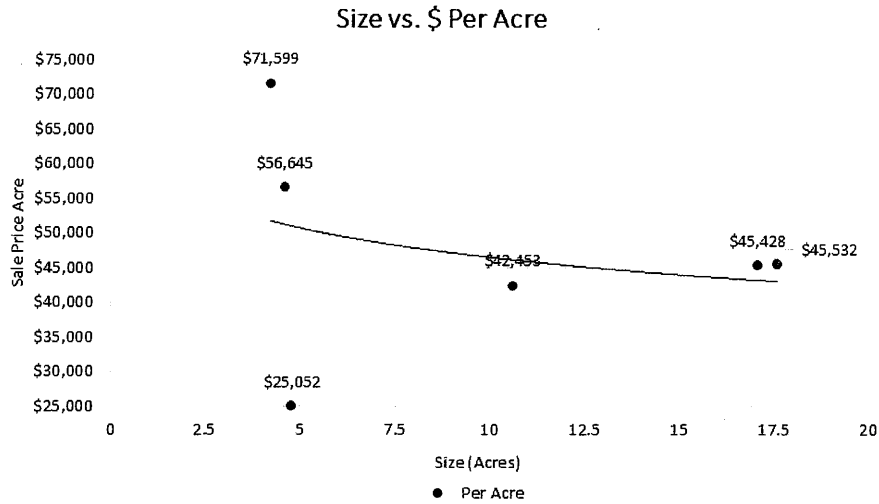




**PROPERTY ADJUSTMENTS**

**LOCATION** Sales 2 and 3 were adjusted downward for their superior location/access along major transportation routes.

**LAND SIZE** There is a correlation between size and sale price per acre, as indicated by the data summarized in the chart below, which reflects low utility industrial land sales within the Hudson Valley market that have transacted within the last 4.5 years. We have adjusted each sale to the subject for differences in size, with consideration given to the trendline analysis included below.



**FROTNAGE** Each of the sales were adjusted downward to the subject for their superior frontage.

**ACCESS** Access to the subject is indirect and via a partially improved, unpaved road. As such, each sale was adjusted downward to the subject for having superior access.

**ZONING** Each of the sales were adjusted downward for their less restrictive zoning.

**TOPOGRAPHY** Sale 3 was adjusted upward for its inferior topography with significant steep slopes.

**FLOOD ZONE** No adjustments required.

**WETLANDS** NYSDEC wetlands and adjacent buffer areas have a significant impact on the overall utility of a site. Their impact on value has been considered herein. Sales 1, 2 and 3 were adjusted downward in this category. While sale 3 has a larger percentage of wetlands than the subject, the location of said wetlands in conjunction with size and shape of the comparable, renders them less adverse.

**UTILITIES** No adjustments deemed necessary.

## Summary & Adjustment Grid

	Subject	Comparable 1	Comparable 2	Comparable 3
Identification	45.-1-60	45.-1-33	68.-1-2 & 3	23.13-1-18
Address	100 Zimmer Road Brewster, NY 10509	45 Holmes Road Brewster, NY 10509	1052 Route 22 Brewster, NY 10509	293 Route 311 Patterson, NY 12563
Sales price		\$450,000	\$800,000	\$775,000
<b>Transactional adjustments:</b>				
Property rights	Fee simple	Fee simple	Fee simple	Fee simple
Financing terms	Cash	Cash	Cash	Cash
Conditions of sale	Typical	Typical	Typical	Typical
Expenditures after sale	None	None	None	None
Market conditions (date)	03/26/24	02/06/23	11/15/20	08/06/20
Adjusted sales price		\$455,100	\$826,900	\$803,200
Acres - adjusted price/acre		10.60	17.56	17.06
		<b>\$42,934</b>	<b>\$47,090</b>	<b>\$47,081</b>
<b>Property adjustments:</b>				
Location	Below Average	Similar	Superior	Superior
Size (acres)	10.03	10.60	17.56	17.06
Frontage	27'	1,803'	330'	1,539'
Access	Poor	Average	Average	Average
Zoning	RC; Rural Commercial	OP-2; Office Park	SR-6; Special RT 6	I; Industrial
Topography	15.6% Steep Slopes	12% Steep Slopes	16% Steep Slopes	46% Steep Slopes
Flood zone	None	None	None	None
Wetlands	DEC - 11.7%	NWI - 3%	None	DEC - 18%
Utilities	Electric	Electric	Electric	Electric
Net adjustments		-34.00%	-37.00%	-33.00%
Gross adjustments		36.00%	53.00%	57.00%
Subject by comparison		<b>\$28,336</b>	<b>\$29,667</b>	<b>\$31,544</b>

## Reconciliation

In developing an opinion of value by the Sales Comparison Approach, three sales of comparable properties were researched and compared to the subject on a price per acre basis. Sales 1 was the most recently transacted of the 3 sales, and considered most similar, resulting in lowest gross adjustment.

Comparable	Net Adjustment	Gross Adjustment	Adjusted Price	Weight
Sale 1	-34.00%	36.00%	\$28,336	50.0%
Sale 2	-37.00%	53.00%	\$29,667	25.0%
Sale 3	-33.00%	57.00%	\$31,544	25.0%
				100.0%
<b>Weighted Average</b>			<b>\$29,471</b>	
<b>Conclusion</b>			<b>\$29,000</b>	

## Final Opinion of Market Value – Sales Comparison Approach

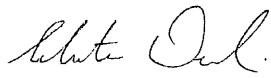
Considering the foregoing analysis, it is our opinion, based upon the Sales Comparison Approach that the Market Value of the subject property was as follows:

PROPERTY RIGHTS APPRAISED	Fee Simple
EFFECTIVE DATE	March 26, 2024
CONCLUDED PER ACRE	\$29,000
OPINION OF VALUE (ROUNDED)	\$290,000

## Certification – Standards Compliant Appraisal Report

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- We have not performed any services in connection with the subject property within the three-year period immediately preceding acceptance of this assignment, either as an appraiser or in any other capacity.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Practice*.
- Salvatore DeSiena has made a personal inspection of the property that is the subject of this report. Al Dekrey has not.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Salvatore DeSiena has completed the Standards and Ethics Education Requirements for Practicing Affiliates of the Appraisal Institute.
- As of the date of this report, Al Dekrey has completed the requirements of the continuing education program of the Appraisal Institute.



Salvatore DeSiena

NY State Certified General Real Estate Appraiser No. 46-51319



Al Dekrey, MAI

State Certified General Real Estate Appraiser No. 46-08839

# ADDENDA

## PROFESSIONAL QUALIFICATIONS

**ALLAN ROBERT DEKREY, MAI**  
**Senior Vice President**

State Certified General Real Estate Appraiser No. 46-8839

### Work History

Real estate appraiser and analyst specializing in valuations, market and feasibility studies and related consulting activities in the Mid-Hudson, Catskill, Central Adirondack and eastern New York regions. Background in community planning.

- 2015 : Senior Vice President, McGrath & Company, Inc., Fishkill, NY
- 2002 - 2015 : Appraiser - McGrath & Company, Inc., Fishkill, New York
- 1992 - 2002 : Appraiser - McGrath, Basciani & Associates, East Fishkill, New York
- 1987 - 1992 : Appraiser - L.T. Bookhout, Inc., Rhinebeck, New York
- 1984 - 1987 : Appraiser - Hines, Price & Hage, Fairbanks, Alaska
- 1981 - 1984 : Assistant Planning Director - Fairbanks Development Authority, Fairbanks, Alaska
- 1981 : Assistant Planning Director - Fairbanks North Star Borough, Fairbanks, Alaska
- 1977 - 1980 : City Planner - Mercer County Energy Development Board and City of Hazen, Hazen, North Dakota

### Education

Member of the Appraisal Institute (MAI), Chicago, Illinois, 1993

Master's Degree - Graduate Program in Community and Regional Planning, North Dakota State University, Fargo, North Dakota, 1977

Bachelor of Science - Sociology with concentrations in economics and mathematics, University of North Dakota, Grand Forks, North Dakota, 1974

### Specialty

Appraisals of:

Natural resource and conservation lands

Conservation easements

Hospitality related

Going concerns

Special use properties

Market/feasibility studies

Community planning and land use regulations

### Professional Memberships and Advisory Boards

#### Appraisal Related

Appraisal Institute	1991 - 2023
American Institute of Real Estate Appraisers	1985 - 1990
President, Mid Hudson Chapter	1997
Lawrence D. Benton Award for Exceptional Chapter Service, Mid-Hudson Chapter	1995
Mid-Hudson Chapter Education Committee Chair	1995 - 1996
Board of Directors, Mid-Hudson Chapter	1995 – 1999
	2005 – 2006
	2013 - 2014
Regional Ethics and Counseling Panel	1993 - 1995

#### Planning Related

Rhinebeck Village Zoning Board of Appeals	1995 - 2015
Rhinebeck Village Zoning Review Committee	2014 - 2015
Rhinebeck Town Open Space & Affordable Housing Committee	2006 - 2008
Rhinebeck Village Zoning Revision Committee	2004 - 2006
Rhinebeck Village Zoning Revision Committee	1998 - 2001
Rhinebeck Village Master Plan Committee	1988 - 1991
Rhinebeck CAC/Greenway Committee	2001 - 2002
Alaska Planning Association	1982 - 1986
Northern Region President	1984 - 1985
Governor's Recreation Advisory Committee, State of Alaska	1983 - 1986
Fairbanks North Star Borough (FNSB) Transition Team	1985
FNSB Comprehensive Plan Technical Advisory Committee	1983
FNSB Industrial Site Selection Committee	1981
Hazen Recreation Committee	1978 - 19

UNIQUE ID NUMBER  
46000008839

State of New York  
Department of State

DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY  
Control  
No. 1550103

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE  
EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

EFFECTIVE DATE

MO	DAY	YR
02	28	24

DEKREY ALLAN R  
C/O MCGRATH COMPANY  
1028 MAIN STREET  
FISHKILL, NY 12524

EXPIRATION DATE

MO	DAY	YR
02	27	26

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A  
R. E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused  
its official seal to be hereunto affixed.

ROBERT J. RODRIGUEZ  
SECRETARY OF STATE

**APPRAISER QUALIFICATIONS**

**SALVATORE DESIENA**

McGrath & Company, Inc.  
 P.O. Box 514, Fishkill NY 12524  
 (914) 234-9332 |sal@mcgrathandco.com

**PROFESSIONAL LICENSES AND DESIGNATIONS**

<u>License</u>	<u>State</u>		<u>License No.</u>
State Certified General Appraiser	NY	Qualified to appraise all types of real property	46000051319
Supervisory Appraiser	NY	Qualified to supervise appraiser assistants	

**PROFESSIONAL EXPERIENCE**

McGrath & Company, Inc.	2009 – Present
	Over 15 years of experience in the industry, appraising office, retail, industrial, special use, and institutional properties in the Middle and Lower Hudson Valley Regions of New York State. Additional experience in tax certiorari, and market analysis.

