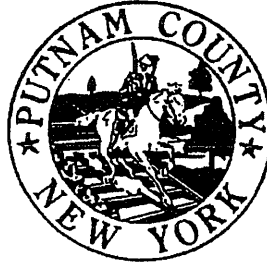


THE PUTNAM COUNTY LEGISLATURE

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)

Tuesday

August 20, 2024

(Immediately Following the 6:00p.m. Health Mtg.)

- 1. Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval/ Grant Application/ Crest Grant Program/ Putnam County Office Building ADA Compliant Bathrooms/ Commissioner Planning, Development & Public Transportation
Barbara Barosa**
- 4. Approval/ Ratification of Application for Grant Funds Available through the NYSEDA Clean Energy Communities Program and NY SWIMS Initiative/ Commissioner Planning, Development & Public Transportation Barbara Barosa**
- 5. 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**
- 6. Discussion/ Approval/ 2024 Tax Sale Auction Lot #5/ Commissioner of Finance Michael Lewis**
- 7. FYI/ Fund Transfer 24T206/ Sheriff's Department – Amended Jail Cleaning, Sheriff's Garage Cleaning, and Courthouse Cleaning Bid**
- 8. Other Business**
- 9. Adjournment**

cc: all
phys. -s/ad

APPROVE

3

APPROVAL/ GRANT APPLICATION/ CREST GRANT PROGRAM/ PUTNAM COUNTY OFFICE BUILDING ADA COMPLIANT BATHROOMS

WHEREAS, Section 5-2(E) of the Putnam County Code provides that an applicant of any grant application that does not require local Putnam County ("the County") matching funds shall notify the Putnam County Legislature ("the Legislature") of the submission of a grant application and, further, if the Legislature objects to such grant application, the applicant shall not apply for said grant; and

WHEREAS, by and through the State of New York and the Office of Senator Peter Harchham, the County has the opportunity to apply for a Community Resiliency, Economic Sustainability and Technology Program (CREST) Grant in the amount of \$200,000 administered by the Dormitory Authority of the State of New York ("DASNY") for installation of ADA compliant bathrooms at the County Office Building (one per floor); and

WHEREAS, the purpose of the grant funds is to subsidize the costs associated with the Project; and

WHEREAS, there is no matching fund requirement by the County to accept the CREST grant for the Project; now therefore be it

RESOLVED, that the Legislature authorizes and approves the County's submission, by the Department of Planning, Development and Public Transportation, of its application for a \$200,000 grant administered through DASNY and awarded by the CREST Grant Program for the Project; and be it further

RESOLVED, that this resolution shall take effect immediately.

2024 AUG - 9 PM 12: 17
LEGISLATURE
PUTNAM COUNTY
CARMEL, NY

Diane Schonfeld

From: Barbara Barosa
Sent: Friday, August 9, 2024 11:15 AM
To: Diane Schonfeld; Diane Trabulsy
Cc: Joseph Bellucci; Thomas Feighery; Matthew Covucci; Jennifer Caruso; Jennifer Nygard
Subject: CREST grant for \$200,000. Request approval to use for COB ADA bathrooms
Attachments: Resolution - CREST grant \$200,000 COB ADA bathrooms.docx

Good Morning Diane,

Attached please find a proposed Resolution respectfully requested be placed on the next Physical Services Meeting agenda for the Legislature's review/consideration.

Thank you,
Barbara

*Barbara Barosa, AICP, Commissioner
Putnam County Department of Planning, Development and Public Transportation
841 Fair Street
Carmel, NY 10512
845-878-3480 x48107*



Barbara Barosa, AICP

Commissioner • Department of Planning, Development & Public Transportation •

PHONE | 845.878-3480 • WEBSITE | PUTNAMCOUNTYNY.COM

PUTNAM COUNTY NEW YORK GOVERNMENT

"Empowering Putnam County through dedicated service."

cc: all
Phys 8-20-24

Approval
#4

RESOLUTION

APPROVAL/RATIFICATION OF APPLICATION FOR GRANT FUNDS AVAILABLE THROUGH THE NYSERDA CLEAN ENERGY COMMUNITIES PROGRAM AND NY SWIMS INITIATIVE

WHEREAS, NYSERDA has allocated Putnam County \$125,000, \$10,000 and \$5,000 respectively in Clean Energy Communities funding to invest in future-focused clean energy solutions; and

WHEREAS, the County has identified opportunities to utilize the funding toward energy efficient window upgrades at the Donald B. Smith Campus and the purchase of electric landscaping equipment; and

WHEREAS, as part of the NYS SWIMS initiative, Putnam County is eligible for \$30,000 of funding as part of an initiative to support municipal swimming facilities in underserved communities; and

WHEREAS, the County is desirous to utilize the funds to enhance the lifeguard training program for both the County and its municipal partners; and

WHEREAS, both funding opportunities require applications to apply the funding to eligible projects, and the deadline for application submissions for the SWIMS grant application is due Friday, August 9, 2024, and the NYSERDA grant funding is awarded on a rolling basis until the funding is fully allocated; and

WHEREAS, both grant funding opportunities are one hundred (100%) percent State funding; and

WHEREAS, Section 5-1(D)(1) of the Putnam County Code requires the Legislature approve all grant applications prior to their submission and that in the event time is of the essence requiring submission before Legislature approval is obtained for such application submission, consideration of the application shall occur at the next Full Legislature Meeting; and

WHEREAS, the Legislature, by and through the Physical Services Committee, approves the County's application for NYSERDA and SWIMS grant funding that have been submitted; now therefore be it

RESOLVED, that the County Executive, together with the County Legislature, supports the County's applications to NYSERDA and SWIMS in connection with the costs associated with window replacements, electric landscaping equipment and the lifeguard training program, is hereby accepted, approved and ratified by the County Legislature.

