

ADOPTED OCTOBER 2017
 Town of Wawayanda PLANNING BOARD
FEE SCHEDULE

INFORMAL APPLICATION / ONLY ONE (1) MEETING PLUS ANY APPLICABLE REVIEW FEES

Lot Line Change	\$ 250.00
Forestry Operation	\$ 250.00
Home Occupation	\$ 250.00
All other applications	\$ 250.00

<u>LOT LINE CHANGE.....</u>	<u>\$ 350.00</u>
<u>Amended Subdivision Plan</u>	<u>\$ 250.00</u>

<u>MINOR SUBDIVISION</u> (4 Lots of less).....	\$ 500.00
Plus	\$ 200.00 per lot

<u>MAJOR SUBDIVISION / 5-15 LOTS</u>	
With or Without Central Sewer & Water	\$ 1000.00
PLUS	\$ 200.00 per lot

<u>MAJOR SUBDIVISION / 16 or MORE LOTS</u>	
With or Without Central Sewer & Water	\$ 1500.00
PLUS	\$ 200.00 per lot

<u>SITE PLAN / NON RESIDENTIAL</u>	
Non Residential Site Plans	\$ 1500.00
Plus \$ 150.00 per 1000 Sq. Ft. of building	\$ 150.00

AMENDED SITE PLAN/NON RESIDENTIAL

Application Fee for anything related to Amended Site Plan. \$ 1500.00 plus
 \$150.00 per 1000 Sq. Ft. of new building \$ 150.00

Minor changes to approved site plans that propose a change, not to exceed 1000
 SQ. FT. of Improvements within the approved footprint.
\$ 300.00

Change of use that does not propose any physical change to an approved site
 plan..... \$ 150.00

SOLAR ARRAY	\$ 1500.00
PLUS	\$ 2500.00 per Mega Watt

SITE PLAN / MINING

\$ 500.00 for the first 5 acres of disturbance
 \$ 100.00 for each additional acre of disturbance

SITE PLAN / FORESTRY	\$ 250.00
SITE PLAN / HOME OCCUPATION	\$ 250.00
SITE PLAN / ACCESSORY APARTMENT	\$ 250.00

PUBLIC HEARING FEE	\$ 150.00
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CLERICAL	\$ 30.00 per hour
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COPIES25 cents per pg
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Planning Board Consultant Fees are not included. (See Escrow)

All Consultant Fees are billed on an hourly basis and are subject to change WITHOUT NOTICE. Consultant Fees as follows:

McGoey, Hauser & Edsall \$ 36.00 to \$ 140.00 per hour

Robert Hansen / Landscape Arch..... \$ 95.00 per hour

Recording Secretary/Stenographer\$ 5.25 per page plus \$75.00 appearance fee and \$15.00 shipping and handling if mailed.

****Public Improvements **** Inspection Fee: 4% of estimated total costs.

****Private Improvement**** Inspection fee: 2% of estimated total costs.

The TOWN ENGINEER **MUST witness** all perc tests. Escrow money must be on file before this can be done.

Town of Wawayanda Planning Board

ESCROW FEE SCHEDULE

The applicant shall deposit with the town the cost of professional services required for review of the application. Escrow monies not expended are returnable to applicant. Where charges exceed the escrow account balance, additional funds will be requested to cover said costs.

The following fees apply:

SUBDIVISION	\$ 300.00 per lot for each lot up to five (5) lots. \$ 100.00 per lot for each lot over five (5) lots.
LOT LINE CHANGE	\$ 500.00
MULTI-FAMILY SITE PLAN	First 50 Units - \$100.00 per unit Over 50 Units - \$ 50.00 per unit
COMMERCIAL SUBDIVISION	First five (5) lots - \$ 350.00 each Over five (5) lots - \$ 125.00 each
SOLAR ARRAY	\$ 1500.00
SITE PLAN or SPECIAL PERMIT	\$ 300.00 plus \$ 50.00 per 1,000 sq. ft. building floor area
SEQRA	Short Environmental Assessment Form \$ 150.00 Long Environmental Assessment Form \$ 300.00 Environmental Impact Statement \$ 5000.00

Breakdown of all fees must accompany check.