**HIGHER EDUCATION**

University at Albany, SUNY	2005-2009
Major Area of Emphasis	Urban Studies & Planning
Minor Area of Emphasis	Geography

**APPRAISAL EDUCATION**

Appraisal Institute: Metro NY Chapter	<u>Course</u>	<u>No.</u>
	General Appraiser Market Analysis & Highest & Best Use	(G4)
	Real Estate Finance, Statistics and Valuation Modeling	(SMF)
	General Appraiser Sales Comparison Approach	(G5)
	General Appraiser Site Valuation and Cost Approach	(G6)
	General Appraiser Income Approach Part I & II	(G7)
	General Appraiser Report Writing and Case Studies	(G8)
	Fair Housing, Fair Lending and Environmental Issues	(GE1)
	HP-12C Financial Calculator	(GE3)
Appraisal Institute	<u>Course</u>	
	Appraising Automobile Dealerships	
	Analyzing Operating Expenses	
	Comparative Analysis	
McKissock	<u>Course</u>	
	Market Disturbances-Appraisals in Atypical Markets and Cycles	
	Appraisal of Fast-Food Facilities	
	Appraisal of Land Subject to Ground Leases	
	Appraisal of Self-Storage Facilities	
NYU Schack Institute of Real Estate	<u>Course</u>	<u>No.</u>
	Basic Appraisal Principles	(R5)
	Basic Appraisal Procedures	(R6)
	15-Hour Nation USPAP	
	Residential Market Analysis and Highest and Best Use	(R7)
	Residential Appraiser Site Valuation and Cost Approach	(R8)
	Residential Sales Comparison and Income Approach	(R9)
	Residential Report Writing and Case Studies	(R19)



NEW YORK STATE APPRAISER LICENSE

UNIQUE ID NUMBER 46000051319	State of New York Department of State DIVISION OF LICENSING SERVICES	FOR OFFICE USE ONLY Control No. 1530502
PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.		EFFECTIVE DATE MO. 11 DAY 28 YR. 22
DESIENA SALVATORE C/O MCGRATH AND COMPANY INC 1028 MAIN STREET FISHKILL, NY 12524		EXPIRATION DATE MO. 11 DAY 27 YR. 24
HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R. E. GENERAL APPRAISER		
In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed. ROBERT J. RODRIGUEZ SECRETARY OF STATE		
DOS-1098 (Rev. 3/01)		



DOCUMENT # 1500420

DEED COM OR VACANT:

RETT: 1080 \$ .00  
CONSIDERATION: \$200,000.00

03/03/2011 03:07:38 P.M.  
RECEIPT: 3043 FEE: \$ .00  
DENNIS J. SANT  
PUTNAM COUNTY CLERK  
LIBER: 1871 PAGE: 291

RESERVE FOR RECORDING INFORMATION



### PUTNAM COUNTY RECORDING PAGE

PAGE 1 OF RECORDED DOCUMENT

RECORD & RETURN TO:

TYPE OR PRINT

County of Putnam  
48 Glenwida Ave  
Carmel, NY 10512

GRANTOR/MORTGAGOR  
Town of Southeast

DO NOT WRITE BELOW THIS LINE

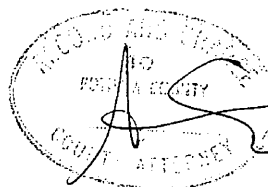
DEED  MTG  SAT  ASMT  CEM  POA  ESE   
OTHER \_\_\_\_\_

RECORDING FEES # OF PAGES

5  
C/R

RESERVE FOR CERTIFICATION

RCD FEE \_\_\_\_\_  
STAT CHG 20.00  
REC MGMT 20.00  
CROSS REF \_\_\_\_\_  
TOTAL \_\_\_\_\_



THIS DOCUMENT WAS EXAMINED PURSUANT TO §315 REAL PROPERTY LAW

*Dennis J. Sant*

DENNIS J. SANT  
PUTNAM COUNTY CLERK

RESERVE FOR CLERK'S NOTES

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

THIS INDENTURE, made the 3<sup>rd</sup> day of MARCH, in the year 2011

BETWEEN the TOWN OF SOUTHEAST, A MUNICIPAL CORPORATION, ORGANIZED AND EXISTING PURSUANT TO THE LAWS OF THE STATE OF NEW YORK, HAVING AN OFFICE FOR THE CONDUCT OF BUSINESS LOCATED AT 1360 ROUTE 22, BREWSTER, NY 10509

party of the first part, and the COUNTY OF PUTNAM, A MUNICIPAL CORPORATION, ORGANIZED AND EXISTING PURSUANT TO THE LAWS OF THE STATE OF NEW YORK, HAVING AN OFFICE FOR THE CONDUCT OF BUSINESS LOCATED AT 40 GLENEIDA AVENUE, CARMEL, NY 10512

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

TEN (\$10.00) dollars, together with other good and valuable consideration dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the TOWN OF SOUTHEAST, COUNTY OF PUTNAM AND STATE OF NEW YORK, more particularly bounded and described in Schedule A, annexed hereto and made a part hereof.

Said premises being a portion of premises conveyed to the party of the first part by U-F Property Corp., by deed dated November 11, 2007 and recorded on December 12, 2007 in the Putnam County Clerk's Office, Division of Land Records, in Liber 1791 of Deeds, page 437.

Said conveyance having been authorized by a resolution of the Town Board of the Town of Southeast duly adopted on November 18, 2010 and that such conveyance does not consist of all or substantially all of the assets of the municipal corporation.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

TOWN OF SOUTHEAST

BY:

D. MICHAEL RIGHTS, SUPERVISOR

## SCHEDULE A

ANNEXED TO AND MADE PART OF A DEED FROM  
TOWN OF SOUTHEAST TO COUNTY OF PUTNAM  
DATED MARCH 3, 2011

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southeast, County of Putnam and State of New York being more particularly described as follows:

BEGINNING at the southwesterly corner of the parcel herein described and which point is distant North 61 degrees 16' 21" West 38.57 feet;  
North 68 degrees 38' 03" East 66.08 feet;  
North 67 degrees 34' 53" East 181.09 feet;  
North 71 degrees 53' 43" East 42.24 feet;  
North 66 degrees 52' 13" East 84.02 feet;  
North 75 degrees 22' 03" East 29.41 feet;  
North 50 degrees 24' 03" East 8.30 feet;  
North 69 degrees 08' 33" East 255.42 feet;  
North 67 degrees 20' 53" East 98.15 feet;  
South 68 degrees 04' 07" East 2.97 feet;  
North 66 degrees 08' 43" East 56.25 feet;  
North 69 degrees 21' 53" East 120.68 feet; and  
South 12 degrees 19' 49" East 469.75 feet from a point on the easterly side of Pugsley Road where the same is intersected by the northerly line of lands formerly United Jewish Appeal, now or formerly Town of Southeast;

THENCE from said point of beginning through lands formerly United Jewish Appeal, now or formerly Town of Southeast North 12 degrees 19' 49" West 820.12 feet and North 75 degrees 53' 34" East 600.00 feet to a point on the westerly line of lands of the People of the State of New York, Interstate Route No. 503-32, aka Interstate 84;

THENCE along the westerly line of lands of the People of the State of New York, Interstate Route No. 503-32, aka Interstate 84, South 00 degrees 26' 48" West 343.96 feet;  
South 00 degrees 50' 04" West 101.05 feet;  
South 00 degrees 25' 19" West 119.75 feet;  
South 4 degrees 09' 18" East 328.17 feet and  
South 04 degrees 21' 01" East 38.63 feet to the southeasterly corner of the parcel herein described;

THENCE through lands formerly United Jewish Appeal now or formerly Town of Southeast South 87 degrees 44' 40" West 428.78 feet to the point and place of BEGINNING.

(containing within said bounds 10.033 acres more or less)

TOGETHER with a non-exclusive easement for ingress and egress of vehicular and pedestrian traffic over other lands of the Town of Southeast shown and designated on certain maps as "Zimmer Road" a former town highway, without undertaking any obligation of maintenance or improvement of such former town highway, easement or right of way by the party of the first part, bounded and described as follows:

BEGINNING at a point on the easterly side of Pugsley Road where the same is intersected by the northerly line of lands formerly United Jewish Appeal, now or formerly Town of Southeast;

THENCE from said point of beginning along the easterly side of Pugsley Road North 61 degrees 16' 21" West 38.57 feet to the northwesterly corner of the parcel herein described;

(continued)

(Continued)

Schedule A annexed to and made part of a Deed from Town of Southeast To County of Putnam Dated March 3, 2011.

THENCE through lands formerly United Jewish Appeal, now or formerly Town of Southeast, North 68 degrees 38' 03" East 66.08 feet;  
North 67 degrees 34' 53" East 181.09 feet;  
North 71 degrees 53' 43" East 42.24 feet;  
North 66 degrees 52' 13" East 84.02 feet;  
North 75 degrees 22' 03" East 29.41 feet;  
North 50 degrees 24' 03" East 8.30 feet;  
North 69 degrees 08' 33" East 255.42 feet;  
North 67 degrees 20' 53" East 98.15 feet;  
South 68 degrees 04' 07" East 2.97 feet;  
North 66 degrees 08' 43" East 56.25 feet; and  
North 69 degrees 21' 53" East 120.68 feet to the northeasterly corner of the parcel herein described;

THENCE South 12 degrees 19' 49" East 27.44 feet to the southeasterly corner of the parcel herein described;

THENCE through lands formerly United Jewish Appeal, now or formerly Town of Southeast, South 68 degrees 08' 23" West 365.88 feet;  
South 65 degrees 37' 33" West 40.01 feet;  
South 72 degrees 56' 13" West 65.10 feet;  
South 65 degrees 46' 43" West 29.00 feet;  
South 71 degrees 09' 53" West 35.15 feet;  
South 68 degrees 20' 53" West 136.14 feet;  
South 71 degrees 37' 33" West 42.22 feet;  
South 66 degrees 13' 33" West 64.00 feet;  
South 64 degrees 15' 43" West 34.01 feet and  
South 68 degrees 40' 33" West 102.92 feet to the point and place of BEGINNING

INTENTIONALLY LEFT BLANK

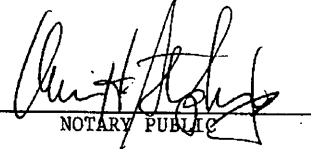
**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of PUTNAM, ss:

On the 3rd day of March in the year 2011, before me, the undersigned, personally appeared D. MICHAEL RIGHTS

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

**WILLIS H. STEPHENS, JR.**  
NOTARY PUBLIC - NEW YORK  
REG. #02ST6010754  
QUALIFIED IN PUTNAM CO.  
COMMISSION EXP. ~~7/27/11~~ 9/19/14

  
NOTARY PUBLIC

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE**

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in


(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

**Bargain and Sale Deed  
With Covenants**

Title No.

TOWN OF SOUTHEAST  
TO  
COUNTY OF PUTNAM

**DISTRIBUTED BY**  
  
**YOUR TITLE EXPERTS**  
The Judicial Title Insurance Agency LLC  
800-281-TITLE (8485) FAX: 800-FAX-9396

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE**

\*State of , County of , ss:

\*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of in the year , before me the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

SECTION: PART OF TAX MAP NO. 45., Block 1, Lots 10 & 11

BLOCK:

LOT:

COUNTY OR TOWN: PUTNAM / SOUTHEAST

**RETURN BY MAIL TO:**

JENNIFER BUMGARNER, ESQ.  
COUNTY ATTORNEY  
48 GLENEIDA AVENUE  
CARMEL, NY 10512

Rec'd 7-10-24  
FR: Comm. BAROST

Phy. 7-17-24

APPROVAL

#6

**APPROVAL/ SEQRA / NEGATIVE DECLARATION/ COUNTY OFFICE BUILDING ADA RAMP AND ENTRY DOOR PROJECT/ TOWN OF CARMEL**

WHEREAS, the Putnam County Legislature is considering the approval of a Putnam County Department of Public Works project to install an ADA ramp and entry door for public visitor, elected official and county employee access to the main entrance of the Putnam County David D. Bruen County Office Building located at 40 Gleneida Avenue, Carmel, New York; and

WHEREAS, the proposed ramp will consist of a switchback design with a minimum of 42 inches unobstructed width at all points, a maximum 1:12 grade on sloped areas, a 60-inch unobstructed radius on both platforms and a safety railing where required. The entry door will be a 3/0 x 6/8 steel frame full glass outswing design complete with a handicap access sill and automatic opener/closer activated by push buttons located on both the interior and exterior walls of the building. The ramp and entry door will be constructed using applicable ADA & NYS Building Code compliant practices; and WHEREAS, the proposed action is subject to review under the State Environmental Quality Review Act and the Regulations promulgated thereunder ("SEQRA 6 NYCRR Part 617"); and

WHEREAS, on May 7, 2024, as part of Resolution #24-106, the County Legislature issued a Type I Action determination for the above referenced project, and declared its intent to serve as Lead Agency with respect to SEQRA; and

WHEREAS, a Full Environmental Assessment form (EAF) was prepared for the Project; and

WHEREAS, the EAF and associated documentation was circulated to all involved and interested agencies for the requisite 30 days with a Notice of the Putnam County Legislature's Intent to Serve as Lead Agency and no objections were received thereto; and

WHEREAS, the Putnam County Legislature, acting as Lead Agency, conducted a coordinated environmental review in accordance with §617.6, and

WHEREAS, based upon a careful review of the action as a whole, of the EAF, and the criteria set forth in 6 NYCRR Part 617.7(c), it has been determined that the proposed Project will not result in any potential significant adverse environmental impacts; now therefore be it

RESOLVED, that the Putnam County Legislature, as Lead Agency, determines that the proposed Project will not have any potential significant adverse impacts and a Draft Environmental Impact Statement will not be prepared; and be it further

RESOLVED, that in accordance with 6 NYCRR Part 617, the Putnam County Legislature, as Lead Agency, hereby accepts and adopts the Negative Declaration prepared in connection with the County Office Building ADA Ramp and Entry Door project, a copy of which is annexed hereto and made a part hereof; and be it further

**RESOLVED, that this Resolution shall take effect immediately.**



RESPONSE TO REQUEST THAT  
THE PUTNAM COUNTY LEGISLATURE  
SERVE AS LEAD AGENCY FOR

David D. Bruen County Office Building ADA Ramp & Entry Door

Located at 40 Gleneida Avenue, Town of Carmel

On behalf of DASNY (Involved or Interested Agency), I  
acknowledge receipt of the Lead Agency notice in this matter.