2024 AUG - 9 PM 3:32
LEGISLATURE
PUTNAM COUNTY
CARMEL, NY

Diane Schonfeld

From: Barbara Barosa
Sent: Friday, August 9, 2024 2:42 PM
To: Diane Schonfeld; Diane Trabulsy
Cc: Thomas Feighery; Joseph Bellucci; Chris Ruthven
Subject: Request for Retroactive Approval for Grants
Attachments: Reso-NYSERDA.SWIMS Grant App Retroactive Approval-Aug24 (002).docx

Good Afternoon Diane,

Attached please find a proposed Resolution respectfully requested be placed on the next Physical Services Meeting agenda for the Legislature's review/consideration.

Thank you,
Barbara

*Barbara Barosa, AICP, Commissioner
Putnam County Department of Planning, Development and Public Transportation
841 Fair Street
Carmel, NY 10512
845-878-3480 x48107*



Barbara Barosa, AICP

Commissioner • Department of Planning, Development & Public Transportation •

PHONE | 845.878-3480 • WEBSITE | PUTNAMCOUNTYNY.COM

PUTNAM COUNTY NEW YORK GOVERNMENT

"Empowering Putnam County through dedicated service."

PHYS. 8/20

Approval #5

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.

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 & 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

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

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 DETAILS

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.	
CURRENT OWNERSHIP & SALES HISTORY	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

DEFINITIONS

DEFINITION OF MARKET VALUE The value estimates rendered herein are based upon the following definition of Market Value¹:

"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."*¹

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."*¹

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."*¹

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."*²

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

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

². All definitions in italics are taken from *The Dictionary of Real Estate Appraisal*, 6th 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.

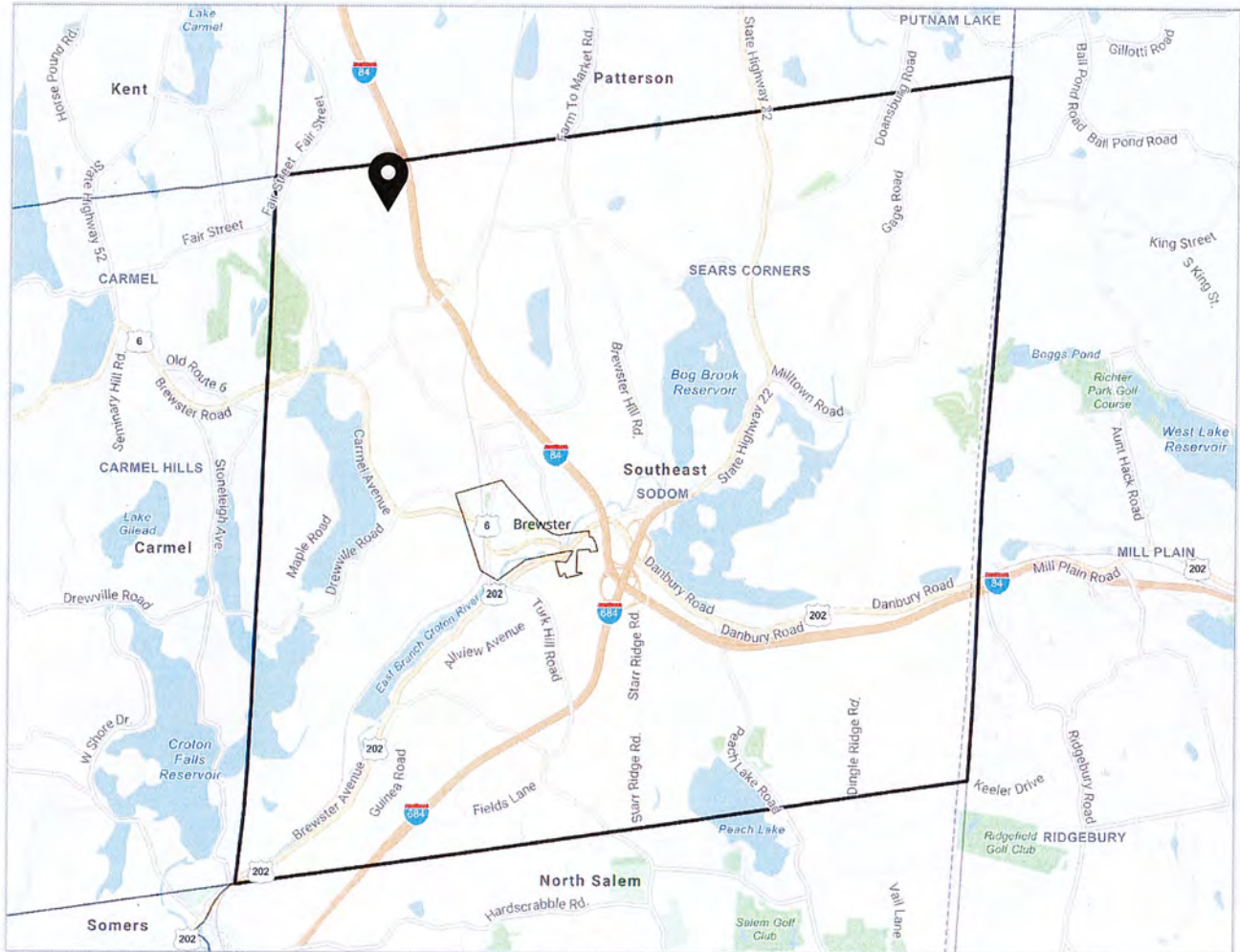
Reconciliation

- 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

AREA DATA

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	RANKINGS (IN)	PUTNAM COUNTY	NEW YORK
STATE	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)

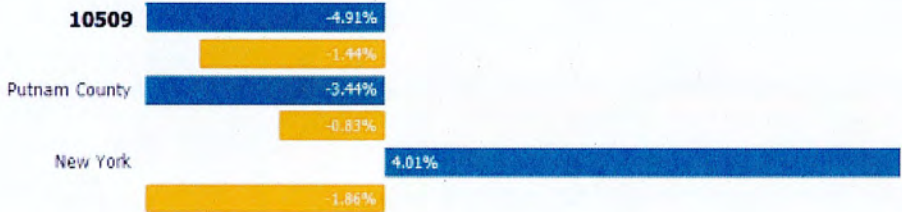


Population Change Since 2010

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.