TOWN OF WAWAYANDA
TOWN HISTORIAN

Town Historian/Edward Horan
80 Ridgebury Hill Road
Slate Hill, New York 10973

Date: _____

According to Chapter 72 "Cultural Resources Management Law" prior to granting site plan approval, subdivision approval, or any other approval required by the Town of Wawayanda Planning Board, the Planning Board shall make a determination on whether the property is likely to contain significant cultural resources base upon Preliminary inquiry.

Property Ownership Dewpoint, LLC

Property Location Dolsontown Road, west of Caskey Lane

Applicant Real Deal Management, Inc. d/b/a RDM Group

Section 4 Block Lot (s) Block 1 - Lot 50.32

Comments per Town Historian: _____

Edward Horan
Town Historian

Recreation Fee Note

“Each residential, industrial and commercial subdivision and site plan contribute recreational fees calculated on the basis of the gross floor area of new construction resulting from new subdivisions and site plans”

This local law was filed with the Secretary of State and any approvals granted after April 14, 2003 shall have a note attached to the plat stating so.

AGRICULTURAL MAP NOTES

It is the policy of the State of New York and the Town of Wawayanda to conserve, protect, and encourage the development and improvement of Agricultural Land for the production of food and other products and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that FARMING ACTIVITIES are the **MAIN LAND USE** occurring within the district. Such farming activities may include but not be limited to the following activities:

1. That FARMING does not only occur between 8:00 a.m. and 5:00 p.m. and is dependent on mother nature. Residents should be aware of NOISE FROM AGRICULTURAL MACHINERY being operated in nearby fields on both EARLY MORNING AND EVENING HOURS and noise from crop drying fans which are RUN 24 HOURS A DAY during the harvesting season.
2. That the roads leading to and from the subdivision area frequently traveled by farmers and their SLOW MOVING FARM VEHICLES and EQUIPMENT.
3. That farm neighbors very often SPRAY THEIR CROPS with pesticides in accordance with ACCEPTED PRACTICES REGULATED by the New York State Department of Environmental Conservation.
4. That existing agricultural operations may CREATE BOTH UNAVOIDABLE ODORS and UNSIGHTLINESS commonly associated with farming operations in THIS AREA.
5. That there are DANGERS of letting CHILDREN and PETS roam into any adjacent field which is private property.
6. That residences for seasonal farm laborers are an accessory use to farming activities in the agricultural zones.
7. BE ADVISED of the possible nuisance of blowing dust and black dirt caused by windstorms in this area.

Town of Wawayanda Planning Board

Site Plan Checklist

Applicant's Name: Real Deal Management, Inc. d/b/a RDM Group

Tax Map Number: 335600 - SBL: 4-1-50.32

I. The following items shall be submitted as part of the Planning Board Application Process.

1. X Planning Board Application.
2. X Environmental Assessment Form.
3. X Application Fees.
4. X Completed Checklist.
5. X Site Inspection Authorization.
6. X Owner's Endorsement.
7. X Application Fee and Supporting Calculations.
8. X Provide eleven (11) copies of the site plan. Multiple plan sets must be correlated packages. The original must be identified.

II. The following checklist items shall be incorporated on the Site Plan prior to consideration of being placed on the Planning Board Workshop Agenda other than for informal discussion.

1. X Name and address of Applicant.
2. X Name and address of Owner.
3. X A copy of the deed (only if there is new property owner for the subject parcel).
4. X Site Plan title and location.
5. X Tax Map Data (Section-Block-Lot).
6. X Location map at a scale of 1"=2,000 ft.
7. X Date of preparation and/or date of any plan revisions.
8. X Scale the site plan is drawn to and a north arrow.
9. X Zoning table showing what is required in the particular zone and what applicant is proposing.
10. X The name of adjoining owners within two hundred (200) feet of the property.