The above named agency hereby: (Please check one)

CONSENTS to the Putnam County Legislature serving as lead agency in this application, and  
requests that the undersigned continue to be notified of SEQR determinations, proceedings and  
hearings in this matter.

DOES NOT CONSENT to the Putnam County Legislature serving as lead agency in this application  
and wishes that \_\_\_\_\_ serve as lead agency.

To contest lead agency designation, the undersigned intends to follow the procedures outlined  
in 6 NYCRR 617.6(e).

TAKES NO POSITION on lead agency designation.

Date 9/24/24

Signature: \_\_\_\_\_

Printed: \_\_\_\_\_

Agency: \_\_\_\_\_

PLEASE RETURN TO: Barbara Barosa, AICP, Commissioner  
Putnam County Department of Planning, Development & Public Transportation  
841 Fair Street, Carmel, NY 10512  
845-878-3480  
[barbara.barosa@putnamcountyny.gov](mailto:barbara.barosa@putnamcountyny.gov)

**State Environmental Quality Review  
NEGATIVE DECLARATION  
Notice of Determination of Non-Significance**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Putnam County Legislature, acting as Lead Agency, has determined that the proposed action described below will not have a significant environmental impact and a Draft Environmental Impact Statement will not be prepared.

**Name of Action:** County Office Building ADA Ramp and Entry Door Project

**SEQRA Status:**  Type I  
 Unlisted Action

**Conditioned Negative Declaration:**  Yes  
 No

**Coordinated Review:**  Yes  
 No

**Description of Action:** The Putnam County Legislature is considering the approval of a Putnam County Department of Public Works project to install an ADA ramp and entry door for public visitor, elected official and county employee access to the main entrance of the Putnam County David D. Bruen County Office Building located at 40 Gleneida Avenue, Carmel, New York. The proposed ramp will consist of a switchback design with a minimum of 42 inches unobstructed width at all points, a maximum 1:12 grade on sloped areas, a 60-inch unobstructed radius on both platforms and a safety railing where required. The entry door will be a 3/0 x 6/8 steel frame full glass outswing design complete with a handicap access sill and automatic opener/closer activated by push buttons located on both the interior and exterior walls of the building. The ramp and entry door will be constructed using applicable ADA & NYS Building Code compliant practices.

**Location:** The proposed project is located in the Town of Carmel, County of Putnam, New York.

**Reasons Supporting This Determination:** The Putnam County Legislature has compared the proposed action with the Criteria for Determining Significance in 6 NYCRR 617.7 (c), and found that:

- 1.) The proposed action will not result in a substantial adverse change in the existing air quality, traffic or noise levels, or subsurface water quality or quantity, or a substantial increase in solid waste production.

*The proposed project is not expected to result in any adverse air quality, noise or traffic impacts, or to result in any changes to the site's subsurface water quality or quantity or result in any solid waste production.*

- 2.) The proposed action will not result in the removal; or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impact a significant habitat area; result in substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such species; and will not result in other significant adverse impacts to natural resources.

*The proposed project does not require any vegetation removal and therefore is not expected to result in any significant adverse impacts to natural resources.*

- 3.) The proposed action will not result in the impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to 6NYCRR Part 617.14(g).

*The proposed action is not expected to occur near any Critical Environmental Areas; therefore, no impacts will occur.*

- 4.) The proposed action will not result in a material conflict with the Town's officially approved or adopted plans or goals.

*The proposed action is compliant with the Town of Carmel's Comprehensive Plan and zoning requirements.*

- 5.) The proposed project will not result in the impairment of the character or quality of important historical, archaeological, architectural, aesthetic resources, or the existing character of the community or neighborhood.

*The proposed ramp will be located at the County Office Building, which is adjacent to the Putnam County Historic Courthouse, which is listed on the National Register of Historic Places. The proposed project will not directly impact this historic structure, so as a result, the proposed project is not expected to result in adverse archeological or historic impacts.*

- 6.) The proposed action will not result in a major change in the use of either the quantity or type of energy.

*The proposed project, once constructed, will not require any major energy usage.*

- 7.) The proposed project will not create a hazard to human health.

*The proposed project will not result in any adverse impacts to human health.*

- 8.) The proposed action will not create a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.

*The proposed project will not create any substantial changes in land use at the site.*

- 9.) The proposed action will not encourage or attract a large number of people to a place or place for more than a few days, compared to the number of people who would come to such place absent the action.

*The proposed project will not result in any large gatherings at the site.*

- 10.) The proposed action will not create a material demand for other actions that would result in one of the above consequences.

*The proposed project will not result in any additional material demand.*

- 11.) The proposed action will not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.

*The proposed project will not result in any adverse impacts to the environment.*

- 12.) When analyzed with two or more related action, the proposed action will not have a significant impact on the environment and when considered cumulatively, will not meet one or more of the criteria under 6 NYCRR 617.7(c).

*The proposed project will not result in any adverse cumulative impacts to the environment.*

- 13.) The Putnam County Legislature has considered reasonably related long-term, short-term, direct and indirect cumulative impacts, including simultaneous or subsequent actions.

*The proposed project will not result in any long-term, short-term, direct or indirect cumulative impacts.*

**This notice is being filed with:**

New York State Department of Environmental Conservation. Attn: Regional Director  
21 South Putt Corners  
New Paltz, NY 12561

New York State Department of Environmental Conservation. Attn: Commissioner  
625 Broadway  
Albany, NY 12233

New York State Department of Transportation  
Attn: Regional Director  
4 Burnett Boulevard  
Poughkeepsie, NY 12603

Ruth L. Pierpont, Deputy Commissioner for Historic Preservation/ Deputy SHPO  
New York State Division for Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189

DASNY, Office of Environmental Affairs  
ATTN: Joanna Oliver  
28 Liberty Street, 55<sup>th</sup> Fl  
New York, NY 10005-1445

Town of Carmel, Supervisor's Office  
60 McAlpin Avenue,  
Mahopac, NY 10541

Putnam County Department of Planning, Development & Transportation  
841 Fair Street  
Carmel, NY 10512

Putnam County Department of Public Works  
842 Fair Street  
Carmel, NY 10512

cc: all  
Phy's

**Diane Schonfeld**

---

**From:** Barbara Barosa  
**Sent:** Wednesday, July 10, 2024 10:11 AM  
**To:** Diane Schonfeld; Diane Trabulsy  
**Subject:** SEQR Negative Declaration for COB ADA Ramp  
**Attachments:** NegDec - COB ADA Ramp - revised.docx; COB ADA Ramp SEQR Negative Declaration RESO.docx; delmar-joliver\_5-24-2024\_15-29-20.pdf

Good Morning,

Attached please find a proposed Resolution and supporting documentation for the SEQR Negative Declaration for the COB ADA Ramp & Entry Door Project. It is respectfully requested that this be placed on the next Physical Services Meeting agenda for the Legislature's review/consideration.

Thank you,  
Barbara



**Barbara Barosa, AICP**

Commissioner • Department of Planning, Development & Public Transportation •

PHONE | 845.878-3480 • WEBSITE | [PUTNAMCOUNTYNY.COM](http://PUTNAMCOUNTYNY.COM)

PUTNAM COUNTY NEW YORK GOVERNMENT

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---

**BARBARA BAROSA, AICP**  
COMMISSIONER



*cc: all  
Phys 7-17-24*

**KEVIN M. BYRNE**  
PUTNAM COUNTY EXECUTIVE

*Discussion  
#7*

**MEMORANDUM**

To: Chairman Greg Ellner, Physical Services Committee  
From: Barbara Barosa AICP, Commissioner  
Date: July 11, 2024  
Re: **Budgetary Amendment Request for Maybrook Bikeway II Phase A (Bridge 5)**

Recently, the County conducted a bid solicitation for the Bridge 5 project, which is the final outstanding project along Putnam County’s section of the Maybrook Bikeway portion of the Empire State Trail in the Village of Brewster. Unfortunately, the bids came in exceeding anticipated project costs. In order to make an award and complete this project, a budgetary amendment would be required to provide the requisite funds. The Department of Planning, Development & Public Transportation, Department of Public Works, and Purchasing Department have been working with the Commissioner of Finance to develop a funding plan, of which we anticipate utilizing Transit ARPA funding along with other sources recommended by the Commissioner of Finance.

I respectfully request placement on your next Physical Services Committee Meeting for discussion purposes. If our plan is deemed acceptable, the Commissioner of Finance will prepare a budgetary amendment that will be brought forth at the Audit Committee.

2024 JUL 11 AM 11:50  
LEGISLATURE  
PUTNAM COUNTY  
CARMEL, NY



MICHAEL LEWIS  
*Commissioner Of Finance*

SHEILA BARRETT  
*First Deputy Commissioner of Finance*

*cc: all  
Phys  
A+A  
7-17-24  
Reso  
#8*

DEPARTMENT OF FINANCE

July 5, 2024

Ms. Diane Schonfeld, Clerk  
Putnam County Legislature  
40 Gleneida Avenue  
Carmel, NY 10512

Dear Ms. Schonfeld

2024 JUL 10 AM 10:35  
LEGISLATURE  
PUTNAM COUNTY  
CARMEL, NY

Pursuant to Code Section 5-1, A dated February 14, 2010, I am advising you of the following request to amend the 2024 Department of Public Works budget:

**Increase Revenues:**

**10511000 426801                  DPW Rd/Bridges – Insurance Recoveries                  \$28,385.43**

**Increase Expenses:**

**10511000 54410                  DPW Rd/Bridges – Supplies & Materials                  \$ 9,157.55**

**10511000 54647                  DPW Rd/Bridges – Sub-Contractors                  19,227.88**

**\$28,385.43**

2024 Fiscal Impact - 0  
2025 Fiscal Impact – 0

The PC DPW has been compensated for guardrail damages resulting from four accidents. This amendment is required for the County to proceed with the repairs.

**AUTHORIZATION:**

\_\_\_\_\_  
Date                  Commissioner of Finance/Designee: Initiation by \$0 - \$5,000.00

\_\_\_\_\_  
Date                  County Executive/Designee: Authorized for Legislative Consideration \$5,000.01 - \$10,000.00

\_\_\_\_\_  
Date                  Chairperson Audit/Designee: \$0 - \$10,000.00                  **24A065**

\_\_\_\_\_  
Date                  Audit & Administration Committee: \$10,000.01 - \$25,000.00

*Progressive – Ck# 6009762409 - \$4,593.55; Geico Indemnity Co. – Ck #251274147 - \$7,863.36;  
Geico General Insurance Co – Ck# N251272194 - \$7,835.96 and USSA – Ck #0039774695 – 8,092.56*



**JOHN B. CHERICO**  
*First Deputy County Attorney*

**ANNA M. DIAZ**  
*Senior Deputy County Attorney*

**CONRAD J. PASQUALE**  
*Senior Deputy County Attorney*



**CONOR McKIERNAN**  
*Senior Deputy County Attorney*

**HEATHER M. ABISSI**  
*Senior Deputy County Attorney*

**MAT C. BRUNO, SR.**  
*Risk Manager*

**C. COMPTON SPAIN**  
*County Attorney*

**DEPARTMENT OF LAW**

**TO:** Michael Lewis, Finance  
**FROM:** Mat C Bruno, Risk Manager  
**DATE:** June 11, 2024  
**RE:** Property Damage Reimbursement

A large, stylized handwritten signature in black ink, likely belonging to Mat C Bruno, is written over the "FROM:" line of the memo.