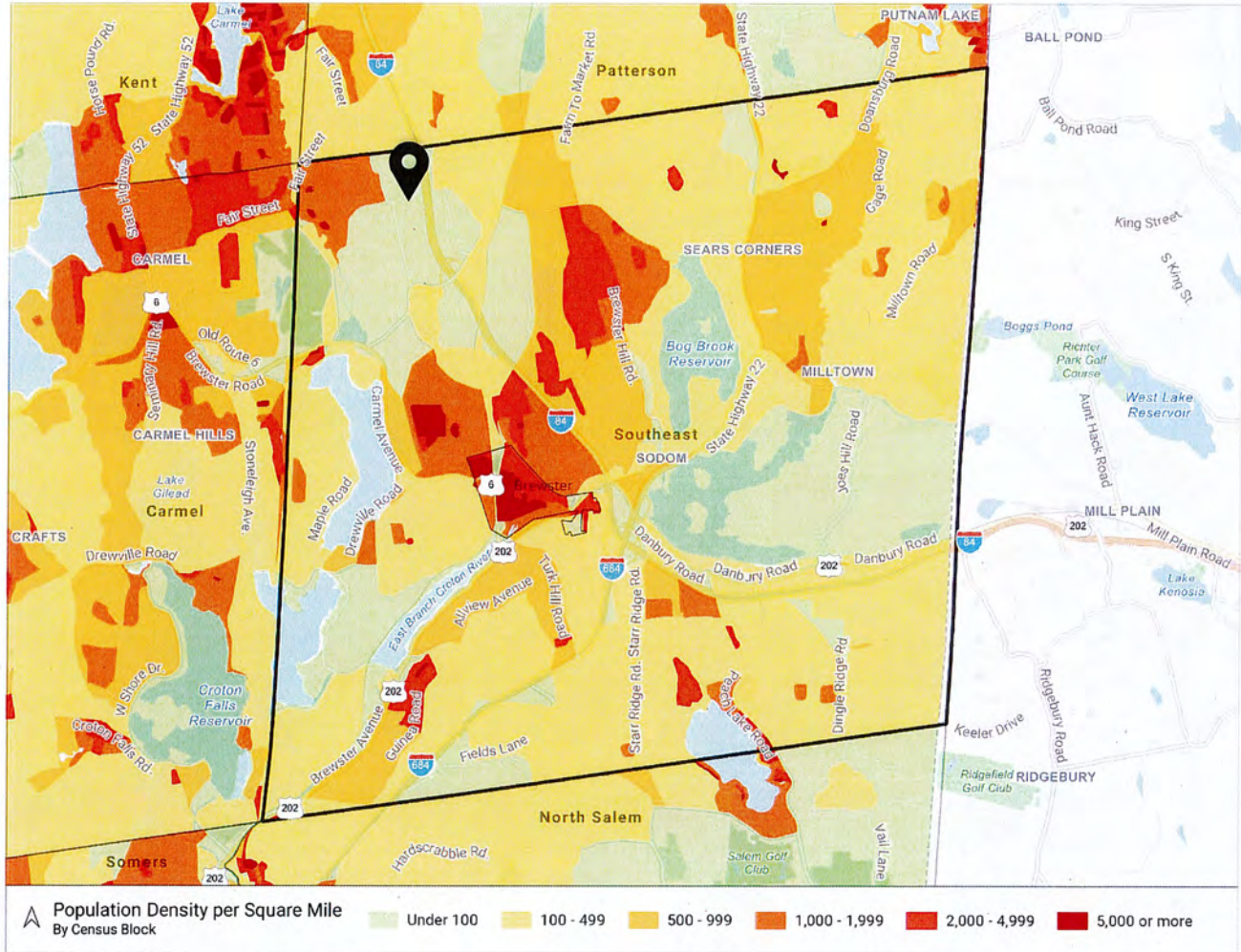
Data Source: U.S. Census American Community Survey via Esri, 2022
Update Frequency: Annually

■ 10509



POPULATION DENSITY

AREA DATA



100 Zimmer Road, Brewster, NY 10509
 County of Putnam

MCGRATH & CO
 REAL ESTATE APPRAISERS

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

■ 2022
 ■ 2027 (Projected)



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

■ 2022
 ■ 2027 (Projected)



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

■ 2022
 ■ 2027 (Projected)