11. X The location, width and purpose of all existing easements reservations and areas dedicated to public use within or adjoining the property.
12. X A complete outline of all deed restrictions or covenants applying to the property.
13. X Show any existing improvements, i.e. drainage systems, waterline, sewer lines, existing well and septic systems, etc. within 200 ft. of the property (including location, size and depths).
14. X Show existing grade by contour (2 ft. interval preferred and indicate source of contour data.
15. X Flood elevations and boundaries.
16. n/a Indicate any reference to previous, i.e. file map date, file map number and previous lot number.
17. X The location of existing wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
18. X The location, names and present widths of existing streets.
19. sketch The location and size of all proposed buildings or structural improvements and proposed first floor elevation of all buildings.
20. sketch The location and design of off street parking and loading areas.
21. sketch Proposed grading plans.
22. sketch Erosion and sedimentation control plan in conformance with state guidelines, which includes temporary and permanent methods of stabilization.
23. sketch The location, direction, power and time of use for any proposed outdoor lighting or public access systems. Off-site lighting, including private area lighting provided by Orange and Rockland, impacting the project site should be demonstrated on the plans.
24. sketch The location and plans for all outdoor signs.
25. n/a Suitable surface sewage disposal absorption system design and suitable fifty-percent-reserve areas or other proposed means of sewage disposal. The design shall include results of two (2) percolation and two (2) deep pit tests to ascertain subsurface soil, rock and groundwater conditions.
26. n/a A Town representative is required to witness and validate one deep pit test and one percolation test results for each

proposed septic system to ascertain the subsurface soil, rock, and groundwater conditions at the proposed absorption field locations.

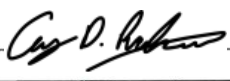
27. sketch Proposed water supply. Either individual well designs or connection with existing water supply system to provide water for domestic consumption and fire protection.
28. sketch Drainage plan, including calculations necessary to support the sizing of the proposed drainage structures and verify that that no adverse impact on existing drainage will result. Watersheds and drainage structures, both upstream and downstream of the site, must be considered. Proposed drainage structures shall be shown, including location, type, and size. Inverts, pipe size and material shall be shown on the plans. Drainage calculation shall contain page numbers and date of preparation and date of revisions. Said calculations shall be prepared in a manner so that revisions and updates can be easily made throughout the review process, thus maintaining the ability of retaining an up-to-date drainage report without having to submit the drainage report in its entirety to accommodate changes.
29. n/a If the site plan only indicates a first stage, an overall conceptual plan shall indicate ultimate development.
30. sketch Architectural drawings illustrating building elevations and all exterior characteristics.
31. X An outline of any proposed deed restrictions or covenants.
32. X Show existing natural site constraints. Constraints should be highlighted or colored for review. The following constraints should be identified:
 - Slopes: 0-10%, 10-15%, 15-20%, and greater than 20%
 - Significant agricultural soils
 - Wetlands and wetland buffers
 - Streams
 - Floodplains
33. X Submit a separate map sheet with an aerial photograph of the project site, including proposed lot lines. Aerials may be obtained from <http://propertydata.orangecountygov.com>
34. sketch The proposed limits of disturbance and clearing should be shown on the Plan. The total area of soil disturbance is to be reported on the drawing as a note or in a table. Also, the area of soil disturbance for each proposed lot is to be reported.

- to be
added
at
final
35. _____ Include the following Note regarding Recreation Fees: "Each Residential, Industrial, Commercial Subdivision or Site Plans shall contribute recreational fees calculated on the basis of gross floor area for all new construction."
36. X _____ An inquiry as to presence of National Heritage Important Areas is to be sent to : NY Natural Heritage Program
- Submission made online to NYNHP Project Screening Request form on 4/21/21
- 625 Broadway, 5th floor , Albany NY 12233-4757
- Copies of inquiries and response to be submitted.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of Wawayanda Planning Board may require additional notes or revisions prior to granting approval.