Enclosed please find Geico check # 251272194, dated 06/07/2024, in the amount of \$7835.96 made payable to Putnam County representing payment for the property damage claim below:

AP

Claim Number	Date of Accident	Reimbursement	Ins. Co
0452727810101034	4/10/2024	\$7835.96	Geico

Please credit the Department of Public Works for this payment.

Thank you.

MCB/da

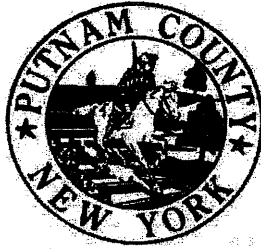
**48 GLENEIDA AVENUE, CARMEL, NEW YORK 10512**

Tel. (845) 808-1150 / Fax (845) 808-1903\*  
*\*This office will not accept service via facsimile*

**JOHN B. CHERICO**  
*First Deputy County Attorney*

**ANNA M. DIAZ**  
*Senior Deputy County Attorney*

**CONRAD J. PASQUALE**  
*Senior Deputy County Attorney*



**CONOR McKIERNAN**  
*Senior Deputy County Attorney*

**HEATHER M. ABISSI**  
*Senior Deputy County Attorney*

**MAT C. BRUNO, SR.**  
*Risk Manager*

**C. COMPTON SPAIN**  
*County Attorney*

**DEPARTMENT OF LAW**

**TO:** Michael Lewis, Finance  
**FROM:** Mat C Bruno, Risk Manager  
**DATE:** June 11, 2024  
**RE:** Property Damage Reimbursement

A handwritten signature in black ink, appearing to be "Mat C Bruno", is written over the "FROM:" line of the memo.

Enclosed please find Geico check # 251274147, dated 06/07/2024, in the amount of \$7863.36 made payable to Putnam County representing payment for the property damage claim below:

#10

Claim Number	Date of Accident	Reimbursement	Ins. Co
0426132320101056	4/20/2024	\$7863.36	Geico

Please credit the Department of Public Works for this payment.

Thank you.

MCB/da

**48 GLENEIDA AVENUE, CARMEL, NEW YORK 10512**

Tel. (845) 808-1150 / Fax (845) 808-1903\*

*\*This office will not accept service via facsimile*





**JOHN B. CHERICO**  
*First Deputy County Attorney*

**ANNA M. DIAZ**  
*Senior Deputy County Attorney*

**CONRAD J. PASQUALE**  
*Senior Deputy County Attorney*



**CONOR McKIERNAN**  
*Senior Deputy County Attorney*

**HEATHER M. ABISSI**  
*Senior Deputy County Attorney*

**MAT C. BRUNO, SR.**  
*Risk Manager*

**C. COMPTON SPAIN**  
*County Attorney*

**DEPARTMENT OF LAW**

**TO:** Michael Lewis, Finance  
**FROM:** Mat C Bruno, Risk Manager  
**DATE:** June 5, 2024  
**RE:** Property Damage Reimbursement

A handwritten signature in black ink, appearing to be "Mat C Bruno", is written over the "FROM:" line of the memo.

Enclosed please find USAA check # 0039774695, dated 5/30/2024, in the amount of \$8092.56 made payable to Putnam County representing payment for the property damage claim below:

#9

Claim Number	Date of Accident	Reimbursement	Ins. Co	Driver
041367652-801	03/26/2024	\$8092.56	USAA	

Please credit the Department of Public Works for this payment.

Thank you.

10511000 - 426801

MCB/da

**48 GLENEIDA AVENUE, CARMEL, NEW YORK 10512**

Tel. (845) 808-1150 / Fax (845) 808-1903\*

*\*This office will not accept service via facsimile*



**JOHN B. CHERICO**  
*First Deputy County Attorney*

**ANNA M. DIAZ**  
*Senior Deputy County Attorney*

**CONRAD J. PASQUALE**  
*Senior Deputy County Attorney*



**CONOR MCKIERNAN**  
*Senior Deputy County Attorney*

**HEATHER M. ABISSI**  
*Senior Deputy County Attorney*

**MAT C. BRUNO, SR.**  
*Risk Manager*

**C. COMPTON SPAIN**  
*County Attorney*

**DEPARTMENT OF LAW**

**TO:** Michael Lewis, Finance  
**FROM:** Mat C Bruno, Risk Manager  
**DATE:** June 10, 2024  
**RE:** Property Damage Reimbursement

Enclosed please find Progressive check # 6009762409, dated 5/30/2024, in the amount of \$4593.55 made payable to Putnam County representing payment for the property damage claim below:

#11

Claim Number	Date of Accident	Reimbursement	Ins. Co	Driver
24-5522722	08/01/2023	\$4593.55	Progressive	

Please credit the Department of Public Works for this payment.

Thank you.

MCB/da

**48 GLENEIDA AVENUE, CARMEL, NEW YORK 10512**

Tel. (845) 808-1150 / Fax (845) 808-1903\*  
*\*This office will not accept service via facsimile*





cc: all  
Phys 7.17.24 Approval  
#9

**AUTHORIZING THE IMPLEMENTATION AND FUNDING OF 100% OF THE COSTS OF A TRANSPORTATION PROJECT, OF WHICH QUALIFIED COSTS MAY BE REIMBURSED FROM BRIDGE NY FUNDS.**

**WHEREAS, a project for Croton Falls Road/Mud Pond Outlet Culvert Rehabilitations, Town of Carmel, Putnam County, PIN 8763.29 (the "Project") is eligible for reimbursement of qualified costs from Bridge NY funding that calls for the post-reimbursement apportionment of the qualified costs to be borne at the ratio of 100% Bridge NY funds; and**

**WHEREAS, the County of Putnam will design, let, and administer all phases of the Project.**

**WHEREAS, The County of Putnam desires to advance the Project by making a commitment of 100% of the costs of the Preliminary Engineering, ROW Incidentals, ROW Acquisition, Construction, and Construction Inspection work for the Project or portions thereof.**

**NOW, THEREFORE, the Putnam County Legislature, duly convened does hereby**

**RESOLVE, that the Putnam County Legislature hereby approves the Project; and it is hereby further**

**RESOLVED, that the Putnam County Legislature hereby authorizes the County of Putnam to pay 100% of the cost of the Preliminary Engineering, ROW Incidentals, ROW Acquisition, Construction, and Construction Inspection work for the Project or portions thereof, with the understanding that qualified costs will be reimbursed from Bridge NY funding; and it is further**

**RESOLVED, that the sum of \$2,632,924 is hereby appropriated from the Putnam County capital budget line number 05 55997000 53000 52417 and made available to cover the cost of participation in the above phases of the Project; and it is further**

**RESOLVED, that the Putnam County Legislature hereby agrees that the County of Putnam shall be responsible for all costs of the Project, including costs that exceed the amount of reimbursement available from the NY Bridge Funding awarded to the County of Putnam; and it is further**

**RESOLVED, that in the event the costs of the Project exceed the amount appropriated above, the Putnam County Legislature shall convene as soon as possible to appropriate said excess amount immediately upon the notification by the Putnam County Executive thereof, and it is further**

**RESOLVED, that the Putnam County Legislature hereby agrees that the County of Putnam hereby commits that construction of the Project shall begin no later than twenty-four (24) months after award and the construction phase of the Project shall be completed within thirty (30) months; and it is further**

**RESOLVED, that the County of Putnam will be responsible for all maintenance of the Project; and it is further**

**RESOLVED, that the Putnam County Executive be and is hereby authorized to execute all necessary agreements, certifications or reimbursement requests with NYSDOT for State Aid and/or Bridge NY funding on behalf of the County of Putnam in connection with the advancement or approval of the Project and providing for the administration of the Project and the Putnam County's funding of the Project costs, and it is further**

CARMEL, NY  
PUTNAM COUNTY  
LEGISLATURE

2024 JUL 10 PM 2:51

**RESOLVED, that the County Executive, with the advice and assistance of the County Attorney, is authorized to finalize and execute all necessary documents, including, without limitation, the State/Local Agreement, in connection with the Project; and it is further**

**RESOLVED, that in addition to the Putnam County Executive, the Commissioner of the Department of Public Works and the Commissioner of Finance are also authorized, with the consent of the County Executive, to execute any necessary Agreements or certifications on behalf of Putnam County with the New York State Department of Public Transportation in connection with the advancement or approval of the project identified in the State/Local Agreement; and be it further**

**RESOLVED, that a certified copy of this resolution be filed with the New York State Commissioner of Transportation by attaching it to any necessary Agreement in connection with the Project; and it is further**

**RESOLVED, this Resolution shall take effect immediately.**

Vote:

State of New York

ss:

County of Putnam

I hereby certify that the above is a true and exact copy of a resolution passed by the Putnam County Legislature while in session on \_\_\_\_\_.

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_

**Diane Schonfeld**

Clerk of the Legislature of Putnam County

## Diane Schonfeld

---

**From:** Alexis Hawley  
**Sent:** Wednesday, July 10, 2024 11:16 AM  
**To:** Diane Schonfeld  
**Cc:** Thomas Feighery; Joseph Bellucci; Michael Lewis  
**Subject:** July Physical Services Committee Meeting Submissions for Consideration  
**Attachments:** RESOLUTION authorizing the implementation of additional funding for PIN 8756.09 – Fair Street Reconstruction.doc; PIN 8815.12 - Peekskill Hollow Road over Peekskill Hollow Creek - Project Authorization Resolution.docx; PIN 8763.29 - Croton Falls Road over Mud Pond Outlet Culvert Rehabilitations - Project Authorization Resolution.docx

Diane:

Please find attached the requisite information for the following three items for consideration by the Physical Services Committee this month:

1. Resolution authorizing the implementation of additional funding for the Construction and Construction Inspection phases for PIN 8756.09 – Fair Street Reconstruction
2. Resolution authorizing the implementation and funding of 100% of the costs of PIN 8815.12 – Peekskill Hollow Road over Peekskill Hollow Creek Culvert Rehabilitation (BRIDGENY)
3. Resolution authorizing the implementation and funding of 100% of the costs of PIN 8763.29 – Croton Falls Road over Mud Pond Outlet Culvert Rehabilitations (BRIDGENY)

Please don't hesitate to contact Tommy, Joe or I with any questions you may have.

Thank you.



**Alexis M. Hawley**

Assistant Supervisor of Planning & Design • Putnam County Department of Purchasing and Central Services

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---

MICHAEL J. LEWIS  
Commissioner of Finance



SHEILA BARRETT  
First Deputy Commissioner of Finance

ALEXANDRA GORDON  
Deputy Commissioner of Finance

cc: all  
Phys  
AJA  
7-17-24

Reso  
#10

DEPARTMENT OF FINANCE

MEMORANDUM

TO: Diane Schonfeld, Legislative Clerk  
FROM: Michael J. Lewis, Commissioner of Finance – MJL  
RE: Budgetary Amendment – 24A069  
DATE: July 9, 2024

2024 JUL 10 PM 3:49  
LEGISLATURE  
PUTNAM COUNTY  
CARMEL, NY

At the request of the Commissioner of Public Works, the following budgetary amendment is requested.