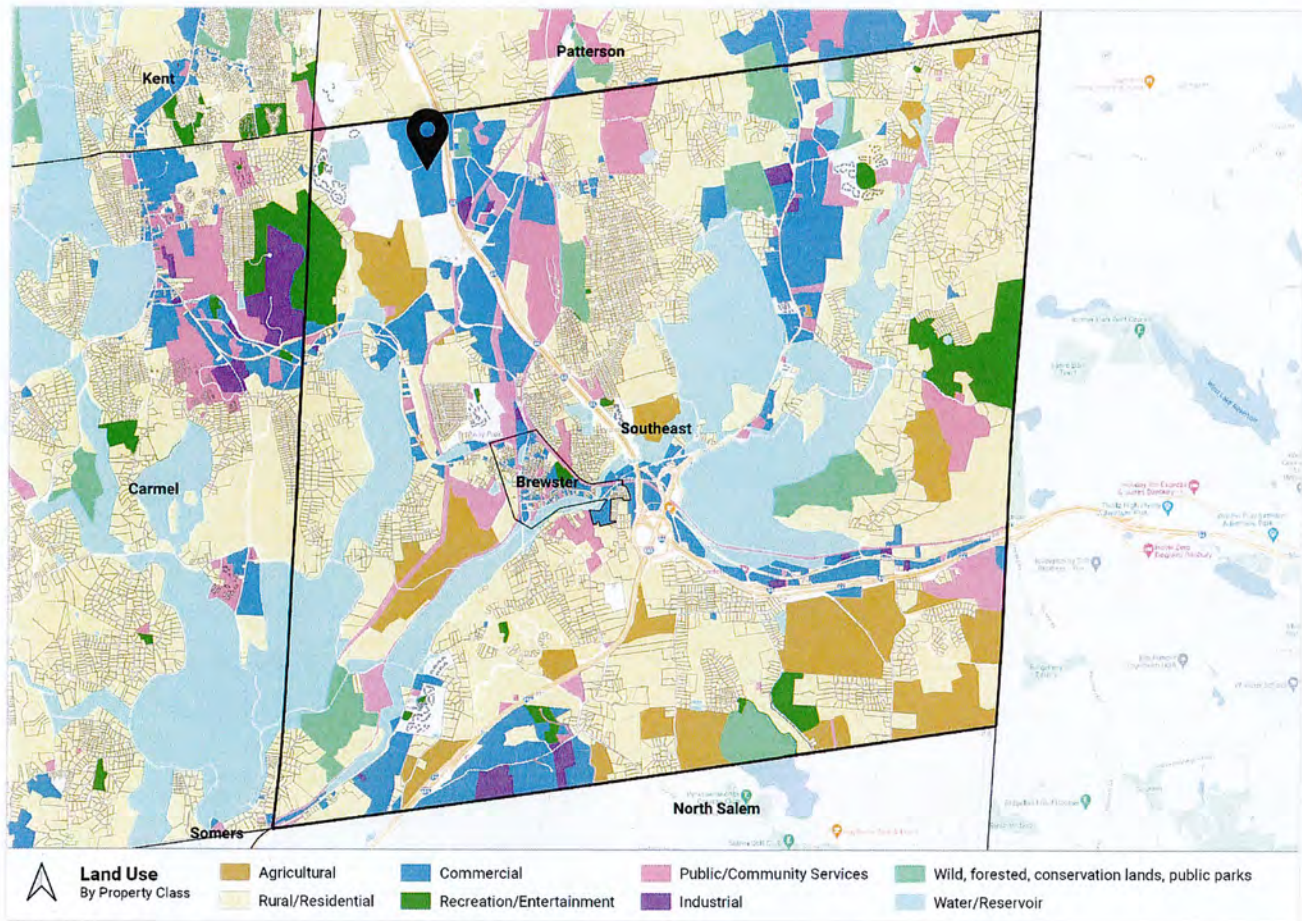
Average Disposable Income

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



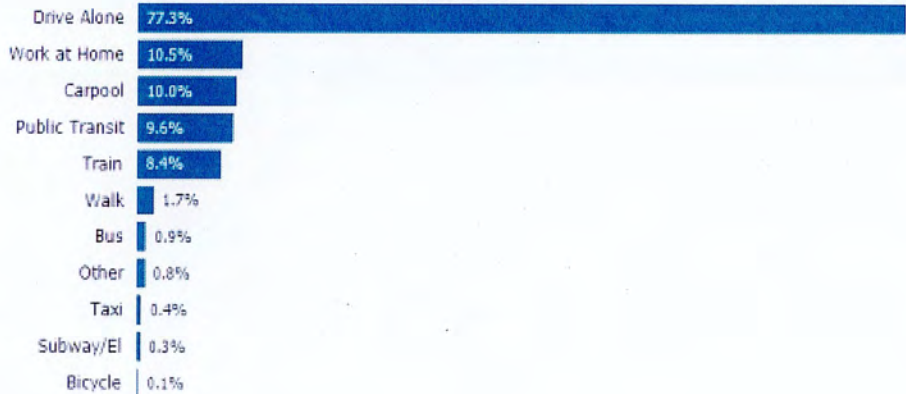
How People Get to Work

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



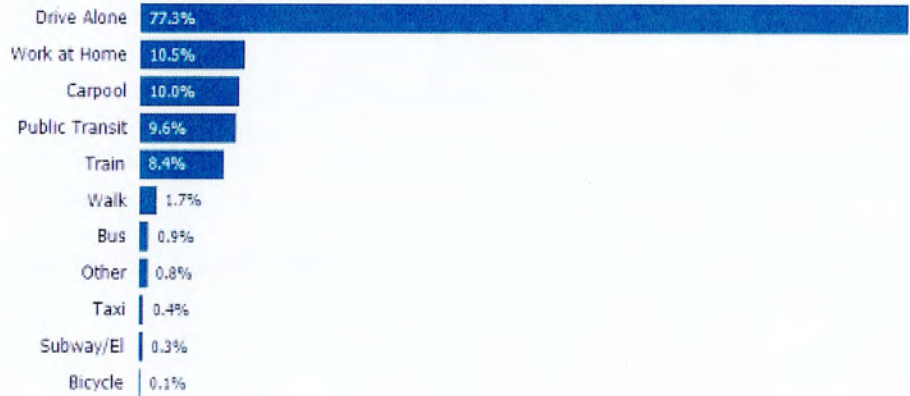
How People Get to Work

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

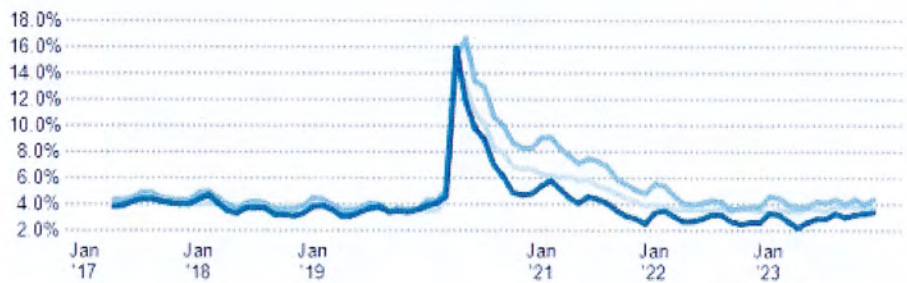
Unemployment Rate

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	\$360K
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