Preparer's Acknowledgement:

The plat for the proposed site plan has been prepared in accordance with this checklist and the Town of Wawayanda Ordinances, to the best of my knowledge.

By:  _____ Cory D. Robinson, P.E.	Date: <u> 4/27/21 </u> _____
Licensed Professional	

Town of Wawayanda Planning Department
80 Ridgebury Hill Road
Slate Hill, New York 10973
(845) 355-5700 ext. 8

AGRICULTURAL DATA STATEMENT

In accordance with Section 283-a of the New York State Town Law, the Town of Wawayanda will use the data in this statement to assist in evaluating the impacts of proposed development projects on farm operations in Agricultural Districts.

1. Name of Applicant: Real Deal Management, Inc. d/b/a RDM Group
Address: One International Boulevard, Suite 410
Mahwah, NJ 07430
2. Project Name / Location Dewpoint South / Dolsontown Rd, west of Caskey Ln
3. Description of Proposed project: _____
Construction of a 125,000 sq.ft. warehouse building with associated
site improvements. See attached project narrative for additional
information.

4. Tax Parcel Number(s): 4-1-50.32
5. Number of total acres involved with project: 11.7
6. Number of total acres presently in Tax Parcel: 11.7
7. How much of the site is currently farmed? none
8. Please identify who is farming the site. n/a
9. Please identify what your intentions are for use of the remainder of

the property; over: Continued use of the proposed development & no further development proposed at this time.
 Five years: _____
 Ten Years: Continued use of the proposed development & no further development proposed at this time. _____
 Twenty years: No further development proposed at this time. _____

10. Who will maintain the remainder of the property not being used for this development?

The remainder of the property will be maintained by the property owner.

11. List all farm operations within 500 feet of your parcel. (Use additional sheets if necessary).

Name: Samuel G. & Gail Simon
 Address: Dolsontown Road (SBL 6-1-107)
 Is this parcel actively farmed? [] No [X] Yes

Name: Deevy-Jane Greitzer
 Address: 27 Caskey Lane (SBL 6-1-90.22)
 Is this parcel actively farmed? [X] No [] Yes

Name: Sal & Sherry Devito
 Address: 24 Caskey Lane (SBL 6-1-90.24)
 Is this parcel actively farmed? [X] No [] Yes

Name: _____
 Address: _____
 Is this parcel actively farmed? [] No [] Yes

Name: _____
Address: _____
Is this parcel actively farmed? [] No [] Yes



Signature of Applicant

Signature of Owner
(If other than applicant)

NOTE: The applicant is to complete this form and submit the original to the Planning Board department. The applicant then needs to mail to all property owners within 500 feet of the property boundary.

TOWN USE ONLY:

This form and a map of all the parcel(s) should be mailed to County Planning as part of the GML m and a referral.

Name: _____
Address: _____
Is this parcel actively farmed? [] No [] Yes

Signature of Applicant

Caroline DeWilde
[Signature]
Signature of Owner
(If other than applicant)

NOTE: The applicant is to complete this form and submit the original to the Planning Board department. The applicant then needs to mail to all property owners within 500 feet of the property boundary.

TOWN USE ONLY:

This form and a map of all the parcel(s) should be mailed to County Planning as part of the GML m and a referral.

COUNTY OF ORANGE
STATE OF NEW YORK

David & Caroline DeWilde

Dewpoint, LLC being duly sworn, deposes and says that he resides

at 100 Woodland Pond Circle, #429
(Owner's Address)

in the Town of New Paltz and State of NY

and that he is (the Owner in fee) or of the premises described in the
foregoing application and that he has authorized _____
Colliers Engineering & Design (As Licensed Professionals)

to make the foregoing application for Subdivision Plat approval as

described herein. Sworn to before me, by way of video teleconference in accordance

*with NYS Executive Order NO 202.7 issued March 19, 2020, a legible copy of the instrument
having been received by me the day it was signed*

Sworn before me this 27th day of April 2021

[Signature]
Notary Public

MICHAEL S. BLUSTEIN
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02815014997
QUALIFIED IN ORANGE COUNTY
COMMISSION EXPIRES JULY 12, 2023

Dewpoint, LLC
Caroline DeWilde
[Signature]
Owners Signature

Please NOTE:
Any LLC, Corporation or Partnerships will need to divulge all owner(s) names on
this form.