Capital Fund:

Increase Appropriations:

55997000 53000 52417 Capital Expenditures - Croton Falls Rd-Mud Pond Culvert PIN 8763.29 \$ 2,632,924

Increase Estimated Revenues:

55997000 430971 52417 State Aid - Croton Falls Rd-Mud Pond Culvert PIN 8763.29 \$ 2,632,924

Fiscal Impact - 2024 - \$ 0

Fiscal Impact - 2025 - \$ 0

This budgetary amendment is authorizing the implementation and funding of 100% of the costs of the Croton Falls Road/Mud Pond Outlet Culvert Rehab transportation project, in the Town of Carmel using NYS DOT/Bridge NY funds.

cc all  
Phys 7-17-24

APPROVAL  
#11

**AUTHORIZING THE IMPLEMENTATION AND FUNDING OF 100% OF THE COSTS OF A TRANSPORTATION PROJECT, OF WHICH QUALIFIED COSTS MAY BE REIMBURSED FROM BRIDGE NY FUNDS.**

**WHEREAS, a project for Peekskill Hollow Road/Peekskill Hollow Creek Culvert Replacement, Town of Kent, Putnam County, PIN 8815.12 (the "Project") is eligible for reimbursement of qualified costs from Bridge NY funding that calls for the post-reimbursement apportionment of the qualified costs to be borne at the ratio of 100% Bridge NY funds; and**

**WHEREAS, the County of Putnam will design, let, and administer all phases of the Project.**

**WHEREAS, The County of Putnam desires to advance the Project by making a commitment of 100% of the costs of the Preliminary Engineering, ROW Incidentals, ROW Acquisition, Construction, and Construction Inspection work for the Project or portions thereof.**

**NOW, THEREFORE, the Putnam County Legislature, duly convened does hereby**

**RESOLVE, that the Putnam County Legislature hereby approves the Project; and it is hereby further**

**RESOLVED, that the Putnam County Legislature hereby authorizes the County of Putnam to pay 100% of the cost of the Preliminary Engineering, ROW Incidentals, ROW Acquisition, Construction, and Construction Inspection work for the Project or portions thereof, with the understanding that qualified costs will be reimbursed from Bridge NY funding; and it is further**

**RESOLVED, that the sum of \$1,840,000 is hereby appropriated from the Putnam County capital budget line number 05 55997000 53000 52418 and made available to cover the cost of participation in the above phases of the Project; and it is further**

**RESOLVED, that the Putnam County Legislature hereby agrees that the County of Putnam shall be responsible for all costs of the Project, including costs that exceed the amount of reimbursement available from the NY Bridge Funding awarded to the County of Putnam; and it is further**

**RESOLVED, that in the event the costs of the Project exceed the amount appropriated above, the Putnam County Legislature shall convene as soon as possible to appropriate said excess amount immediately upon the notification by the Putnam County Executive thereof, and it is further**

**RESOLVED, that the Putnam County Legislature hereby agrees that the County of Putnam hereby commits that construction of the Project shall begin no later than twenty-four (24) months after award and the construction phase of the Project shall be completed within thirty (30) months; and it is further**

**RESOLVED, that the County of Putnam will be responsible for all maintenance of the Project; and it is further**

**RESOLVED, that the Putnam County Executive be and is hereby authorized to execute all necessary agreements, certifications or reimbursement requests with NYSDOT for State Aid and/or Bridge NY funding on behalf of the County of Putnam in connection with the advancement or approval of the Project and providing for the administration of the Project and the Putnam County's funding of the Project costs, and it is further**

LEGISLATURE  
PUTNAM COUNTY  
CANCELLING

2024 JUL 10 PM 2:50

**RESOLVED, that the County Executive, with the advice and assistance of the County Attorney, is authorized to finalize and execute all necessary documents, including, without limitation, the State/Local Agreement, in connection with the Project; and it is further**

**RESOLVED, that in addition to the Putnam County Executive, the Commissioner of the Department of Public Works and the Commissioner of Finance are also authorized, with the consent of the County Executive, to execute any necessary Agreements or certifications on behalf of Putnam County with the New York State Department of Public Transportation in connection with the advancement or approval of the project identified in the State/Local Agreement; and be it further**

**RESOLVED, that a certified copy of this resolution be filed with the New York State Commissioner of Transportation by attaching it to any necessary Agreement in connection with the Project; and it is further**

**RESOLVED, this Resolution shall take effect immediately.**

**Vote:**

**State of New York**

**ss:**

**County of Putnam**

I hereby certify that the above is a true and exact copy of a resolution passed by the Putnam County Legislature while in session on \_\_\_\_\_.

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_

**Diane Schonfeld**

Clerk of the Legislature of Putnam County

## Diane Schonfeld

---

**From:** Alexis Hawley  
**Sent:** Wednesday, July 10, 2024 11:16 AM  
**To:** Diane Schonfeld  
**Cc:** Thomas Feighery; Joseph Bellucci; Michael Lewis  
**Subject:** July Physical Services Committee Meeting Submissions for Consideration  
**Attachments:** RESOLUTION authorizing the implementation of additional funding for PIN 8756.09 – Fair Street Reconstruction.doc; PIN 8815.12 - Peekskill Hollow Road over Peekskill Hollow Creek - Project Authorization Resolution.docx; PIN 8763.29 - Croton Falls Road over Mud Pond Outlet Culvert Rehabilitations - Project Authorization Resolution.docx

Diane:

Please find attached the requisite information for the following three items for consideration by the Physical Services Committee this month:

1. Resolution authorizing the implementation of additional funding for the Construction and Construction Inspection phases for PIN 8756.09 – Fair Street Reconstruction
2. Resolution authorizing the implementation and funding of 100% of the costs of PIN 8815.12 – Peekskill Hollow Road over Peekskill Hollow Creek Culvert Rehabilitation (BRIDGENY)
3. Resolution authorizing the implementation and funding of 100% of the costs of PIN 8763.29 – Croton Falls Road over Mud Pond Outlet Culvert Rehabilitations (BRIDGENY)

Please don't hesitate to contact Tommy, Joe or I with any questions you may have.

Thank you.



**Alexis M. Hawley**

Assistant Supervisor of Planning & Design • Putnam County Department of Purchasing and Central Services

PHONE | 845.808.1088 • WEBSITE | [PUTNAMCOUNTYNY.COM](http://PUTNAMCOUNTYNY.COM)

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---

MICHAEL J. LEWIS  
Commissioner of Finance



SHEILA BARRETT  
First Deputy Commissioner of Finance

ALEXANDRA GORDON  
Deputy Commissioner of Finance

cc: all  
Phys  
A&A  
7-17-24  
Reso  
#12

DEPARTMENT OF FINANCE

MEMORANDUM

TO: Diane Schonfeld, Legislative Clerk  
FROM: Michael J. Lewis, Commissioner of Finance – *MJL*  
RE: **Budgetary Amendment – 24A072**  
DATE: July 10, 2024

2024 JUL 10 PM 3:49  
LEGISLATURE  
PUTNAM COUNTY  
CARMEL, NY

At the request of the Commissioner of Public Works, the following budgetary amendment is requested.

**Capital Fund:**

**Increase Appropriations:**

55997000 53000 52418 Capital Expenditures - Peekskill Hollow Rd/Creek Culvert PIN 8815.12 \$ 1,840,000

**Increase Estimated Revenues:**

55997000 430971 52418 State Aid - Peekskill Hollow Rd/Creek Culvert PIN 8815.12 \$ 1,840,000

Fiscal Impact - 2024 - \$ 0

Fiscal Impact - 2025 - \$ 0

This budgetary amendment is authorizing the implementation and funding of 100% of the costs of the Peekskill Hollow Road/Peekskill Hollow Creek Culvert Rehab transportation project, in the Town of Kent using NYS DOT/Bridge NY funds.



cc:all  
PhyS 7-17-24

Approval

#13.

**AUTHORIZING THE IMPLEMENTATION, AND FUNDING IN THE FIRST INSTANCE 100% OF THE FEDERAL-AID AND STATE "MARCHISELLI" PROGRAM-AID ELIGIBLE COSTS, OF A TRANSPORTATION FEDERAL-AID PROJECT, AND APPROPRIATING FUNDS THEREFORE (Fair St Reconstruction)**

WHEREAS, a Project for Fair Street (C.R. 60) Reconstruction is eligible for funding under Title 23 U.S. Code, as amended, that calls for the apportionment of the costs, such program to be borne at the ratio of 80% Federal funds and 20% non-federal funds; and

WHEREAS, Resolution No. 54 adopted by the Putnam County Legislature on March 5, 2024 approved and agreed to advance the Project by making a commitment of one hundred (100%) percent of the non-federal share of the cost of Construction and Construction Inspection work; and

WHEREAS, it has been found necessary to increase the federal and non-federal share of costs for the Construction and Construction Inspection work for the Project not contemplated in the original agreement authorized by the previous Resolution;

NOW, THEREFORE, the Putnam County Legislature, duly convened does hereby

RESOLVE, that the Putnam County Legislature hereby approves the above-subject project; and it is hereby further

RESOLVED, that the Putnam County Legislature hereby authorizes Putnam County to pay in the first instance one hundred (100%) percent of the federal and non-federal share of the cost of Construction and Construction Inspection work for the Project or portions thereof; and it is further

RESOLVED, that the sum of \$3,707,500 (\$30,212,500 minus the previous \$26,505,000) is hereby appropriated from the Putnam County capital budget line number 05 55197000 53000 51622 and made available to cover the cost of participation in the above phases of the Project; and it is further

RESOLVED, that in the event the full federal and non-federal share costs of the Project exceeds the amount appropriated above, the Putnam County Legislature shall convene as soon as possible to appropriate said excess amount immediately upon the notification by the Putnam County Executive thereof, and it is further

RESOLVED, that the Putnam County Executive, on behalf of Putnam County, be and is hereby authorized to execute all necessary Agreements, certifications or reimbursement requests for Federal Aid and/or applicable Marchiselli Aid on behalf of Putnam County with the New York State Department of Transportation

LEGISLATURE  
PUTNAM COUNTY

2024 JUL 10 PM 2:50

in connection with the advancement or approval of the Project and providing for the administration of the Project and Putnam County's first instance funding of project costs and permanent funding of the local share of federal-aid and state-aid eligible Project costs and all Project costs within appropriations therefore that are not so eligible, and it is further

RESOLVED, that the County Executive, with the advice and assistance of the County Attorney, is authorized to finalize and execute all necessary documents, including, without limitation, the State/Local Agreement, in connection with the Project; and it is further

RESOLVED, that in addition to the Putnam County Executive, the Commissioner of the Department of Public Works and the Commissioner of Finance are also authorized, with the consent of the County Executive, to execute any necessary Agreements or certifications on behalf of Putnam County with the New York State Department of Public Transportation in connection with the advancement or approval of the project identified in the State/Local Agreement; and be it further

RESOLVED, that a certified copy of this resolution be filed with the New York State Commissioner of Transportation by attaching it to any necessary Agreement in connection with the Project, and it is further

RESOLVED, this Resolution shall take effect immediately.

Vote:

State of New York

ss:

County of Putnam

I hereby certify that the above is a true and exact copy of a resolution passed by the Putnam County Legislature while in session on \_\_\_\_\_.

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_

Diane Schonfeld

Clerk of the Legislature of Putnam County

## **Diane Schonfeld**

---

**From:** Alexis Hawley  
**Sent:** Wednesday, July 10, 2024 11:16 AM  
**To:** Diane Schonfeld  
**Cc:** Thomas Feighery; Joseph Bellucci; Michael Lewis  
**Subject:** July Physical Services Committee Meeting Submissions for Consideration  
**Attachments:** RESOLUTION authorizing the implementation of additional funding for PIN 8756.09 – Fair Street Reconstruction.doc; PIN 8815.12 - Peekskill Hollow Road over Peekskill Hollow Creek - Project Authorization Resolution.docx; PIN 8763.29 - Croton Falls Road over Mud Pond Outlet Culvert Rehabilitations - Project Authorization Resolution.docx

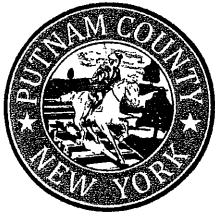
Diane:

Please find attached the requisite information for the following three items for consideration by the Physical Services Committee this month:

1. Resolution authorizing the implementation of additional funding for the Construction and Construction Inspection phases for PIN 8756.09 – Fair Street Reconstruction
2. Resolution authorizing the implementation and funding of 100% of the costs of PIN 8815.12 – Peekskill Hollow Road over Peekskill Hollow Creek Culvert Rehabilitation (BRIDGENY)
3. Resolution authorizing the implementation and funding of 100% of the costs of PIN 8763.29 – Croton Falls Road over Mud Pond Outlet Culvert Rehabilitations (BRIDGENY)

Please don't hesitate to contact Tommy, Joe or I with any questions you may have.

Thank you.



### **Alexis M. Hawley**

Assistant Supervisor of Planning & Design • Putnam County Department of Purchasing and Central Services

**PHONE | 845.808.1088 • WEBSITE | [PUTNAMCOUNTYNY.COM](http://PUTNAMCOUNTYNY.COM)**

PUTNAM COUNTY GOVERNMENT NEW YORK

**"Empowering Putnam County through dedicated service."**

---

MICHAEL J. LEWIS  
Commissioner of Finance



SHEILA BARRETT  
First Deputy Commissioner of Finance

ALEXANDRA GORDON  
Deputy Commissioner of Finance

cc: all  
Phys  
A+A  
7-17-24

Reso  
#14.