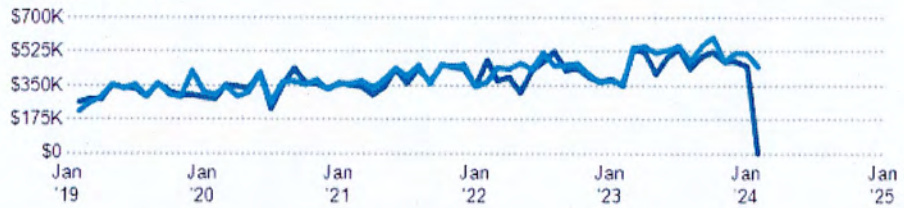
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

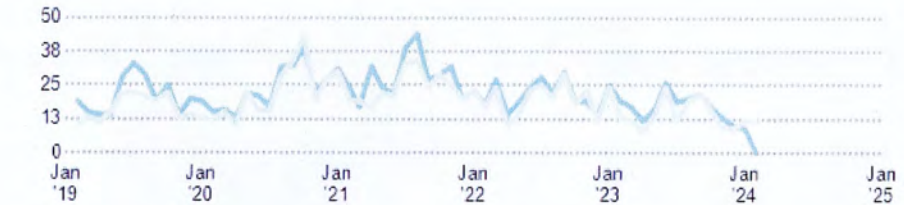
Update Frequency: Monthly

- 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.		

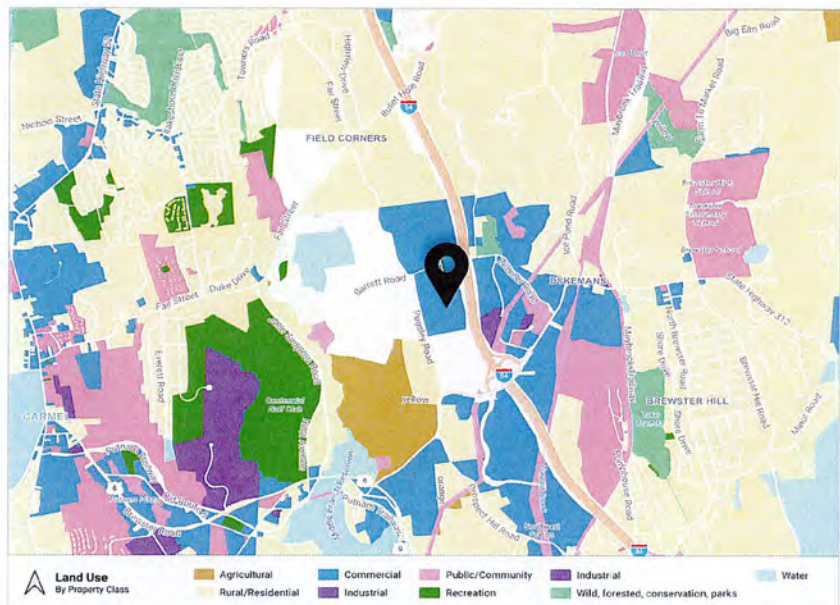
A short distance south of the subject along NYS RT 312 is The Highlands Center, a regional “Power Center” comprising 377,000± square feet of space anchored by Home Depot, Kohl’s and Marshall’s. East of Interstate 84 is Terravest Corporate Park, a multi building complex housing Putnam County Department 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

MCGRATH & CO
REAL ESTATE APPRAISERS

Neighborhood Map

AREA 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
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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