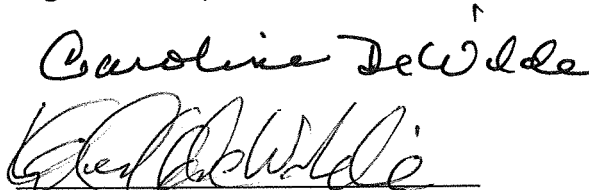
TOWN OF WAWAYANDA

PLANNING BOARD
80 Ridgebury Hill Road
Slate Hill, New York 10973

SITE INSPECTION AUTHORIZATION

I hereby give permission to members of the Planning Board of the Town of Wawayanda, the Engineer for the Town of Wawayanda, the Attorney for the Town of Wawayanda, the Planner for the Town of Wawayanda or any of their agents and / or assigns to enter upon my property, located at Dolsontown Rd, west of Caskey Ln, Town of Wawayanda, State of New York, County of Orange, designated upon the Tax Rolls of the Town of Wawayanda as Section 4, Block 1, Lot(s) 50.32, in order to personally inspect said premises in order to evaluate the application for Site plan & special use approval affecting the said premises.

Dated: New Paltz, New York
April 27, 2021


Signature of Owner of Property

Print Name of Owner of Property

Town of Wawayanda Planning Board Appearance Application Form

Date: 4/15/21 Phone # (845) 202-4900
Must be provided
Applicants Name Real Deal Management, Inc. d/b/a RDM Group
Address: One International Boulevard, Suite 410, Mahwah, NJ 07430

THE FOLLOWING INFORMATION IS REQUIRED

◆ **Zone:** (Circle one or more if appropriate)

AP AR SR AB RH H TC **(MC-1)** MC-2

◆ **Highway or Road Fronting Property** (Check one or more if appropriate)

Town Rd County Rd State Rd Intersection

◆ **Tax Map Description:**

Section 4 Block 1 Lot(s) 50.32

◆ **Fire Districts:**

New Hampton Fire Co. Wawayanda Volunteer
Fire Company

Type of Request (Check appropriate box. One or more may be applicable)

- | | |
|--|--|
| <input type="checkbox"/> Informal Discussion | <input type="checkbox"/> Manufacturing |
| <input type="checkbox"/> Casual Subdivision | <input type="checkbox"/> Lot Line Change |
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Light Business |
| <input type="checkbox"/> Major Subdivision | <input checked="" type="checkbox"/> Site Plan /New |
| <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Highway Commercial |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Forestry Operation |

Amendment/Additions/Alterations of Signed Approved Plans

For:

- | | | |
|------------------------------------|-----------------------------------|--------------------------------------|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Driveway | <input type="checkbox"/> Subdivision |
|------------------------------------|-----------------------------------|--------------------------------------|

- ◆ In order to be placed on the agenda for an **Informal Meeting only**, a fee of \$ 250.00 is required at the time you submit the application. If an application for any other of the above is to be submitted, any and all application fees need to be submitted before an application can be processed and placed on the agenda. The Planning Board secretary will process all applications. A notice of Five (5) working days must be given to change the Agenda date. If no notice is given, the application fee is forfeited and a new fee and agenda date will then be required.



Signature of Applicant Date

Signature of Owner Date

If applicant is not the owner, the owner's signature is required and **MUST** be Notarized.

Any LLC, Corporations or Partnerships of five percent or more must divulge all names on this application.