DEPARTMENT OF FINANCE

MEMORANDUM

TO: Diane Schonfeld, Legislative Clerk  
FROM: Michael J. Lewis, Commissioner of Finance – *MJL*  
RE: **Budgetary Amendment – 24A070**  
DATE: July 10, 2024

2024 JUL 10 PM 3:07  
LEGISLATURE  
PUTNAM COUNTY  
CARMEL, NY

At the request of the Commissioner of Public Works, the following budgetary amendment is requested.

**Capital Fund:**

**Increase Appropriations:**

55197000 53000 51622 Capital Expenditures - Fair Street PIN 8756.09 3,707,500

**Increase Estimated Revenues:**

55197000 445971 51622 Federal Aid - Fair Street PIN 8756.09 2,966,000  
55997000 428601 51622 Transfer In - General Fund 741,500

**Decrease Appropriations:**

55197000 53000 52210 Capital Expenditures - Farmers Mills Rd Bridge PIN 8757.67 \$ 506,000.

**Decrease Estimated Revenues:**

55197000 445971 52210 Federal Aid - Farmers Mills Rd Bridge PIN 8757.67 \$ 404,800  
05000 45710M 52210 Bond Proceeds - FY2022 \$ 101,200

**General Fund:**

**Increase Appropriations:**

10990100 59020 51622	Transfer Out - Capital Fund	\$ 741,500
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**Increase Estimated Revenues:**

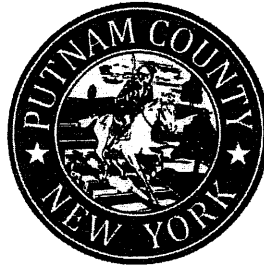
10131000 424011	Interest Earnings	\$ 741,500
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Fiscal Impact - 2024 - \$ 0

Fiscal Impact - 2025 - \$ 0

This budgetary amendment is to adjust the capital budget for Fair Street based on the most recent TIP. Please refer to the attached memorandum.

Joseph Bellucci  
Deputy Commissioner



Thomas Feighery  
Commissioner

DEPARTMENT OF PUBLIC WORKS

842 Fair Street  
Carmel, New York 10512  
Phone: 845-878-6331 Fax: 845-808-1908

Mr. Mohseni,

The Putnam County Department of Public Works is requesting the consideration of the repurposing of the Farmers Mills Road (8757.67) Bridge Project funds to the Fair St. Reconstruction Project (8756.09). Currently, and as indicated on the most recent TIP, the Farmers Mills Rd. Project includes \$551,000 for DETLDES/PRELDES/ROWINCD obligating this FFY, \$138,000 for ROWACQU obligating in FFY 2025 and \$4.793M for CONST/CONINSP obligating in FFY 2026. After thorough evaluation and consideration of alternative immediate needs, the Department feels as if the Farmers Mills Rd. Bridge is not of immediate nor short term concern. The bridge currently lacks any significant visible structural deficiencies and has not been flagged by NYSDOT Inspectors as of now.

The Fair St. Reconstruction Project is scheduled to be let this Spring/Summer with \$24.705M obligated for CONST & CONINSP this FFY. Due to the industry-wide construction market trend increases since the last estimate and programming of funds, the Department anticipates a potential shortfall upon opening of bids. To avoid any delays associated with the potential for a funding shortfall and subsequent impacts to the project schedule, we feel as if the Farmers Mills funds would be better utilized if they were to be repurposed to the Fair St. Reconstruction Project.

We respectfully request your consideration for the reappropriation of funds as outlined above.

Best,

A handwritten signature in cursive script that reads "Joseph Bellucci". The signature is written in black ink and is positioned above a horizontal line.

Joseph Bellucci, Deputy Commissioner

cc: Robert Mortell

**\*\* MID-HUDSON SOUTH TRANSPORTATION COORDINATING COMMITTEE \*\***  
**TIP AMENDMENT: MHS23-39**

AGENCY PIN WORKTYPE <AQ STATUS>	PROJECT DESCRIPTION		FUND SOURCES & OBLIGATION DATE	TOTAL 5-YEAR PROGRAM in millions of dollars	PHASE	PRE FFY 2023		POST FFY 2027
	COUNTY	TOTAL PROJECT COST						

**From**

PUTNAM CO	FAIR STREET FROM ROUTE 52 TO JOHN SIMPSON ROAD IMPROVEMENTS. THE PROJECT INCLUDES PAVEMENT REHABILITATION, DRAINAGE, AND INTERSECTION IMPROVEMENTS AT SIMPSON ROAD, HILL, AND DALE, AND CR 60 BRIDGE REPLACEMENT OVER MIDDLE BRANCH CROTON (PIN 8756.03). TOWN OF CARMEL, PUTNAM COUNTY.	PUTNAM	TPC: \$26-\$40 M	24.705	CONST	0.000	0.000	0.000	0.000
875609				2.500	CONST			2.500	
RECON				0.625	CONST			0.625	
<Exempt>				2.640	CONINSP			2.640	
				0.660	CONINSP			0.660	
				14.624	CONST			14.624	
				3.656	CONST			3.656	
AQC-A10P	PUTNAM			TOTAL 5YR COST: 24.705		0.000	0.000	0.000	0.000

**To**

PUTNAM CO	FAIR STREET FROM ROUTE 52 TO JOHN SIMPSON ROAD IMPROVEMENTS. THE PROJECT INCLUDES PAVEMENT REHABILITATION, DRAINAGE, AND INTERSECTION IMPROVEMENTS AT SIMPSON ROAD, HILL, AND DALE, AND CR 60 BRIDGE REPLACEMENT OVER MIDDLE BRANCH CROTON (PIN 8756.03). TOWN OF CARMEL, PUTNAM COUNTY.	PUTNAM	TPC: \$26-\$40 M	28.412	CONST	0.000	0.000	0.000	0.000
875609				2.500	CONST			2.500	
RECON				0.625	CONST			0.625	
<Exempt>				2.640	CONINSP			2.640	
				0.660	CONINSP			0.660	
				14.624	CONST			14.624	
				3.656	CONST			3.656	
				2.966	CONST		2.966		
				0.741	CONST		0.741		
AQC-A10P	PUTNAM			TOTAL 5YR COST: 28.412		0.000	0.000	0.000	0.000

**Ballot Comment:** MHS23-39 TO ADD STBG FLEX TO FFY 2024 FOR CONSTRUCTION USING FUNDING FROM PIN 875767.

\*\* MID-HUDSON SOUTH TRANSPORTATION COORDINATING COMMITTEE \*\*  
**TIP AMENDMENT: MHS23-39**

AGENCY PIN WORKTYPE <AQ STATUS>	PROJECT DESCRIPTION	COUNTY	TOTAL PROJECT COST	FUND SOURCES & OBLIGATION DATE	TOTAL 5-YEAR PROGRAM in millions of dollars	PHASE	PRE FFY 2023		POST FFY 2027												
<b>From</b>																					
PUTNAM CO	FARMERS MILLS ROAD (CR 42)/SEVEN HILLS LAKE OUTLET DECK REPLACEMENT WITH A WIDER BRIDGE THAT WILL BE SUPPORTED ON PILES (BIN 3345630). TOWN OF KENT, PUTNAM COUNTY			STBG FLEX 04/2026 LOCAL 04/2026 LOCAL 04/2026 STBG FLEX 04/2026 LOCAL 04/2026 LOCAL 04/2026 STBG FLEX 05/2025 LOCAL 05/2025 LOCAL 05/2025 LOCAL 05/2025 STBG FLEX 10/2023 LOCAL 10/2023 LOCAL 10/2023 LOCAL 10/2023 STBG FLEX 10/2023 LOCAL 10/2023 LOCAL 10/2023 STBG FLEX 10/2023 LOCAL 10/2023	0.402 0.100 0.187 2.224 0.556 1.324 0.039 0.010 0.089 0.089 0.138 0.034 0.088 0.138 0.138 0.034 0.088 0.025 0.006	CONINSP CONINSP CONINSP CONST CONST CONST ROWACQU ROWACQU ROWACQU ROWACQU DETLDES DETLDES DETLDES PRELDES PRELDES PRELDES PRELDES ROWINCD ROWINCD			0.402 0.100 0.187 2.224 0.556 1.324	0.039 0.010 0.089	0.138 0.034 0.088 0.138 0.034 0.088 0.025 0.006	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
AQC-A19P	PUTNAM		TPC: \$4.6-\$7.5 M	TOTAL 5YR COST:	5.482		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
<b>To</b>																					
PUTNAM CO	FARMERS MILLS ROAD (CR 42)/SEVEN HILLS LAKE OUTLET DECK REPLACEMENT WITH A WIDER BRIDGE THAT WILL BE SUPPORTED ON PILES (BIN 3345630). TOWN OF KENT, PUTNAM COUNTY																				
875767 BRIDGE <Exempt>																					
AQC-A19P	PUTNAM		TPC: \$4.6-\$7.5 M	TOTAL 5YR COST >	0.000		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

**Ballot Comment:** MHS23-39 DELETING PROGRAMMED FUNDING AND REPROGRAMMING FUNDING TO PIN 875609.



(M)

**MICHAEL J. LEWIS**  
COMMISSIONER OF FINANCE



cc: all  
Phys 7-1724

Approval

**KEVIN M. BYRNE**  
PUTNAM COUNTY EXECUTIVE

#15

DEPARTMENT OF FINANCE

**MEMORANDUM**

TO: Diane Schonfeld, Legislative Clerk  
FROM: Michael J. Lewis, Commissioner of Finance – *MJL*  
RE: **Ratification of the 2024 Real Property Tax Sale**  
DATE: July 12, 2024

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Please accept this memorandum for the Legislature to consider the enclosed ratification of the 2024 Real Property Tax Sale at the July 17 Physical Committee Meeting.

We are requesting that the Legislature ratify the results of the sale so we can process the sales and deeds in the names of the new owners in time for the 2025 County/Town tax bills to be issued in their name. This will result in efficiencies in the tax collection process and result in increased tax collections as they'll be put back on the Tax Roll.

I thank the Legislature for their consideration in this matter, and if there are any questions regarding the above, please don't hesitate to contact me.

2024 JUL 12 AM 11:52  
LEGISLATURE  
PUTNAM COUNTY  
CARMEL, NY

**APPROVAL/RATIFICATION OF THE 2024 REAL PROPERTY TAX SALE**

**WHEREAS, on July 10, 2024, the County of Putnam held a public auction for its 2024 Real Property Tax Sale; and**

**WHEREAS, the County received bids on the parcels offered, as indicated by the listing attached hereto and made a part hereof as Schedule "A"; now therefore be it**

**RESOLVED, that the Putnam County Legislature, on behalf of the County of Putnam, hereby accepts the bid of the highest bidder on the parcels listed on the attached Schedule "A"; and be it further**

**RESOLVED, that the County Attorney is authorized to prepare a deed for each parcel to the highest bidder, said deed to be executed on behalf of the County by the County Executive; and be it further**

**RESOLVED, that upon delivery of the balance of the purchase price as indicated in the bid, along with the appropriate transfer tax, fees, and any property taxes due, as specified in the promulgated Terms and Conditions of the auction, the County Attorney is hereby authorized to deliver said deed to the highest bidder; and be it further**

**RESOLVED, that in the event any of the highest bidders fail to complete the transaction as specified in the promulgated Terms and Conditions of the auction, the County Attorney is authorized to complete the transaction with the second highest bidder in the same manner as set for the above.**