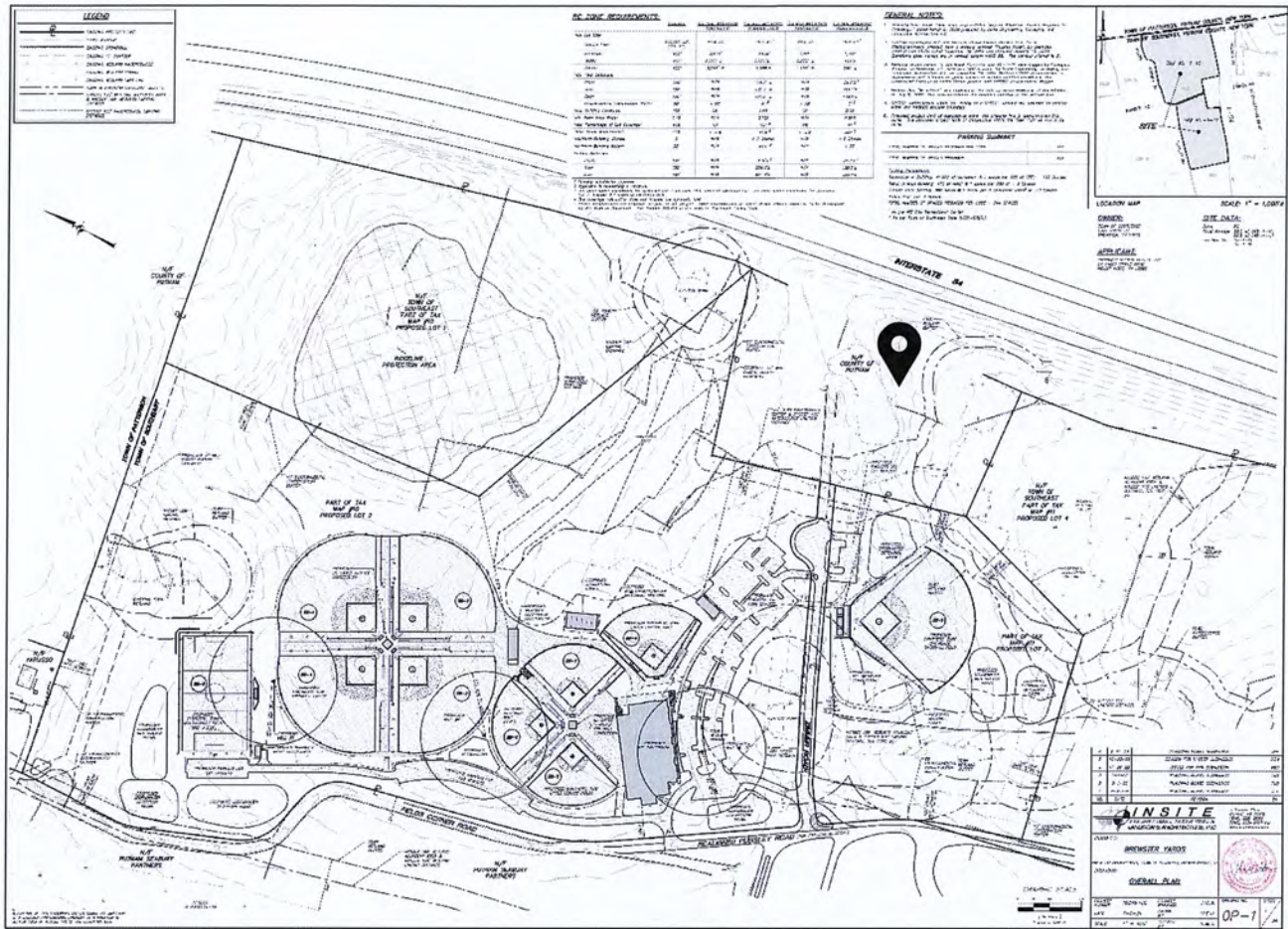
SITE 5A1



100 Zimmer Road, Brewster, NY 10509
County of Putnam

MCGRATH & CO
REAL ESTATE APPRAISERS

Site Plan



The site plan above provides a visual depiction of the proposed commercial recreation complex referred to as Brewster Yards (Pro Swing). The development involves the construction of 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. The callout marks the subject property and its relation to the aforementioned development.

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%
Equalized Full Value	\$80,000	\$80,000	\$80,000

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
Total			\$2,667.77			\$2,450.69			\$2,484.53

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 / HIGHEST & BEST USE

ZONING SUMMARY

JURISDICTION Southeast
 DISTRICT RC - Rural Commercial

CATEGORY

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.

DIMENSIONAL REGS

PERMITTED USES

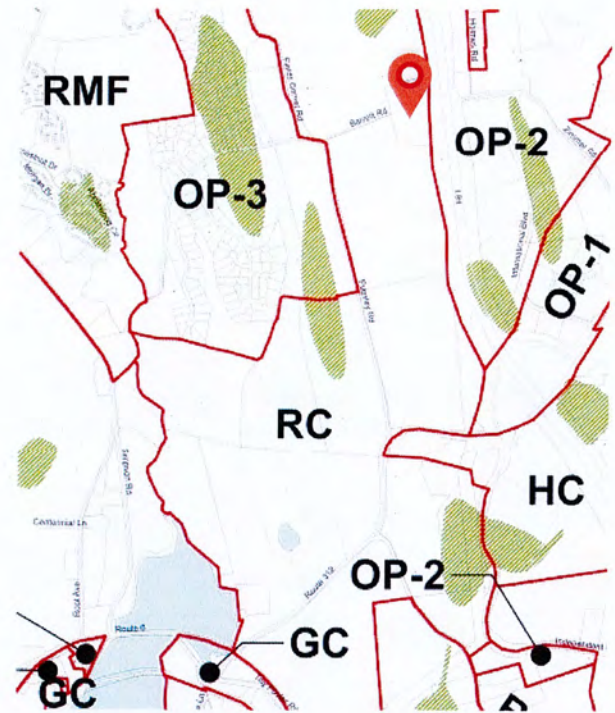
Craft workshop
 Nursery
 Office
 Restaurant
 Recreation
 Kennel
 Single-family residential

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, 6th 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

LEGALLY PERMISSIBLE USE	AS THOUGH VACANT	AS IMPROVED	
	Recreational	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.