You **must** submit a short form EAF with your initial application. You can complete this form at: www.dec.ny.gov/eafmapper

Type of Request (Check appropriate box. One or more may be applicable)

- | | |
|--|--|
| <input type="checkbox"/> Informal Discussion | <input type="checkbox"/> Manufacturing |
| <input type="checkbox"/> Casual Subdivision | <input type="checkbox"/> Lot Line Change |
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Light Business |
| <input type="checkbox"/> Major Subdivision | <input checked="" type="checkbox"/> Site Plan /New |
| <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Highway Commercial |
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Signature of Applicant Date

Carolyn DeWilde
Carolyn DeWilde 4/27/21

Signature of Owner Date 4/27/21

If applicant is not the owner, the owner's signature is required and **MUST** be Notarized.

Any LLC, Corporations or Partnerships of five percent or more must divulge all names on this application.

You **must** submit a short form EAF with your initial application. You can complete this form at: **www.dec.ny.gov/eafmapper**

CULTURAL RESOURCE MANAGEMENT PRELIMINARY INQUIRY FORM

According to Chapter 72, "Cultural Resources Management Law", prior to granting site plan approval, subdivision approval or any other approval required by the Town of Wawayanda Planning Board shall make a determination of whether the property is likely to contain significant cultural resources based upon a Preliminary Inquiry.

The Planning Board may waive the requirements set forth in sub-section 72-2 on applications for approval where the area to be disturbed by building or development is less than 2500 square feet and the Planning Board believes that the proposes of the Cultural Resources Management Law will not be substantially impaired.

This form to be completed and forwarded by the applicant to each of the following addresses:

Office of Parks, Recreation, and Historic Preservation Attention:
Attention: Chelsea Towers
Field Service Bureau, P.O. Box 189
Waterford NY 12188

Phone: 518-268-2129 E-mail: Chelsea.Towers@parks.ny.gov

Mr. Edward Horan
Town Historian
Town of Wawayanda Town Hall
80 Ridgebury Road
Slate Hill, NY 10973

Phone: 845-355-5700 ext. 200

I. **PROPERTY LOCATION:** Town of Wawayanda

Tax Map Number: 4-1-50.32

II. **PROPERTY OWNERSHIP**

Name of Owner: Dewpoint, LLC

Address: 100 Woodland Pond Circle, #429
New Paltz, NY 12561

Telephone: _____

III. **APPLICANT INFORMATION**

Name of Applicant: Real Deal Management, Inc. d/b/a RDM Group

Address: One International Boulevard, Suite 410
Mahwah, NJ 07430

Telephone: (845) 202-4900

IV. **PROJECT INFORMATION**

Description of the Proposed Action: _____

Construction of a 125,000 sq.ft. warehouse building with associated
site improvements. See attached project narrative for additional
information.

Is this project:

- Site Plan Application
- Subdivision Application
- Change in Use
- Lot Line Change
- Other: special use

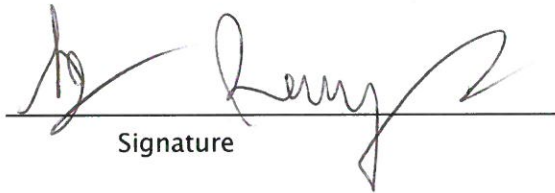
Total Project Area: 11.7 (+/-) Acres 507,975 (+/-) Square Feet
Total Area of Disturbance: ±400,000 (estimated) (+/-) Square Feet

V. LOCATION MAP

Attach a copy of a tax location map AND a site location map at a scale that clearly identifies the property's location and provided a regional reference.

see attached site plan

THE APPLICANT HEREBY AFFIRMS THAT ALL INFORMATION CONTAINED HEREIN IS ACCURATE AND COMPLETE AS OF THE DATE OF APPLICATION.