## Schedule A

LotNumber	LotTitle	Town/City	Tax Map #	LotPrice	Notes
1	LANDLOCKED PARCEL: Fair St, Town of Carmel, Lot Size: 2.6 Acres +/-	Carmel	44.-2-7.2	\$ 26,000.00	
2	Peekskill Hollow Rd , Town of Carmel, Lot Size: 1.87 Acres +/-	Carmel	52.-1-15	\$ 2,000.00	
3	79 Hillside Dr, Town of Carmel, Lot Size: .5 Acres +/-	Carmel	53.16-1-45	\$ 23,000.00	
4	145 West Trl , Town of Carmel, Lot Size: .32 Acres +/-	Carmel	54.20-1-45	\$ 1,100.00	
6	18 Sylvan Dr, Town of Carmel, Lot Size: 144 x 90 +/-	Carmel	64.11-2-2	\$ 13,000.00	
7	LANDLOCKED PARCEL: Jackson Rd, Town of Carmel, Lot Size: 101 x 110 +/-	Carmel	64.15-1-30	\$ 700.00	
8	331 West Lake Blvd, Town of Carmel, Lot Size: 1.33 Acres +/-	Carmel	64.15-1-45	\$ 23,000.00	
9	19 Clearbrook Dr, Town of Carmel, Lot Size: .44 Acres +/-	Carmel	74.12-2-48	\$ 6,000.00	
10	649 Rt 6N , Town of Carmel, Lot Size: 200 x 60 +/-	Carmel	75.6-2-69	\$ 1,000.00	
11	Baldwin Place Rd, Town of Carmel, Lot Size: 3.17 Acres +/-	Carmel	75.15-1-43	\$ 13,000.00	
12	118 Stillwater Rd , Town of Carmel, Lot Size: 1.2 Acres +/-	Carmel	75.18-1-1	\$ 5,000.00	
13	9 Crecco Pl, Town of Carmel, Lot Size: .82 Acres +/-	Carmel	75.20-1-21	\$ 7,000.00	
14	47 Mount Hope Rd, Town of Carmel, Lot Size: 100 x 116 +/-	Carmel	76.9-2-8	\$ 20,000.00	
15	122 Archer Rd, Town of Carmel, Lot Size: 1.36 Acres +/-	Carmel	85.8-2-1	\$ 25,000.00	
16	250 Hortontown Rd , Town of Kent, Lot Size: .37 Acres +/-	Kent	9.-1-56	\$ 1,200.00	
17	LANDLOCKED PARCEL: Dean Rd, Town of Kent, Lot Size: 3.85 Acres +/-	Kent	10.-1-41	\$ 1,100.00	
18	Dean Rd, Town of Kent, Lot Size: 1.2 Acres +/-	Kent	10.-2-14	\$ 16,000.00	
19	LANDLOCKED PARCEL: Cemetary Rd , Town of Kent, Lot Size: 2.67 Acres +/-	Kent	10.-2-17	\$ 17,000.00	
20	Rambler Rd, Town of Kent, Lot Size: .77 Acres +/-	Kent	10.19-1-31	\$ 3,000.00	
21	116 Ressique St, Town of Kent, Lot Size: .28 Acres +/-	Kent	11.-2-19	\$ 700.00	
22	Southlake Rd, Town of Kent, Lot Size: .24 Acres +/-	Kent	11.11-1-5	\$ 1,000.00	
23	Laurie Ct, Town of Kent, Lot Size: .63 Acres +/-	Kent	11.16-1-4	\$ 2,000.00	
24	Schrade Rd, Town of Kent, Lot Size: 2.02 Acres +/-	Kent	11.20-1-28	\$ 4,000.00	
25	Ludingtonville Rd, Town of Kent, Lot Size: .47 Acres +/-	Kent	12.-3-36	\$ 2,000.00	
26	157 Kent View Dr, Town of Kent, Lot Size: .91 Acres +/-	Kent	20.8-1-26	\$ 17,000.00	
27	Chief Nimham Cir , Town of Kent, Lot Size: .57 Acres +/-	Kent	21.17-1-35	\$ 16,000.00	
28	Deer Hill Ct, Town of Kent, Lot Size: 11.3 Acres +/-	Kent	22.-1-1	\$ 36,000.00	
29	Route 311, Town of Kent, Lot Size: .23 Acres +/-	Kent	22.-2-49	\$ 1,300.00	
30	Knollcrest Rd, Town of Kent, Lot Size: 49 x 98 +/-	Kent	22.42-1-6	\$ 700.00	
31	Stuyvesant Rd, Town of Kent, Lot Size: 100 x 180 +/-	Kent	22.57-1-45	\$ 14,000.00	
32	Homestead Dr, Town of Kent, Lot Size: 80 x 100 +/-	Kent	22.65-2-46	\$ 600.00	
33	LANDLOCKED PARCEL: Philippe Rd, Town of Kent, Lot Size: .96 Acres +/-	Kent	22.71-1-8	\$ 600.00	
34	Autumn Ct, Town of Kent, Lot Size: .71 Acres +/-	Kent	22.73-1-20	\$ 3,000.00	
35	Clarkson Rd, Town of Kent, Lot Size: 100 x 110 +/-	Kent	22.73-1-27	\$ 1,000.00	
36	North Terry Hill Rd, Town of Kent, Lot Size: 112 x 96 +/-	Kent	22.74-1-4	\$ 9,000.00	
37	Tuxedo Rd, Town of Kent, Lot Size: 100 x 100 +/-	Kent	22.74-1-35	\$ 8,000.00	
38	Route 311, Town of Kent, Lot Size: 80 x 100 +/-	Kent	22.75-1-5	\$ 600.00	
39	25 Brentwood Rd, Town of Kent, Lot Size: 120 x 100 +/-	Kent	22.75-1-58	\$ 17,000.00	
40	LANDLOCKED PARCEL: Philippe Rd, Town of Kent, Lot Size: 1.02 Acres +/-	Kent	22.79-1-11	\$ 500.00	
41	LANDLOCKED PARCEL: Philippe Rd, Town of Kent, Lot Size: 60 x 100 +/-NOTE: LOTS 46 AND 47 ARE B	Kent	22.79-1-14	\$ 500.00	
42	LANDLOCKED PARCEL: Philippe Rd, Town of Kent, Lot Size: 201 x 94 +/-NOTE: LOTS 46 AND 47 ARE B	Kent	22.79-1-16	\$ -	
43	LANDLOCKED PARCEL: Philippe Rd, Town of Kent, Lot Size: .14 Acres +/-NOTE: LOTS 46 AND 47 ARE B	Kent	22.79-1-17	\$ -	
44	<b>LANDLOCKED PARCEL: Scarborough Paper Rd, Town of Kent, Lot Size: 296 x 91</b>	<b>Kent</b>	<b>22.80-1-21</b>	<b>\$ -</b>	<b>NO BID</b>
45	Montrose Dr, Town of Kent, Lot Size: 40 x 173 +/-	Kent	22.83-1-21	\$ 900.00	
46	Beechmont Rd, Town of Kent, Lot Size: 100 x 100 +/-NOTE: LOTS 46 AND 47 ARE B	Kent	22.83-1-32	\$ 5,000.00	
47	Beechmont Rd, Town of Kent, Lot Size: 60 x 100 +/-NOTE: LOTS 46 AND 47 ARE B	Kent	22.83-1-33	\$ -	
48	Tibet Dr, Town of Kent, Lot Size: 1.05 Acres +/-	Kent	30.16-1-6	\$ 5,000.00	
49	Richardsville Rd, Town of Kent, Lot Size: 93 x 111 +/-	Kent	31.-2-12	\$ 1,300.00	
50	Richardsville Rd, Town of Kent, Lot Size: .75 Acres +/-	Kent	31.5-1-15	\$ 10,000.00	
51	2713 Route 301, Town of Kent, Lot Size: .23 Acres +/-	Kent	31.11-1-12	\$ 1,900.00	
52	481 Route 52, Town of Kent, Lot Size: 19.4 Acres +/-	Kent	33.14-1-8	\$ 10,000.00	
53	Barrett Hill Rd, Town of Kent, Lot Size: 205 x 100 +/-	Kent	33.23-1-7	\$ 3,000.00	
54	Quaker Rd, Town of Kent, Lot Size: 80 x 90 +/-	Kent	33.24-1-38	\$ 700.00	
55	109 Terry Hill Rd, Town of Kent, Lot Size: 100 x 100 +/-	Kent	33.27-1-16	\$ 100,000.00	
56	LANDLOCKED PARCEL: Spring Paper rd, Town of Kent, Lot Size: 125 x 100 +/-	Kent	33.32-1-10	\$ 500.00	
57	Holland Dr, Town of Kent, Lot Size: 40 x 100 +/-	Kent	33.32-1-82	\$ 800.00	
58	55 Worthington Ct, Town of Kent, Lot Size: .6 Acres +/-	Kent	33.40-1-35	\$ 231,000.00	
59	East Croton Dr, Town of Kent, Lot Size: 86 x 100 +/-	Kent	33.50-1-62	\$ 4,000.00	
60	Hawthorne Rd, Town of Kent, Lot Size: 140 x 100 +/-	Kent	33.58-1-24	\$ 6,000.00	
61	Crestwood Rd, Town of Kent, Lot Size: .33 Acres +/-	Kent	33.59-1-9	\$ 1,500.00	
62	Crestwood Rd, Town of Kent, Lot Size: 100 x 100 +/-	Kent	33.59-1-13	\$ 1,900.00	
63	Mamaroneck Rd, Town of Kent, Lot Size: 80 x 100 +/-	Kent	33.59-1-29	\$ 700.00	
64	Jay Ct, Town of Kent, Lot Size: 69 x 93 +/-	Kent	33.72-1-27	\$ 600.00	
65	Townners Rd, Town of Kent, Lot Size: 37 x 100 +/-	Kent	33.72-1-39	\$ 700.00	
66	5 Harriman Rd, Town of Kent, Lot Size: 120 x 107 +/-	Kent	33.74-1-12	\$ 30,000.00	
67	8 Heathcote Rd, Town of Kent, Lot Size: 60 x 100 +/-	Kent	33.74-1-36	\$ 151,000.00	
68	LANDLOCKED PARCEL: Inland Paper Rd , Town of Kent, Lot Size: .53 Acres +/-	Kent	33.82-1-4	\$ 800.00	
69	Gordon Rd, Town of Kent, Lot Size: 8.5 Acres +/-	Kent	42.-2-33	\$ 72,000.00	