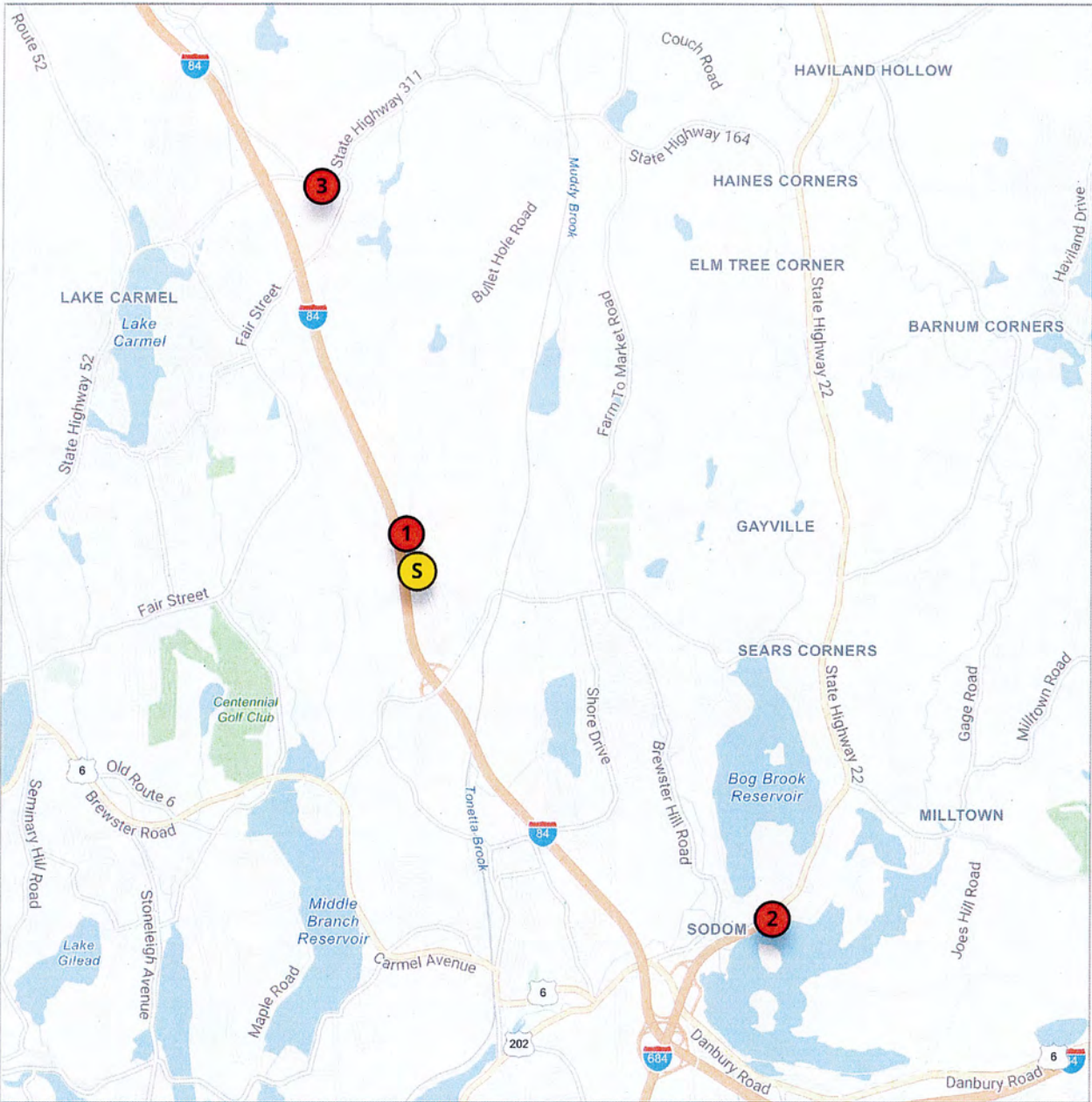
Selection of Comparable Sales

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

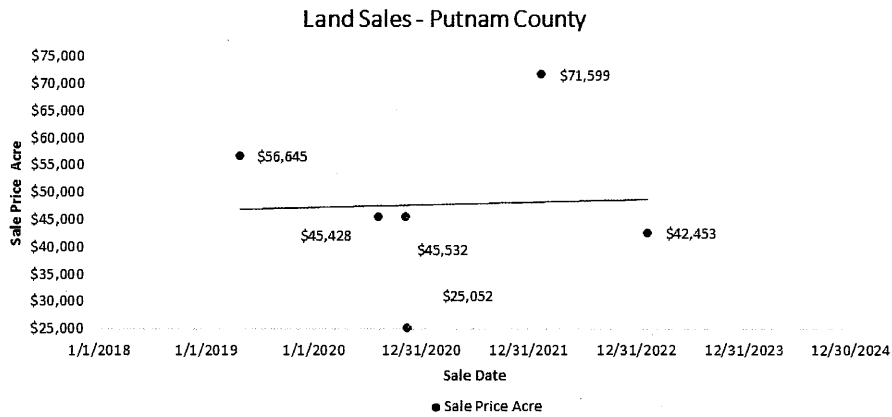
BUYER	Rome American Holding, LLC	LIBER/PAGE	2169/322
SELLER	Eugene Schiavone	SALE DATE	08/06/2020
PROPERTY RIGHTS	Fee Simple	DEED DATE	08/17/2020
FINANCING	Cash	SALE PRICE	\$775,000
DAYS ON MARKET	N/A	\$ PER SF	\$45,428

SALE NOTES

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

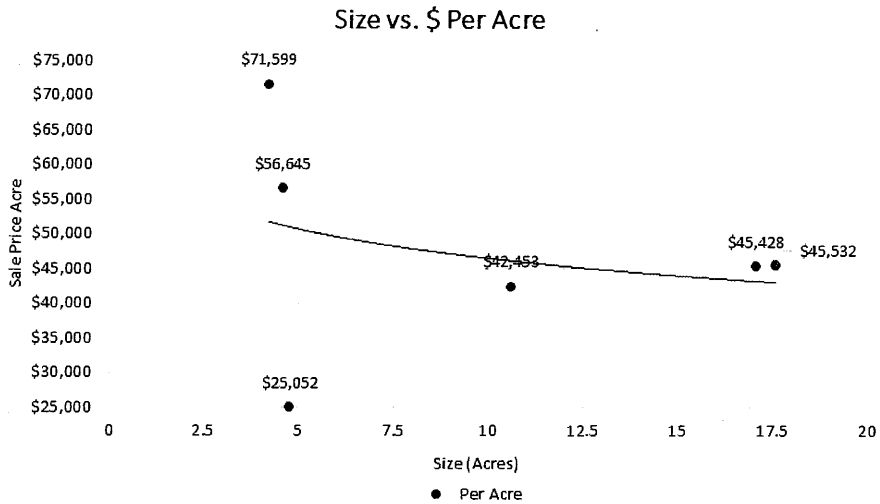
TRANSACTIONAL ADJUSTMENTS

- 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
Transactional adjustments:				
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
		\$42,934	\$47,090	\$47,081
Property adjustments:				
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		\$28,336	\$29,667	\$31,544