Signature

4/21/21
Date

**NY NATIONAL HERITAGE PROGRAM
IMPORTANT AREAS**

This form to be completed and forwarded by the applicant to the following address:

New York National Heritage Program
625 Broadway, 5th Floor
Albany, New York 12233-4757

(518) 402-8935

I. **PROPERTY LOCATION:** Town of Wawayanda

Tax Map Number: 4-1-50.32

II. **PROPERTY OWNERSHIP**

Name of Owner: Dewpoint, LLC

Address: 100 Woodland Pond Circle, #429
New Paltz, NY 12561

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- Site Plan Application
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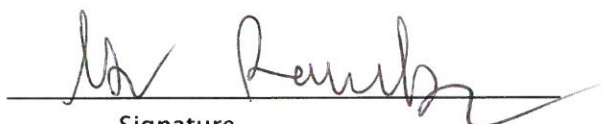
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see attached site plan

THE APPLICANT HEREBY AFFIRMS THAT ALL INFORMATION CONTAINED HEREIN IS ACCURATE AND COMPLETE AS OF THE DATE OF APPLICATION.


Signature

7/21/21
Date

Memorandum

To: Patricia Battiatio, Planning Board Secretary

From: Justin E. Dates, R.L.A., LEED AP

Date: April 21, 2021

Subject: Dewpoint South
Tax Lot: 4-1-50.32
Planning Board Application & Escrow Fee Calculation

Project No.: 200006912A

The following is a summary of the fee calculations for the above referenced project:
(Fees based on the proposed 125,000 square foot building).

CHECK #1 - Application Fee = \$20,400.00

Site Plan / Non-Residential	\$1,500.00
Plus \$150.00 per 1,000 Sq. Ft. of building	\$18,750.00
<u>Public Hearing Fee</u>	\$150.00
Initial fee: \$150.00	

CHECK #2 - Escrow Fee = \$6,550.00

Site Plan or Special Permit initial fee	\$300.00
Plus \$50.00 per 1,000 SF building floor area	\$6,250.00

CHECK #3 - SEQRA Fee = \$300.00

Long Environmental Assessment Form	\$300.00
------------------------------------	----------

R:\Projects\2020\20006912A\Correspondence\OUT\210421_AppFees Dewpoint South.docx

2020\20006912A\Engineering\Exhibits\C-EXBT2.dwg\C-01-SOUTH EXHIBIT By: SBRADY

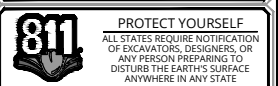


Engineering & Design

www.colliersengineering.com

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Doing Business as MASER



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION
OF EXCAVATORS, DESIGNERS, OR
ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE
ANYWHERE IN ANY STATE
Know what's below.
Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION

AGRICULTURAL DISTRICT 2
6-1-107
SAMUEL G & GAIL SIMON
DOLSONTOWN ROAD

AGRICULTURAL DISTRICT 2
6-1-90.22
DEEVY-JANE GREITZER
27 CASKEY LANE

AGRICULTURAL DISTRICT 2
6-1-90.24
SAL & SHERRY DEVITO
24 CASKEY LANE

NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN, P.C.
DOING BUSINESS AS MASER CONSULTING
ENGINEERING & LAND SURVEYING

SCALE: AS SHOWN DATE: 04/05/2021 DRAWN BY: SMB CHECKED BY: CDR
PROJECT NUMBER: 20006912A DRAWING NAME: C-EXBT2

SHEET TITLE: 500' SETBACK

SHEET NUMBER: 01 of 01

SOURCE: TOWN OF WAWAYANDA TAX MAP # 335600



ORANGE COUNTY - STATE OF NEW YORK
 ANN G. RABBITT, COUNTY CLERK
 255 MAIN STREET
 GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



BOOK/PAGE: 13970 / 1672
 INSTRUMENT #: 20150072345

Receipt#: 2037347
 Clerk: LM
 Rec Date: 11/13/2015 03:04:01 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: HARDENBURGH TITLE AGENCY

Party1: CLEMSON BROS INC
 Party2: DEWPOINT LLC
 Town: WAWAYANDA (TN)
 4-1-50.32

Recording:
 Recording Fee 40.00
 Cultural Ed 14.25
 Records Management - Coun 1.00
 Records Management - Stat 4.75
 TP584 5.00
 RP5217 All others - State 241.00
 RP5217 - County 9.00