## Schedule A

LotNumber	LotTitle	Town/City	Tax Map #	LotPrice	Notes
70	<b>LANDLOCKED PARCEL: Smokey Hollow Ct, Town of Kent, Lot Size: .31 Acres +/-</b>	<b>Kent</b>	<b>43.-2-36</b>	\$ -	<b>NO BID</b>
71	Marion Way, Town of Kent, Lot Size: .91 Acres +/-	Kent	44.5-1-42	\$ 10,000.00	
72	Rt 22, Town of Patterson, Lot Size: 48.91 Acres +/-	Patterson	4.14-1-5	\$ 25,000.00	
73	Rt 164, Town of Patterson, Lot Size: .23 Acres +/-	Patterson	23.7-1-6	\$ 500.00	
74	RT 164, Town of Patterson, Lot Size: .11 Acres +/-	Patterson	23.11-1-40	\$ 500.00	
75	36 Mountain View Rd, Town of Patterson, Lot Size: .99 Acres +/-	Patterson	23.12-1-7	\$ 8,000.00	
76	893 East Branch Rd, Town of Patterson, Lot Size: .26 Acres +/-	Patterson	24.7-1-21	\$ 700.00	
77	111 Slater Rd, Town of Patterson, Lot Size: .15 Acres +/-	Patterson	25.39-1-18	\$ 600.00	
78	54 Sanborn Rd, Town of Patterson, Lot Size: 300 x 200 +/-	Patterson	25.39-1-54	\$ 6,000.00	
79	40 Homer Dr, Town of Patterson, Lot Size: .22 Acres +/-	Patterson	25.40-2-12	\$ 1,400.00	
80	<b>LANDLOCKED PARCEL: Ferndale Ln, Town of Patterson, Lot Size: .29 Acres +/-</b>	<b>Patterson</b>	<b>25.41-1-39</b>	\$ -	<b>NO BID</b>
81	LANDLOCKED PARCEL: 15 Newton Rd, Town of Patterson, Lot Size: 60 x 100 +/-	Patterson	25.46-1-82	\$ 500.00	
82	6 Flint Rd, Town of Patterson, Lot Size: .3 Acres +/-	Patterson	25.55-2-29	\$ 600.00	
83	3 Fairville Rd, Town of Patterson, Lot Size: .27 Acres +/-	Patterson	25.62-1-40	\$ 500.00	
84	8 Roanoke Rd, Town of Patterson, Lot Size: .22 Acres +/-	Patterson	25.62-1-55	\$ 1,300.00	
85	40 Sullivan Dr, Town of Patterson, Lot Size: .18 Acres +/-	Patterson	25.62-1-61	\$ 500.00	
86	32 Victory Rd, Town of Patterson, Lot Size: .23 Acres +/-	Patterson	25.70-1-48	\$ 3,000.00	
87	Watkins & Hazel, Town of Patterson, Lot Size: .22 Acres +/-	Patterson	25.78-1-9	\$ 600.00	
88	LANDLOCKED PARCEL: Bullet Hole Rd, Town of Patterson, Lot Size: .56 Acres +/-	Patterson	34.13-1-67	\$ 500.00	
89	<b>LANDLOCKED PARCEL: Batavia Rd, Town of Patterson, Lot Size: 100 x 112 +/-</b>	<b>Patterson</b>	<b>36.22-1-42</b>	\$ -	<b>NO BID</b>
90	<b>LANDLOCKED PARCEL: Batavia Rd, Town of Patterson, Lot Size: .18 Acres +/-</b>	<b>Patterson</b>	<b>36.22-1-44</b>	\$ -	<b>NO BID</b>
91	9 Ripley Rd, Town of Patterson, Lot Size: .09 Acres +/-	Patterson	36.23-1-15	\$ 700.00	
92	173 Haviland Dr, Town of Patterson, Lot Size: .86 Acres +/-	Patterson	36.23-1-32-106	\$ 111,000.00	
93	<b>LANDLOCKED PARCEL: 14 Valley Rd, Town of Patterson, Lot Size: .08 Acres +/-</b>	<b>Patterson</b>	<b>36.41-1-32</b>	\$ -	<b>NO BID</b>
94	<b>LANDLOCKED PARCEL: 9 Valley Rd, Town of Patterson, Lot Size: .12 Acres +/-</b>	<b>Patterson</b>	<b>36.41-1-37</b>	\$ -	<b>NO BID</b>
95	Canopus Hill Rd, Town of Philipstown, Lot Size: .91 Acres +/-	Philipstown	61.-4-41	\$ 1,000.00	
96	Rt 9, Town of Philipstown, Lot Size: .43 Acres +/-	Philipstown	71.20-1-8	\$ 1,500.00	
97	8 Cliffside Ct, Town of Philipstown, Lot Size: 1 Acres +/-	Philipstown	82.20-2-25	\$ 7,000.00	
98	57 Upland Dr, Town of Philipstown, Lot Size: 1.04 Acres +/-	Philipstown	82.20-3-1	\$ 1,100.00	
99	45 Upland Dr, Town of Philipstown, Lot Size: 1.18 Acres +/-	Philipstown	82.20-3-11	\$ 4,000.00	
100	474 Sprout Brook Rd, Town of Philipstown, Lot Size: 97 x 504 +/-	Philipstown	83.10-2-40	\$ 8,000.00	
101	470 Sprout Brook Rd, Town of Philipstown, Lot Size: 97 x 457 +/-	Philipstown	83.10-2-42	\$ 16,000.00	
102	106 Upland Dr, Town of Philipstown, Lot Size: 2.43 Acres +/-	Philipstown	83.13-1-7	\$ 20,000.00	
103	Ridge Rd, Town of Philipstown, Lot Size: 2.56 Acres +/- NOTE: LOTS 103 AND 124	Philipstown	83.14-1-21	\$ 10,000.00	
104	Ridge Rd, Town of Philipstown, Lot Size: 1.08 Acres +/-	Philipstown	83.18-1-13	\$ 1,300.00	
106	32 Winston Lane, Town of Philipstown, Lot Size: 1.05 Acres +/-	Philipstown	90.8-2-9	\$ 1,700.00	
107	43 Winston Lane, Town of Philipstown, Lot Size: 1.05 Acres +/-	Philipstown	90.8-2-20	\$ 8,000.00	
108	81 Steuben Rd, Town of Philipstown, Lot Size: 65 x 223 +/-	Philipstown	90.8-2-49	\$ 800.00	
109	57 Steuben Rd, Town of Philipstown, Lot Size: 60 x 220 +/-	Philipstown	91.5-1-30	\$ 1,000.00	
110	13 Ethan Dr, Town of Philipstown, Lot Size: 67 x 232 +/-	Philipstown	91.6-1-45	\$ 2,000.00	
111	Lake Shore Rd, Town of Putnam Valley, Lot Size: .57 Acres +/-	Putnam Valley	41.9-1-2	\$ 4,000.00	
112	Arbutus St, Town of Putnam Valley, Lot Size: .52 Acres +/-	Putnam Valley	41.10-2-48	\$ 1,800.00	
113	Arbutus St, Town of Putnam Valley, Lot Size: .56 Acres +/-	Putnam Valley	41.10-2-55	\$ 1,900.00	
114	Brookside Ave, Town of Putnam Valley, Lot Size: 1.11 Acres +/-	Putnam Valley	41.15-1-3	\$ 13,000.00	
115	Wiccopee Rd, Town of Putnam Valley, Lot Size: 10.35 Acres +/-	Putnam Valley	52.-2-3	\$ 21,000.00	
116	148 Oscawana Heights Rd, Town of Putnam Valley, Lot Size: 80.73 Acres +/-	Putnam Valley	52.-2-40	\$ 160,000.00	
117	82 Wiccopee Rd, Town of Putnam Valley, Lot Size: 14.71 Acres +/-	Putnam Valley	52.-3-12	\$ 36,000.00	
118	Peekskill Hollow Rd, Town of Putnam Valley, Lot Size: 1.48 Acres +/-	Putnam Valley	52.-3-71	\$ 2,000.00	
119	Wenonah Rd, Town of Putnam Valley, Lot Size: .97 Acres +/-	Putnam Valley	62.25-1-7	\$ 7,000.00	
120	Sprout Brook Rd, Town of Putnam Valley, Lot Size: 1 Acres +/-	Putnam Valley	72.19-1-1	\$ 2,000.00	
121	Peekskill Hollow Rd, Town of Putnam Valley, Lot Size: .28 Acres +/-	Putnam Valley	73.-1-73	\$ 600.00	
122	LANDLOCKED PARCEL: Shamrock Drive Rear, Town of Putnam Valley, Lot Size: 4	Putnam Valley	74.14-1-18	\$ 3,000.00	
123	Tanglewylde Rd, Town of Putnam Valley, Lot Size: 1.13 Acres +/-	Putnam Valley	83.50-1-28	\$ 2,000.00	
124	Nova St, Town of Putnam Valley, Lot Size: .97 Acres +/- NOTE: LOTS 103 AND 124	Putnam Valley	83.56-1-4	\$ -	
125	157 Tanglewylde Rd, Town of Putnam Valley, Lot Size: .16 Acres +/-	Putnam Valley	83.58-1-5	\$ 111,000.00	
126	<b>Northway, Town of Putnam Valley, Lot Size: .09 Acres +/-</b>	<b>Putnam Valley</b>	<b>83.58-1-63</b>	\$ -	<b>NO BID</b>
127	Pleasant Rd, Town of Putnam Valley, Lot Size: .29 Acres +/-	Putnam Valley	83.65-1-21	\$ 500.00	
128	<b>Hewitt St, Town of Putnam Valley, Lot Size: 40 x 99 +/-</b>	<b>Putnam Valley</b>	<b>83.66-2-34</b>	\$ -	<b>NO BID</b>
129	<b>Aspen Ln, Town of Putnam Valley, Lot Size: .2 Acres +/-</b>	<b>Putnam Valley</b>	<b>83.72-1-50</b>	\$ -	<b>NO BID</b>
130	Nardin Rd, Town of Putnam Valley, Lot Size: .51 Acres +/-	Putnam Valley	83.72-1-54	\$ 900.00	
131	Nardin Rd, Town of Putnam Valley, Lot Size: .63 Acres +/-	Putnam Valley	83.72-1-58	\$ 5,000.00	
132	Tanglewylde Rd, Town of Putnam Valley, Lot Size: .11 Acres +/-	Putnam Valley	83.73-1-21	\$ 600.00	
133	Pleasant Rd, Town of Putnam Valley, Lot Size: .48 Acres +/-	Putnam Valley	83.73-1-41	\$ 1,600.00	
134	Walnut Rd, Town of Putnam Valley, Lot Size: .26 Acres +/-	Putnam Valley	83.73-2-13	\$ 1,400.00	
135	Lake Dr, Town of Putnam Valley, Lot Size: .06 Acres +/-	Putnam Valley	83.73-2-44	\$ 500.00	
136	Walnut Rd, Town of Putnam Valley, Lot Size: .54 Acres +/-	Putnam Valley	83.73-2-48	\$ 1,300.00	
137	Hewitt St, Town of Putnam Valley, Lot Size: .22 Acres +/-	Putnam Valley	83.74-2-60	\$ 700.00	
138	Hewitt St, Town of Putnam Valley, Lot Size: .1 Acres +/-	Putnam Valley	83.75-1-49	\$ 600.00	

## Schedule A

LotNumber	LotTitle	Town/City	Tax Map #	LotPrice	Notes
139	Traverse Rd, Town of Putnam Valley, Lot Size: .2 Acres +/-	Putnam Valley	83.80-1-20	\$ 800.00	
140	Traverse Rd, Town of Putnam Valley, Lot Size: .23 Acres +/-	Putnam Valley	83.80-1-38	\$ 600.00	
141	Enloe St, Town of Putnam Valley, Lot Size: .16 Acres +/-	Putnam Valley	83.82-2-25	\$ 700.00	
142	Grant Pl, Town of Putnam Valley, Lot Size: .13 Acres +/-	Putnam Valley	83.83-1-34	\$ -	NO BID
143	288 Peekskill Hollow Rd, Town of Putnam Valley, Lot Size: 1 Acres +/-	Putnam Valley	84.7-1-50	\$ 16,000.00	
144	LANDLOCKED PARCEL: Summer St, Town of Putnam Valley, Lot Size: .04 Acres	Putnam Valley	85.13-1-17	\$ -	NO BID
145	LANDLOCKED PARCEL: Parkway, Town of Putnam Valley, Lot Size: .23 Acres +/-	Putnam Valley	85.13-1-31	\$ 500.00	
146	LANDLOCKED PARCEL: Summer St, Town of Putnam Valley, Lot Size: 75 x 100 +/-	Putnam Valley	85.13-1-32	\$ 1,200.00	
147	Walnut Rd, Town of Putnam Valley, Lot Size: .98 Acres +/-	Putnam Valley	91.24-1-35	\$ 1,100.00	
148	Avon Rd, Town of Putnam Valley, Lot Size: .23 Acres +/-	Putnam Valley	91.25-1-20	\$ 600.00	
149	Ash St, Town of Putnam Valley, Lot Size: .32 Acres +/-	Putnam Valley	91.25-2-11	\$ 600.00	
150	LANDLOCKED PARCEL: Marshall Rd, Town of Putnam Valley, Lot Size: .08 Acres	Putnam Valley	91.26-2-32	\$ -	NO BID
151	Hollowbrook Rd, Town of Putnam Valley, Lot Size: .2 Acres +/-	Putnam Valley	91.27-1-7	\$ 600.00	
152	Hollowbrook Rd, Town of Putnam Valley, Lot Size: .02 Acres +/-	Putnam Valley	91.34-1-11	\$ -	NO BID
153	327 Brewster Hill Rd, Town of Southeast Valley, Lot Size: 100 x 175 +/-	Southeast Valley	46.17-1-3	\$ 6,000.00	
154	12 Settlers Hill Rd, Town of Southeast Valley, Lot Size: .12 Acres +/-	Southeast Valley	47.-4-13	\$ 500.00	
155	2100 Route 6, Town of Southeast Valley, Lot Size: 8.17 Acres +/-	Southeast Valley	55.-1-37	\$ 35,000.00	
156	35 Independent Way, Town of Southeast Valley, Lot Size: 136 x 75 +/-	Southeast Valley	56.-1-29	\$ 600.00	
157	300 Tonetta Lake Rd, Town of Southeast Valley, Lot Size: 170 x 140 +/-	Southeast Valley	56.12-1-2	\$ 8,000.00	
158	60 Tonetta Lake Way, Town of Southeast Valley, Lot Size: 2.8 Acres +/-	Southeast Valley	56.12-3-41	\$ 50,000.00	
159	LANDLOCKED PARCEL: 24 Putnam Terr, Town of Southeast Valley, Lot Size: 54 x 9	Southeast Valley	56.81-1-9	\$ 500.00	
160	95 Deans Corner Rd, Town of Southeast Valley, Lot Size: 6.86 Acres +/-	Southeast Valley	78.-1-66	\$ 20,000.00	
161	LANDLOCKED PARCEL: 179 Peach Lake Rd, Town of Southeast Valley, Lot Size: 2	Southeast Valley	79.6-1-23	\$ 1,100.00	