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%

Weighted Average	\$29,471
Conclusion	\$29,000

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

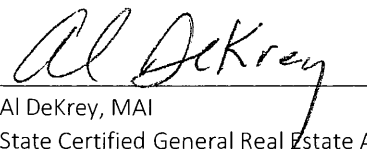
Certification – Standards Compliant Appraisal Report

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
102B 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	<i>State of New York</i> <i>Department of State</i> 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 Glenida Ave
 Carmel, NY 10512

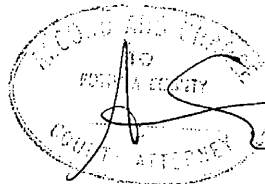
GRANTOR/MORTGAGOR
 Town of Southeast

DO NOT WRITE BELOW THIS LINE

DEED MTG SAT ASMT CEM POA ESE
 OTHER _____

RECORDING FEES	# OF PAGES
RCD FEE _____	5 C/R
STAT CHG _____ 20.00	
REC MGMT _____ 20.00	
CROSS REF _____	
TOTAL _____	

RESERVE FOR CERTIFICATION



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 3rd 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 Townof 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 piont 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 Townof 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. 7/27/14
7/7/14



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

BARBARA BAROSA, AICP
COMMISSIONER



KEVIN M. BYRNE
PUTNAM COUNTY EXECUTIVE

*05/20/24
7/11/24*

Discussion/APP

5

Phy. 8/20/24

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

Phup. 8/22/24
Discussion / Approval
#6



MICHAEL J. LEWIS
Commissioner of Finance

SHEILA M. BARRETT
First Deputy Commissioner of Finance

ALEXANDRA GORDON
Deputy Commissioner of Finance

DEPARTMENT OF FINANCE

MEMORANDUM TO: Diane Schonfeld
Legislative Clerk

MEMORANDUM FROM: Michael J. Lewis
Commissioner of Finance – *MJL*

DATE: August 15, 2024

REFERENCE: **Lot #5, 2024 Tax Sale Auction**

2024 AUG 15 AM 10:32
LEGISLATURE
PUTNAM COUNTY
CARMEL, NY

Pursuant to Resolution #2024-180, on July 10, 2024, the County of Putnam held a public auction for its 2024 Real Property Tax Sale. As stated at the Physical Meeting held on July 23, 2024, Finance made the Chairman of Physical and the rest of the legislature aware that the highest bidder on Lot # 5, parcel known as Carmel tax map #63.-1-6, made a transpositional error on the date of the auction by bidding \$160,000 when the intent was to be for \$1,600. After careful consideration with the Chairman of Physical, Legislative Council, and the County Attorney, it was removed from the ratification of sale by the Legislature on August 6, 2024, due to such error.

Pursuant to Section #19 of the Terms and Conditions of the Collar City Brochure, if the highest bidder fails to complete their contractual obligations as the successful highest bidder or fails to consummate the purchase of the parcel(s), at the discretion of the County shall be offered the opportunity to sell the parcel to the second highest bidder. The County subsequently learned that the second highest bidder, is an adjoining property owner who bid at \$1,500.00.

It is my recommendation to the Chairman of Physical and the rest of the Legislature that Lot # 5 be sold to the second highest bidder, an adjoining property owner, for the bid amount of \$1,500.00. This will ultimately get this parcel back on the Tax Roll and benefit the Tax Base of Putnam County Residents.

COUNTY OF PUTNAM

FUND TRANSFER REQUEST

*cc: all
Phys - FYI
A+A - sign
Sign
FYI: #7*

TO: Commissioner of Finance
FROM: Thomas Feighery, Commissioner
DEPT: Dept. of Public Works
DATE: July 19, 2024

2024 JUL 25 AM 9:32
LEGISLATURE
PUTNAM COUNTY
CARMEL, NY

I hereby request approval for the following transfer of funds:

FROM	TO	AMOUNT	PURPOSE
ACCOUNT#/NAME 10116200 54755 Judicial Janitorial	ACCOUNT #/NAME 10011000 54755 Jail Janitorial	\$1,800.00	Jail bid price for cleaning increased, Cthse bid price dropped significantly (original F/T in January did not take into Account Sheriff's Garage cleaning) <i># Courthouse</i>

SIGNATURES NOT NEEDED - THEY WILL BE AUTHORIZED VIA COMPUTER SYSTEM

2024 Fiscal Impact \$0
2025 Fiscal Impact \$0

Department Head Signature/Designee Date

AUTHORIZATION. : (Electronic signatures)

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

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

247206

2024
Bid

RFB-40-23

Janitorial Services

BID RESULTS

					Apple Maintenance Services, Inc. 5 Westchester Plaza, Suite 105 Elmford, NY 10523	Clearing Services of Hudson Valley, Inc. 53 Ramapo Road, Suite 88 Garnerville, NY 10921	Gateway Building Services, Inc. 29 North Liberty Drive Stony Point, NY 10980	Reliable Cleaning & Restoration Systems, Inc. 450 Westbury Ave Carle Place, NY 11514	NSI Clean Worldwide, Inc. 70 Maple Drive Middletown, NY 10940					
B	1	COURTHOUSE	12	MONTHS	\$12,000.00	\$144,000.00	\$5,600.00	\$67,200.00	\$7,410.00	\$88,920.00	\$4,900.00	\$58,800.00	\$3,541.00	\$42,492.00
B	2	SHERIFF'S DEPT	12	MONTHS	\$8,625.00	\$55,500.00	\$1,950.00	\$23,400.00	\$2,778.75	\$33,345.00	\$3,000.00	\$36,000.00	\$3,541.00	\$42,492.00
					\$198,500.00	\$70,600.00	\$12,225.00	\$94,800.00						

LOW BIDDER

	<u>Old Price</u>	<u>New Price</u>
Ctise	5608/mo	3541/mo
Sheriff's	1927/mo	3541/mo