Sub Total: 315.00

Transfer Tax
 Transfer Tax - State 400.00

Sub Total: 400.00

Total: 715.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 2733
 Commercial Transfer Tax
 Consideration: 100000.00

Transfer Tax - State 400.00

Total: 400.00

Payment Type: Check ___
 Cash ___
 Charge ___
 No Fee ___

Comment: _____

Ann G. Rabbitt
 Ann G. Rabbitt
 Orange County Clerk

Record and Return To:

MACVEAN, LEWIS SHERWIN & MCDERMOTT F
 34 GROVE ST
 PO BOX 310
 MIDDLETOWN, NY 10940

Record and return to:
Thomas P. Clarke, Esq.
MacVean, Lewis, Sherwin & McDermott, PC
34 Grove Street
P.O. Box 310
Middletown, New York 10940

730-0-3028

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

THIS INDENTURE, made the 5th day of November, 2015, is from

Section
4
Block
1
Lot
50.32

and

Section
4
Block
1
Lot
50.2

CLEMSON BROS., INC., with an address of 14 Glen Drive, Goshen, New York 10924, party of the first part, to **DEWPOINT LLC**, with an address of 14 Glen Drive, Goshen, New York 10924, party of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE AND NO/100 DOLLAR (\$1.00), lawful money of the United States, and other good and valuable consideration 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 lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Wawayanda, County of Orange and State of New York, bounded and described as follows:

SEE SCHEDULE "A" – DESCRIPTION ATTACHED

SUBJECT to grants, easements, rights of way: subject to grants in Liber 4384, cp 170, Liber 659, cp 142, Liber 661, cp 434, Liber 661, cp 158, Liber 684, cp 294, Liber 1572, cp 207, Liber 1639, cp 1100; terms and conditions on filed map no. 114-2014; access easement on filed map no. 114-2014 and in Liber 2705, cp 163 and Liber 2705, cp. 167; offer of dedication in Liber 13741, cp 1338; fence easement in Liber 5920, cp 312; terms and conditions on filed map 7385; and rights of the public in and to any portion of the property lying in the bed of a public road.

BEING the same lands and premises described in a deed dated March 27, 1985 from VINCENT KOSUGA and PAULINE KOSUGA to CLEMSON BROS., INC. and recorded in the Orange County Clerk's Office on March 29, 1985 in Liber 2341 at page 303.

The transfer of property herein is not subject to the continuing lien of a credit line mortgage.

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 improvements 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.

Clemson Bros., Inc.

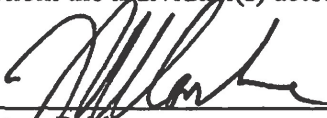
By: 
David DeWilde, President

STATE OF NEW YORK)

ss.:

COUNTY OF ORANGE)

On the 5th day of November, 2015, before me, the undersigned, personally appeared DAVID DeWILDE, 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 whom the individual(s) acted, executed the instrument.


Notary Public

THOMAS P. CLARKE
Notary Public, State of New York
No. 4936137
Qualified in Orange County
Commission Expires June 13, 20 18

Schedule A Description

Page 1

Tax Parcel 4-1-50.32:

All that certain tract of land lying and being in the Town of Wawayanda, County of Orange, State of New York, being more particularly described as follows:

Being known and designated as Lot No. 2 on map entitled, "Clemson Brothers, 2 Lot Subdivision Plan" as prepared by Pietrzak & Pfau Engineering & Surveying, PLLC, and filed in the Orange County Clerk's Office on 4/28/14 as Map No. 114-2014.

Tax Parcel 4-1-50.2:

All that certain tract of land lying and being in the Town of Wawayanda, County of Orange State of New York, being shown and designated as Parcel II, 6.080 acres on map, "Casual Subdivision for Clemson Bros Inc." dated 8/1/85, last revised 9/26/85 and filed in the Orange County Clerk's Office on 12/10/85 as Map No. 7385.